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We reserve the right to classify, revise or reject any want ad. Want ads may be placed until 4 p.m. Tuesday for the Thursday edition and 4 p.m. Friday for the Monday edition. No cancellations or changes after noon Tuesday for Thursday editions or noon Friday for Monday editions. No cancellations before first insertion. No cancellations on Double Action Ads. The Observer & Eccentric News papers will not issue credit for errors in ads after the first incorrect insertion. Report any errors immediately. Phone Room hours are 8:30 a.m. to 5:30 p.m. Monday through Friday.

CALL CLASSIFIED DIRECT

644-1070	852-3222	522-0900
OAKLAND COUNTY	ROCHESTER AVON TWP.	WAYNE COUNTY

302 Birmingham Bloomfield

BY owner charming, clean 6 room part 3 bedroom brick ranch fireplaced living room, newly decorated, marble sills, full basement, 1½ car garage, fully carpeted on a large fenced in lot, Birmingham schools 6% assumable mortgage Shown by appointment only 647-1176

BY OWNER, 16-room ranch, 3 bedrooms, natural brick fireplace, very panelled den, kitchen with built ins, 1½ car attached garage Beautiful treed double lot $42,500 647-0018

LOVELY RANCH LOCATED in Bloomfield Hills, offers 3 bedrooms, two full and one ½ bath, fireplace in living room and family room, kitchen with built-ins, basement and land contract terms available. $67,900

CRANBROOK REALTORS Bloomfield Hills Office 645-5790

BIRMINGHAM 3 bedroom brick fireplace dining room carpeted finished basement land contract terms or trade 588-4740

BY OWNER Bloomfield Twp Birmingham Schools 4 bedroom colonial 3½ baths panelled family room fireplace central air full basement all electric kitchen large master bedroom walk in closet drapes carpeting other extras 851-5513 989-5401

JUST REDUCED THIS spacious Tri Level in Birmingham offers 3 bedrooms 2 baths fireplace in living room and family room wet bar, Florida Room, parquet floors in foyer and bedrooms and much more Land contract terms available Now only $62,900

CRANBROOK REALTORS Bloomfield Hills Office 645-5790

BY OWNER Bloomfield Hills 4 bedroom 1½ baths all brick built in 1974 with dining room family room 2 fireplaces built ins 1st floor laundry full basement insulated windows marble sills fully carpeted on a large lot backed to a wooded ravine & stream for extreme privacy Must relocate 281-3490 646-1238

304 Farmington West Bloomfield

FARMINGTON HILLS cozy 3 bedroom home 2 car garage lot 70 x 287 $3,000 down 8% assumable mort includes taxes and insurance P.I.T. $18,500 Call Shelly Homes 851-5100 Trail Wixom 624-1574

BY Owner Farmington Hills gracious country living on one acre lot overlooking Tuckahoe Lake 4 bedrooms 3½ baths finished walkout basement central air carpet throughout fireplace $88,000 assumable mortgage 851-2380 477-1747

Farmington Hills 3 bedroom sprawling colonial new carpet throughout full basement 2½ car garage on ½ acre wooded lot $27,900 with an assumable balance LEE Call Lee and start packin 476-6161

BY OWNER West Bloomfield 4 bedroom colonial brick wall fireplace panelled family room 1st mail dining room 2½ baths 1st floor laundry 1½ years old fully landscaped walking distance to elementary and high school Upper 666's Call evenings or weekends 681-6866

WEST BLOOMFIELD Langham Drive Walnut Lake privileges sharp 3 bedrooms family room, lot 80 ft. owner transferred $28,900 TOWER 478-5090 585-6660

304 Farmington West Bloomfield

Farmington Hills ALMOST 1 ACRE 2,300 sq. footage in this brick ranch, family room 3 fireplaces attached garage 3 baths lots of trees Many features 24 x 18 master bedroom $54,900 terms or trade LEE Call Lee and start packin 476-6161

