

CHANCE FAVORS THE PREPARED

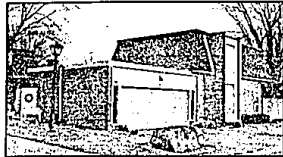
Some people in the real estate market are luckier than others,
"The harder I work, the luckier I get."

So we're lucky — and so are our customers.

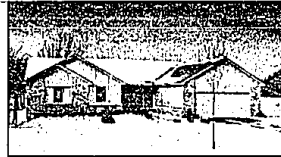
WEIR, MANUEL, SNYDER & RANKE, INC.



STATELY RESIDENCE on two beautiful acres with rolling gardens, lighted tennis court and large swimming pool near Bloomfield Hills Country Club. Family room, 5 bedrooms, Florida room and 4 car garage. (644-6300) B06825



BLOOMFIELD HILLS three bedroom, 3 bath end unit condo with 1st floor master and great room opening to decked atrium. Bay windows in dining room and 2nd floor bedroom. Fenced front courtyard. \$179,000. (644-6300) B07584



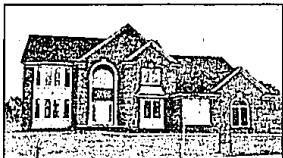
HUGE LOT with mature trees, groomed pond for your own private park! Open floor plan offers 3 bedrooms, great room with cathedral ceiling and defined dining area. Finished walk-out lower level. Clarkston. \$146,500. (651-3500)



LAKEFRONT ESTATE. Mature trees and perennial gardens surround this authentic Period Estate. Gatehouse at entrance. Winding drive leads to spacious New England country home on over 3 acres. Nearly 200' frontage. (644-6300)



WONDERFUL BLOOMFIELD HILLS RANCH on lovely setting in Hickory Heights. Living and dining rooms have panoramic view. Fireplace, three bedrooms, two baths, Florida room and newer kitchen. \$169,900. (644-6300) B07323



NEW CONSTRUCTION, this Hartford model colonial, built by Olympia Homes, offers library, family room with fireplace and 4 bedrooms. Choose your own colors if you act now. Walk to a Troy Park. \$279,000. (644-6300) B04717



OPEN SUNDAY 1-4
NICE CLAWSON FAMILY HOME. Four bedroom colonial with possible 1st floor library off foyer, updated carpet, central air, vinyl windows, 2 1/2 car garage. \$98,900. 735 N. Solbridge, S. of Maple, E. of Crooks. (689-7300) S07065



COUNTRY ESTATE in Bingham Farms on almost 3 acres with mature trees. Old-World charm and contemporary comfort blend together in this four bedroom, four bath home with family room, library, studio, sauna. (644-6300) B06889



NOT ONLY IS THE LOCATION GREAT but this Birmingham Colonial is most charming. Marble fireplace in the living room, family room, sun room and three bedrooms. Central air. Fenced rear yard. \$228,800. (644-6300) B07764



VERY SPACIOUS UPPER UNIT with private views. Library or third bedroom, balcony off living room. Private basement storage. Tennis court, pool and clubhouse. Quiet! Two spaces in underground parking. \$120,000. (644-6300) B07538



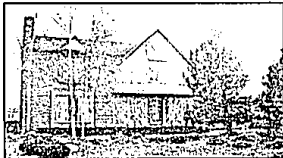
POPULAR BROOKEDALE WOODS is location for 4 bedroom, 2 1/2 bath colonial. Neutral carpet, 6-panel doors, central air, finished lower level. Don't miss this great family home priced in Rochester. \$155,000. (651-3500) 010467



STUNNING TOWNHOUSE with two-story great room, magnificent hardwood flooring thru-out 1st level. Impressive living room fireplace. Family room. Master with two walk-in closets. Three bedrooms. \$249,900. (644-6300) B75059



OPEN SUNDAY 1-4
SHARP CONTEMPORARY ranch condo with neutral decor. Marble fireplace and foyer. Professionally finished lower level bath with steam shower. \$189,900. 4051 Fox Pointe, W.B., S. of Lono Pine, W. of Orchard Lake. (651-5500)



