

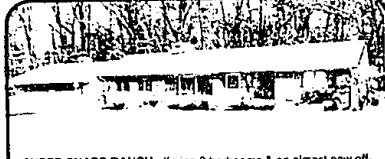


RALPH MANUEL

ASSOCIATES • REALTORS



THE ONE YOU'VE BEEN WAITING FOR! Fabulous! Charming brick Georgian colonial in pristine condition on hard to find acre in Bloomfield Village. Great floor plan. Impressive detailing throughout. 5 bedroom, 4 1/2 bath, 2 half bath. \$810,000. 647-7100



SUPER SHARP RANCH offering 3 bedrooms & an almost new off-white kitchen & appliances. Move-in condition. Heated garage. Located on a newly landscaped, private lot. \$127,500. 647-7100

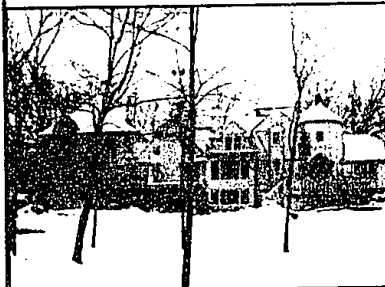


LEASE OPTION AVAILABLE! 10% down, 2 year, \$2,000/month. A great opportunity to get a 3 bedroom colonial in a choice location. Family room with brick fireplace. \$208,000. 647-7100

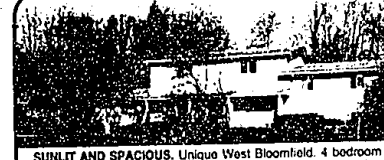


MOVE RIGHT IN THIS GREAT 4 bedroom, 2 1/2 bath colonial. Central air, new kitchen cabinets, hardwood floors, side-entry garage. Beautifully landscaped lot in Birmingham Farms. Bloomfield Hills schools. \$195,900. 647-7100

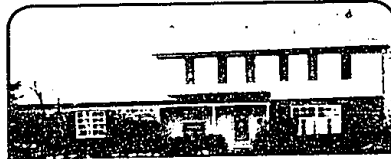
PRIVATE TALL TREED SETTING



Across from Walnut Lake. 5 car attached garage, updated family kitchen off the great room, master bedroom suite with loft and 2nd room can be used as nursery or walk-in closet room. \$995,000. 851-6900



SUNLIT AND SPACIOUS. Unique West Bloomfield. 4 bedroom home. White formica kitchen, wood floors, large living & dining rooms with beautiful view of the large wooded lot. Over 3,000 sq. ft. Birmingham Schools. \$349,000. 851-6900 KND-454499



DESIRABLE LOCATION! Colonial in quiet peaceful community. 4 bedroom, 2 1/2 bath. Over an acre with many perennial plantings. Birmingham Schools. Lake privileges. All appliances included. \$250,000. 647-7100



RANCH nestled in tall tree setting near Oakland Hills. Spacious home with large rooms, 3 car side entrance with plenty of storage space. Florida room with indoor Bar-B-Que. \$200,000. 851-6900 LIN-453656



PRIVATE CUSTOM HIDEAWAY! Newer, beautifully appointed 5 bedroom, 3 1/2 bath colonial on wooded cul-de-sac. Open contemporary floor. Finished walk-out. Owners motivated. Must see! \$358,500. 647-7100

"New Listings"

IN-TOWN BIRMINGHAM! Wonderful 3-4 bedroom, 2 full bath Cape Cod. Marble foyer, fireplace in living room, hardwood floors. Walk-out deck, delightful backyard. 2-car garage. \$239,000. 647-7100



DRASTIC REDUCTIONS!! Bloomfield Hills home with lake privileges. Spacious, recently updated in neutrals waiting for a family to see the value of the location. Large lot, circle drive, 4 bedrooms, 2 full baths and more. \$260,000. 851-6900



ROOM FOR EVERYONE and everything! 5 bedrooms with 2 spacious master suites, 3 1/2 bath, plenty of closet space. Garage has storage for boat or workroom. Wooded cul-de-sac. \$249,900. 647-7100

CLOSE TO DOWNTOWN ROYAL OAK! 3 bedroom, 1 bath bungalow with many updates: new kitchen, new windows, new master bedroom, new electrical! Hardwood floors throughout. A must see! \$93,900. 647-7100

LAKEFRONT ON LOON LAKE and views of Silver Lake from front (two lakes). Great basic Colonial with 4 bedrooms, 2 1/2 baths, almost 2,600 sq. ft. plus finished basement. All sports lakefront activities from your backyard. \$275,000. 851-6900



WARM AND WONDERFUL! Updated and expanded 3 bedroom, 2 bath ranch. Farmhouse style interior, private tree lined property and West Bloomfield setting. Offered at \$139,000. 851-6900 CAE-401834

EXCITING BUNGALOW with cozy living room fireplace, gorgeous breakfast nook with bay windows, upper master bedroom with lots of built-ins. Very motivated seller! North Detroit area. \$48,000. 851-6900

FARMINGTON HILLS! Lovely 3 bedroom, 1 1/2 bath home on a private tree setting by a quiet stream. Vaulted ceiling, hardwood floors, 2 car attached garage and more. \$136,900.



SPECTACULAR VIEW OF Quanon Lake from this well built brick ranch with large kitchen. Finished basement has rec room with fireplace and full bath. Year around Florida room. Central air and security system. \$454,900. 647-7100

Vacant Land

AREA OF CUSTOM and lakefront homes. Cottages being updated or renovated. treed area between Square lake Road and Hammond Lake Road. \$59,000. 851-6900

CITY OF BLOOMFIELD HILLS! Building site that is sculptured into a backdrop of a stoned setting. Available with or without custom home buy Gurka and Sier master builders. \$599,900.

HEAVILY WOODED & VERY PRIVATE with 450' frontage on the 8th fairway of Franklin Hills Country Club. Build your dream home nestled in the trees. L/C terms available, down payment 25% \$300,000. 851-6900.

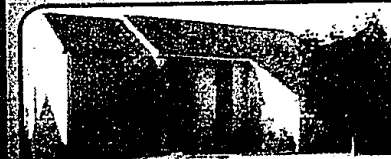
PRIVATE & SECLUDED with new central location, Bloomfield Hills zoning, Birmingham Schools. Build your dream home, nestled in the trees. \$175,000. 851-6900.

LAKEFRONT HOME SITE next to common park area with view of new cluster home community across the lake. Tranquil setting for new construction. \$117,500. 851-6900.

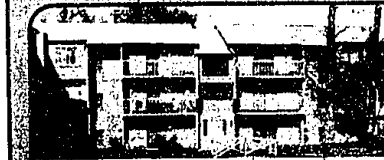
PRESTIGIOUS OXFORD ESTATES is the setting for this building opportunity. Sub offers stone entrance, winding wooded streets and beautiful homes. \$65,000. 851-6900.



RANCH CONDO! Exciting first floor ranch condo with 2 or 3 bedrooms, new white bedrooms, new white kitchen, updated bath, alarm, new air conditioning and water heater plus a walk-out basement! \$125,000. 851-6900 LAL-461787



STUNNING CONTEMPORARY! Decorated in tones of white, gray & black. Two-story foyer, library, large white island kitchen and 2 level deck. Must see! \$380,900. 647-7100



FARMINGTON HILLS WALK-OUT CONDO. Move right into this hard to find walk out ranch. Spacious and airy with neutral decor throughout. Private master suite. Home overlooks courtyard. \$75,000. 851-6900 TWE-454531

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RELOCATION
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