DEERFIELD VILLAGE GREAT BUY 3 bedroom pillared colonial Central air conditioning finished basement sprinkling system fully landscaped Beautifully decorated and carpeted First floor laundry room 7½% assumable mortgage secondary financing available $76,900 Call 851-4261

306 Southfield Lathrup

"DARRYL'S DELIGHT WORTH LOOKING INTO!" Need spacious rooms and quality? This home is for you 3 large bedrooms a formal dining room, huge family room, convenient 1st floor laundry room, no recreation room large lot brick barbeque, garage DELIGHTFULLY DECORATED and priced to sell Only $41,900. DEAL DARRYL BEL-MEN 522-3010

LARGE Quality Colonial appraised mid 800's Immediate Possession Birmingham schools 4 bedrooms special master bedroom 1½ baths family room fireplace formal dining room 1st floor laundry full finished basement 6% assumption Owner 642-2718

SOUTHFIELD BY OWNER CUSTOM BUILT COLONIAL 4 bedrooms 3½ baths family room rental air 2½ car electric garage full basement Oversized kitchen top of line appliances and equipment All aluminum siding and trim too many extras to list here Beauty and quality 8¼% Mortgage available Buyers only 557-7102

308 Rochester-Troy

PRICED TO SELL by owner 4 bedroom ranch Windmill Point Troy Family room with fireplace air conditioned 3 baths range and refrigerator Immediate occupancy 7½% assumable mortgage Call after 6 PM weekdays, weekends 9 AM 6 PM 879-0877

ROCHESTER University Hills 4 Bedroom colonial 2½ baths large lot Woods view from family room fireplace many extras $68,900 651-9229

A real estate charmer See this fine remodeled 3 bedroom in town home Aluminum sided Everything new from roof down $37,500

NEW 4 bedroom colonial 2½ baths 1st floor laundry dining room full basement big country lot 7½% conventional mortgage $57,900 Weaver Real Estate 1303 Walton Blvd Rochester Cor of Livernois 651-8100

TROY MEADOWS SUBDIVISION CLOSEOUT LAST 2 MODELS BUILDER WILL SACRIFICE 3 Bedroom colonial $48,900 1½ baths complete carpet family room fireplace 2½ car garage lot 110x150 Was priced at $53,900 4 Bedroom colonial $54,900 1½ baths complete carpet family room fireplace 2½ car garage lot 150x150 Was priced at $63,900 DEAL WITH BUILDER K W Mills, Inc. 585-6660 583-1307

308 Rochester-Troy

GRACIOUS OLD COLONIAL In an exclusive quiet and private area 100 ft. on Tower Straits Lake with sandy beach and boat house Golf course across the street Four bedrooms, 2½ baths 3 car garage An Artist's delight with lots of possibility one of a kind with many extras Land contract terms available All for $87,500 CRANBROOK REALTORS Bloomfield Hills Office 645-5790

NORTH Royal Oak 3 bedroom brick ranch basement remodeled kitchen garage with attached patio $23,900 649-2097

TWO bedrooms dining room, ceramic bath fully carpeted rental air heat range and refrigerator furnished like new $135 per month plus security deposit Waterford area near Telegraph 698-9218

BY PROFESSIONALS TROY 3 bedroom Mansard roof colonial family room Lovely neighborhood and neighbors Near shopping and schools Immediate occupancy $48,650 TROY 4 bedroom ranch with lovely family room and fireplace Formal dining room and large living room for entertaining $54,650 BLOOMFIELD 3 bedroom ranch fireplace Located on quiet street but near shopping Bloomfield Hills schools A great buy $58,900 CARL L BLACK ASSOC. REALTORS 643-8804

BY OWNER New Cape Cod north west Ramona 3 bedrooms on wooded 1½ acres Walk-out basement 2 fireplaces carpeting plus many extras 620-3792

309 Northville-Novi

BY OWNER, Northville 3 bedroom Cape Cod, 1 full bathe, fireplace in family room outstandingly decorated and landscaped 553-7656 348-0404

NORTHVILLE-CITY Only $38,900, attractive 4 bedroom 1½ baths garage $4000 down, 348-0700 BRUCK ROY REALTY Inc