SHARP 3 BEDROOM NOVI COLONIAL on premium site. Tiled deck and brick walkway. Marble foyer, family room and original 4th bedroom made into master suite. Basement. Central air. \$242,000. (644-6300) B07723



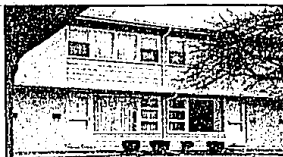
CONVENIENT LOCATION, nice neighborhood for this two bedroom, 1 1/2 bath end unit condominium in need of some TLC. All kitchen appliances included. Patio with gas barbecue. Pool in complex. \$59,369. (644-6300) B07725



BRIGHT, OPEN AND AIRY three bedroom, two bath contemporary. Dramatic vaulted ceiling in sunken living room. Family room, updated kitchen, neutral decor and deck. Bloomfield Hills Schools. \$139,900. (644-6300) B07765



MOVE RIGHT IN in this well maintained 4 bedroom colonial. Gracious dining room, family room with fireplace. Basement has finished rec room with wet bar and 13x11 office. Bloomfield Hills Schools. \$162,900. (644-6300) B07739



A RARE FIND for all in-town Birmingham condo buyers. Open and bright with 2 bedrooms, all kitchen appliances including washer. Private entry basement. New carpeting and freshly painted interior. \$79,500. (644-6300) B99949



OPEN SUNDAY 1-4
QUALITY BUILT TUDOR on private cul-de-sac. Circular staircase, crown moldings, Merrill cabinets. Cathedral ceiling family room with fireplace. Library. \$253,000. 4045 Parkstone Ct, Troy, N. of Wattle, E. of Coolidge. (689-7300)



DESIRABLE BLOOMFIELD HILLS CONDO located near schools, library and shopping. Master with dressing area. Freshly decorated. Don't let this one slip by - it's a beauty. \$59,900. (651-5500) B08259



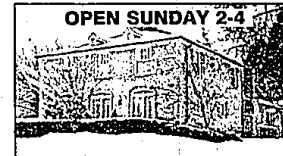
OPEN SUNDAY 2-4
VERY CUSTOM COLONIAL by Guido Grassi has open stairwell to walk-out lower level. Cathedral ceiling in living room, four bedrooms, 3 1/2 baths. 2354 Heronwood, B.H., N. of Square Lake, W. of Telegraph. (644-6300) B06048



FOX POINTE TOWNHOUSE. Open floor plan in beautiful end unit. Exceptional lighting thru-out. Upper level studio. Lower level has daylight windows. \$175,000. 4053 Fox Pointe, W.B., S. of Lono Pine, W. of Orchard Lake. (651-5500)



ADAMS WOODS CONDO on quiet cul-de-sac, beautiful ravine site. Family room, 3 bedrooms, 3 1/2 baths, 3 fireplaces, 1st floor laundry, and 3 decks. Pool, tennis, nature trails. Immediate possession. \$249,000. (644-6300) B05993



BLOOMFIELD VILLAGE CONDO ALTERNATIVE? Almost Minimum exterior maintenance custom home with high ceilings. Family room, library. Four bedrooms. \$429,000. 375 N. Cranbrook Cross, N. of Maple, W. of Cranbrook. (644-6300)



REALTOR



Weir, Manuel, Snyder & Ranke, Inc.

HOURS weekdays from 8:30 in the morning until 8:00 in the evening. Saturday until 5:00 P.M. Sunday afternoons to 5:00 P.M.	298 South Woodward 7285 Orchard Lake Road 4700 Rochester Road 1205 West University Drive 498 South Main Street	Birmingham/Bloomfield Hills West Bloomfield/Farmington Hills Troy/Birmingham/Bloomfield Rochester/Rochester Hills Plymouth/Northville/Canton/Novi	644-6300 651-5500 689-7300 651-3500 455-6000
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