311 Homes For Sale Oakland County

ENGLISH TUDOR 3 story brick on double lot 3 bedrooms 1½ baths 2 fireplaces convenient to schools and shopping Royal Oak area $38,900 After 5 PM 586-1973

ROYAL OAK 3 bedroom ranch bath $32,900 negotiable 4½% assumable Call owner 548-1227

BY Owner Huntington Woods Georgian Colonial 4 bedrooms 1½ baths dining room fireplace family room large kitchen screened porch 2 car garage Assumable mortgage 647-0009

BRIGHTON MILFORD AREA Near G.M. Proving Grounds On Bore Lake privileges Spacious 1 year old ranch 3 large bedrooms 2½ baths fireplaced family room formal dining room built ins basement attached garage storage barn fenced almost ½ acre site Many extra features 866-9094 Walt Shuster Co REALTORS 436-6600

FANTASTIC French Provincial house with 110 ft. of wooded lake frontage in exclusive Waterford Hill Built all desirable amenities by owner 623-0511 627-2537

DUNHAM Lake Estates lake and park privileges 3 bedroom brick ranch 1½ baths fireplace 2½ car heated garage basement 1st floor laundry on large wooded lot Assumable mortgage $18,900 1368 Blue Heron Dr Milford 887-9513

CLARKSTON 3 bedroom brick ranch air full carpet powder room finished basement workshop 1½ car garage many extras Must see $34,500 Owner 625-3222

311 Homes For Sale Oakland County

WHITE Lake Township Brand New 3 bedroom 2 full bath bi level Lake privileges land contract $44,500 Buyers only 363-9213

3 BEDROOM BLUE STAR HOMES START AT $5,995 CALL FOR MORE DETAILS 852-7373

HUNTINGTON WOODS 3 bedroom 2½ baths center entrance brick Colonial with central air GE refrigerator freezer was dryer trash masher self-cleaning oven all brand new Pool table built ins barbecue large living room family room plus separate den and formal dining room Available immediately $54,900 23063 York Rd Open Noon 6 PM Sun Mr Frederick 837-5300

ENGLISH TUDOR 3 story brick on double lot 3 bedrooms 1½ baths 2 fireplaces convenient to schools and shopping Royal Oak area $38,900 After 5 PM 586-1973

312 Livonia

LIVONIA 3 MILE LEVAN Sharp 3 bedroom 3 year old brick ranch 1½ baths family room with natural fireplace country kitchen with oven 2 car attached garage Immediate possession LEE Call Lee and start packin 476-6161

LIVONIA Sharp 3 bedroom ranch heated garage carpeting throughout Just $22,900 Closing costs moves you in LEE Call Lee and start packin 476-6161

CARE FOR OLDSTER in home nursing experience 888-1620

312 Livonia

LIVONIA By owner, well kept 3 bedroom brick ranch 1 car attached garage large family room kitchen with built ins central air 1½ baths 261-3080 477-5678

FIRST TIME OFFERED LIVONIA $36,500 This 6 bedroom ranch has 3 bedrooms, 1½ baths Kitchen extras include dishwasher disposal, range and refrigerator All window treatments included Finished rec room Living room and 3 bedrooms carpeted Thompson-Brown 261-5080

QUIET AND SECLUDED in the Heart of Livonia Exceptionally sharp 3 bedroom brick, attached breezeway, 2 car garage full finished basement Lots of storage space 90's a gem by MUST see to appreciate CALL FRAN BEL-MEN 522-3010

LIVONIA 5 Mile Newburgh area tri-level 3 bedrooms 1½ baths sun oriel fireplace island counter seat in kitchen fully carpeted sharp decor 2½ car garage must realty look 464-9178

A REAL EYE OPENER! To SEE is to believe! An oasis of prestige homes Loads of room for the kids to play Close to a golf course, 4 bedroom ranch, 2 full baths, basement, 2½ car attached garage Will consider Land Contract or Assumption $45,500 Four Occupancy CALL DONNA OR LEONARD BEL-MEN 522-3010

PRIME LOCATION Brick 4 bedroom colonial located in prime area of Livonia Modern kitchen, family room with brick fireplace plus beautiful yard makes this a real bargain at $39,900 CALL NANCY BEL-MEN 522-3010

SMALL home, 3 bedroom dens, 1 up, semi-Ranched Beautiful treed lot, 1 block shopping and transportation 2 car garage, two baths, well remodeled VA or land contract $18,900 Owner, 981-4770

312 Livonia

LIVONIA LARGE LOT COUNTRY AREA Cozy 3 bedroom ranch on a lovely 100x150 ft. wooded lot Full basement 2 car attached garage Only $28,900 Red Carpet REALTORS 522-3500

LIVONIA TRI-LEVEL $34,900 Spacious brick and aluminum tri level on beautifully landscaped large corner lot 3 big bedrooms 1½ baths convenient kitchen with large family dining room 2 car garage to sub attached green house 1 & ½ partly finished pool land contract available Red Carpet REALTORS 522-3500

LIVONIA'S BEST AREA COVENTRY GARDENS ⅓ ACRE Lovely 3 bedroom brick ranch large park like yard family room fireplace beautiful new kitchen with all appliances finished basement with bar, 2 car attached garage great assumption only $42,900 Red Carpet REALTORS 522-3500

LEVAN 4 Mile area by owner custom pillared colonial fully carpeted air stereo heavy lined drapes Unusual in luxury living Call for details Buyers only 261-4968

WOULD YOU BELIEVE $23,900 would buy a 3 bedroom brick ranch home with attached garage basement 1½ baths and fireplace? This home is located on a well landscaped 100 ft. site offers immediate occupancy and 8% assumable mortgage ML 54843 VINCENT N LEE 425-1600 THE 6% COMMISSION MULTI LIST BROKER

312 Livonia

Ultimate Living 2 full floors of living in this custom 3 bedroom brick ranch Beautifully decorated and carpeted throughout 2½ baths 2 full kitchens Must see to believe Sunken pool surrounded by terraced rock garden Maintenance free house and garage Asking $39,500 $8000 down or 8% Call DON KAMEN One Way Ltd.

BY OWNER 3 bedroom brick ranch 1½ baths rec room in basement 2 car garage $31,900 Terms 464-2388

314 Plymouth

PLYMOUTH 5 ACRE FARM Beautifully remodeled 3 bedroom farmhouse Finished basement 2 car garage 3 out buildings spring fed pond small orchard $68,900 terms or trade LEE Call Lee and start packin 476-6161

PLYMOUTH TWP Newer 3 bedroom brick colonial full finished basement family room with fireplace carpet throughout 1½ baths attached 2 car garage low assumable mortgage rate Immediate possession Just $41,500 Must see LEE Call Lee and start packin 476-6161

SALE by owner Plymouth Twp Woodbrook Bell 4 bedrooms quad bi-level property excellent condition Nice custom drapery and all family carpeted 2½ baths 2 car garage Walk to schools $60,500 possible mortgage 455-1180

PLYMOUTH Cambridge Village First time offered appealing 4 bedroom colonial in normal split rock brick Large panelled family room opens to 26 x 20 patio on ½ acre wooded lot $49,500 1ST UNITED Weldon Clark 425-7300

NOTTINGHAM Forest 4 bedroom old 8 bedroom bi-level 2½ baths 2 car garage family room fireplace dining room extras smoother more easy 453-8086

JUST LISTED CARRIAGE HILL Excellent 4 bedroom Colonial near Miller School 2½ baths master bedroom suite living room family room fireplace finished rec room, central air ½ acre lot attached garage Asking $56,300 Call DON KAMEN One Way Ltd.

PLYMOUTH Twp 3 bedroom brick Colonial 1½ baths 2 car attached garage family room with fireplace sure shag carpeting newly decorated large fenced lot partially finished basement rec rm air treated with extras As owner 8% mortgage 948-9090 Owner 455-1254

PLYMOUTH TWP ONE ACRE NEW A 3 bedroom home with full basement and 2 car garage on a huge lot Terrific land contract terms Only $35,900 Red Carpet REALTORS 522-3500

CANTON TOWNSHIP Colonial 4 bedrooms 2½ baths fenced corner lot family room with fireplace large wood deck Priced to the 90's Call Weekdays after 5 PM Weekends anytime 455-2587

JUST LISTED Magnificent 3 bedroom all brick ranch on large 75 x 152 corner lot Only 1 year old This home features 2 full baths, FORMAL DINING area with exquisite chandelier family room with fireplace, kitchen with built-ins full basement and 2 car garage Asking $48,500 Owner terms so call BILL HARRISON at 464-0800 One Way

316 Westland Garden City

WESTLAND GOOD AREA Full brick 3 bedroom ranch back on beautiful lot full basement 1 car garage Bordered to just $23,900 Owner must sell

LEE Call Lee and start packin 476-6161

GARDEN CITY $28,900 new listing large 3 bedroom brick ranch back on basement patio treated garage and low assumption Call NORWOOD No. 2 Inc 522-7900

ALUMINUM Ranch Ford Rd. Mid dirtbelt area Natural fireplace new carpeting and drapes Must be seen to appreciate Oversized 2½ Car garage Reasonable assumption Low interest Buyers only 261-6027

WESTLAND BRICK RANCH Only $23,900 Spacious 3 bedrooms in nice area full basement newly decorated Priced under market Red Carpet REALTORS 522-3500

WESTLAND LARGE LOT Only $19,900 Great buy on 3 bedroom aluminum sided ranch Convenient location Large kitchen new condition Red Carpet REALTORS 522-3500

WESTLAND 2% Assumption 3 bedroom Brick formal dining or family room large kitchen 2½ car garage Immediate occupancy $25,500 721-0217

FINISHED BASEMENT & LARGE LOT PLUS a 2½ car all brick garage makes this 3 bedroom brick Ranch with 2 full baths an exceptional buy at $29,900 Call 537-6300 Integrity Realtors

WESTLAND NOTE GREAT ASSUMPTION The time has come to sell Now for this 3 bed room brick, full basement garage 16 x 32 pool with redwood deck Much more Many TOO GREAT to list $31,900 ELLIS 476-1700

318 Redford

THREE bedroom Ranch utility room, newly decorated fully carpeted $3,000 assumes $16,500 mortgage 7% $148 monthly 535-3380 or 532-2765

PRICED RIGHT & PAMPERED THREE bedroom brick Ranch with all finished basement 1½ baths garage plus one of Redford's most desirable areas $29,900 Integrity Realtors

318 Redford

REDFORD TWP. $67,500 Custom built 4 bedroom home overlooking Golf Course 2 full baths and 2 half baths Walk in pantry 2 natural fireplaces Loads of storage 75 shrubs & trees on the 125 x 134 lot OWNER TRANSFERRED Thompson-Brown 261-5080

NEW ON THE MARKET Immediate occupancy available on this newer 3 bedroom brick ranch with 1½ baths, offering a family room with Franklin fireplace, 2 car garage, modern kitchen, and full basement with fantastic rec room Property located in low tax South Redford Twp and priced at market value for fast sale Owner has decided to include a $3,500 Kayak Swimming Pool for your summer fun and enjoyment $38,500 VINCENT N LEE 425-1600 THE 6% COMMISSION MULTI-LIST BROKER

RED WING TICKET WINNER Donald G. MacLeod 23241 Purdue Farmington Hills, Mich. 48024

But you must call the Promotion Dept of The Observer & Eccentric Newspapers no later than 5 P.M. Tuesday, January 28, 1975 to claim your TWO FREE RED WING HOCKEY TICKETS 261-8600 Ext. 295

CONGRATULATIONS!

REDFORD TOWNSHIP A good place to live and raise children. No bad kids in these schools We have a brand new elementary for all grade full basement 3 bedrooms brass as an antique silver vermont kitchen Realty Elementary Special We sold dozens at $31,300 and have only 1 left that we will let go at $29,300 with payments at $182 plus T & I Give a small down payment and you can point for your closing costs Call Mr Horton days at 398-2222 nights and weekends 348-6482

ASSUME 7% mortgage with small down down payment Nice 3 bedroom brick bungalow near schools 535-7634

ATTENTION BARGAIN SEEKER REDFORD TWSP. Excellent 3 bedroom gas heat garage paved street JUST $15,900 CALL TOM BUCHANAN CENTURY 21 HALLMARK DIV 937-2300

GOOD ASSUMPTION! Three bedroom brick ranch Finished basement with fireplace bar and all kitchen appliances including air conditioned and much, much more Excellent condition carpets and lawn club house and much more Farmington Hills $38,500

WALK-TO-TOWN LOCATION Just a few minutes to everything Lovely quiet all brick ranch three or four bedroom ranch Finished basement fireplace, family room attached garage fenced yard 2½ baths Just $46,900 Farmington ASK ABOUT THE ASSUMPTION

OWNER SAYS "SELL!" Lovely three bedroom brick ranch Sits high on the hill overlooking golf course Features family room with fireplace, formal dining room, and completely finished walk-out basement Farmington $62,900

First United 1ST UNITED OMAR G. Sanderson 535-2720 474-3000

IN BLOOMFIELD HILLS

An Exclusive Townhouse Community Nested In Heavily Wooded Seclusion

"HICKORY GROVE CORNERS"

Your Maintenance Free Home

$37,500-$52,900 -10% DOWN -29 yrs

FEATURING

● Private Electric Opening Garage ● Central Air ● Gas Heat ● Fireplaces ● Screened Porches ● Basements ● Tennis

Hickory Grove Rd. at Woodward

Open 11 a.m. 6 p.m. Daily except Friday 642-9292

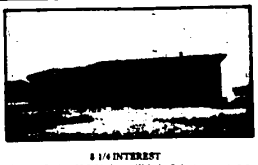
MEANWHILE BACK ON THE RANCH Beautiful country ranch new ranch with 3 bedrooms, 1½ baths, family room, mail room Close to everything in the beautiful city of Howell Call John Kaye 477-5100 or 141-9664 (M-062)

IMMACULATE MOVE IN CONDITION Beautiful tri level, suitable for the large family 4 bedrooms, 1½ baths, family room Newly carpeted Call Barbara Olson 459-2200 or 453-4019 (Z-02)

SOUTHFIELD Deluxe brick ranch with 1 or 4 bedrooms Fireplace in living room and rec room 2 full baths Call Vera Rougeau 477-6100 or 356-0577 (R-039)

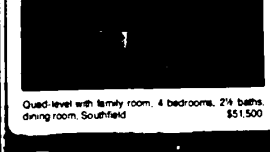
NOVI Priced to move 3 bedroom redecorated home Very clean Call Tom Kabot 459-2200 or 273-5884 (T-039)

LIVONIA 4 bedroom Cape Cod on 60 ft. lot Full basement, 2 car garage. New roof and new hot water tank. Call Ted Lammes 477-6300 or 531-4151. (C-054)

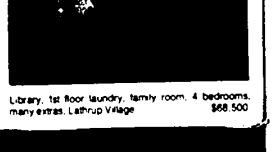


8 1/4 INTEREST Mansion in Brighton Mall. 3 bedrooms, 1½ bath, all aluminum ranch. Call Bob Gray 229-2968 or 437-3600 (RB-08)

Westlake REALTORS

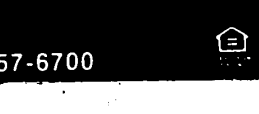


Carpeted 23 ft. living room with dining ell, fireplace, 3 bedrooms, Southfield $37,900



Family room, fireplace, kitchen built ins, 3 bedrooms, finished recreation room, Southfield $44,900

Quad-level with family room, 4 bedrooms, 2½ baths, dining room, Southfield $51,500



Library, 1st floor laundry, family room, 4 bedrooms, many extras, Lathrup Village $68,500

Chamberlain 557-6700