**THREE OAKS!**

Stunning contemporary nestled on private setting with open floor plan for "Today's Lifestyle." Dramatic ceramic entrance enhanced by an oak stairway, glamorous kitchen with doorways leading to deck and master suite features a sunken Roman Tub for your retreat! \$182,900. YOE-84381

**PANORAMIC LAKEFRONT VIEWS**

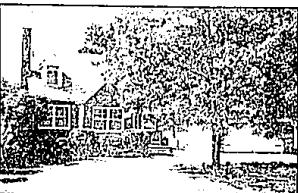
From almost every room in this updated Cape Cod style Colonial with 100 ft. lakefront lot. Fireplaces in both living and family rooms, 3 bedrooms, updated kitchen with large eating area and a formal dining room, 18 x 19 Florida room overlooks beautiful sunsets! \$339,000. WEN-85342

**PICTURESQUE SETTING**

Backing to pond and commons - beautiful willows and pines - extensive decking, Ceramic floor in heated garden room, soaring California driftwood stone fireplace in family room, professional landscaping, 4 bedrooms, library and family room and 2 1/2 baths. \$259,000. FOX-86355

**"ALMOST NEW COLONIAL"**

Great room, studio ceiling open to second floor, fireplace with heatolator, library, French doors, 4 bedrooms, 2 1/2 baths, formal and oak cabinets throughout! Orchard Ridge Sub!! \$154,500. GRG-86260

**SHARP CAPE COD**

Featuring living room with fireplace, new kitchen with modern fixtures and features, newer carpeting. Private yard, deck, lake privileges to Walnut Lake and Birmingham Schools! \$96,500. LAM-84444

**ROLLING OAKS BEAUTY**

Spacious 4 bedroom Colonial in prime area of Farmington Hills. Premium site backs to commons park. Studio ceiling in library, ceramic tile in foyer, kitchen and powder room. Neutral decor. \$168,000. HIH-86354

**OPEN SUNDAY 2-5****ABSOLUTELY CUSTOM CONTEMPORARY**

Large 1/2 acre corner wooded lot. Great room, 4-5 bedrooms, island kitchen, 1st floor laundry, alarm system, central air and immediate occupancy! \$199,900. 3302 Winchester. N. of Maple and W. of Middlebelt.

**DRAMATIC CONTEMPORARY**

Step into this 2-story foyer and drama surrounds you. Great room offers cathedral ceiling, wet bar and fireplace, large dining room with hardwood floors and gorgeous lighting. This fantastic home rests on a lovely wooded cul-de-sac lot! Birmingham Schools. \$299,000. HIY-84398

RALPH MANUEL

ASSOCIATES • REALTORS

851-690032961 Middlebelt
Farmington Hills**647-7100**1821 W. Maple
Birmingham**Relocation 1-800 R-MANUEL**

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- MEMBER OF TRANSLO RELOCATION SERVICE •



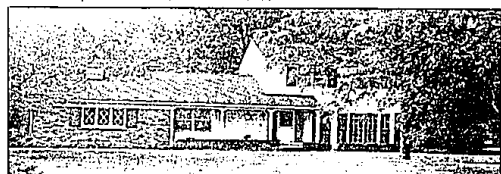
IF YOU ARE MOVING ACROSS THE CITY OR ACROSS THE COUNTRY, OUR RELOCATION DEPARTMENT CAN MAKE YOUR MOVE SMOOTHER.

**"OWNER DESIGNED - EYNON BUILT IN 1981"**

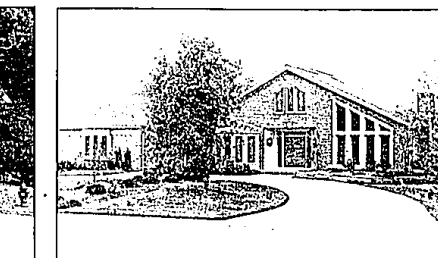
3.9 acres with secluded woods and natural spring-fed pond in the City of Bloomfield Hills with 1300 ft. on the River Rouge! This impressive 4100 sq. ft. home offers 4 bedrooms, 3 1/2 baths, 2 fireplaces, oak floors, skylights, cold storage and a fantastic 37 ft. indoor lap pool. \$599,900. BAN-86265

**FRANKLIN VILLAGE GEM**

Outside - a charming, sprawling ranch. Inside - a warm contemporary which is open and sunny! Superbly designed for easy living with 3 bedrooms, 2 1/2 baths and master suite with walk-in closet and luxurious bath. Over two acres of splendor! \$329,000. WIN-84538

**HICKORY HEIGHTS SUBDIVISION**

Private cul-de-sac setting in one of Bloomfield Township's most popular subs. Three bedroom Colonial with den and family room, 2 1/2 baths, 2 fireplaces and newer roof and gutters. Well priced for area with Bloomfield Schools. \$169,000. TOP-86367

**BUILDER'S OWN HOME**

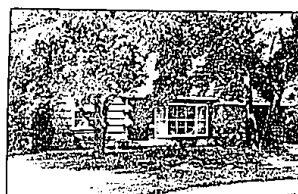
Fantastic tiled kitchen with an island and all the desired amenities. Family room, library, 1st floor master suite plus additional bedrooms upstairs each with private baths. Imported moldings, fireplace, marble and leaded glass. Ideal home for a large family. \$395,000. SUR-74259

**OPEN SUNDAY 1-4****BIRMINGHAM SCHOOLS!**

Almond formica kitchen, vertical blinds, track lighting, mirrors, jacuzzi and sauna in the master bedrooms. Much, much more! \$119,000. 20109 Forestwood. S. of 13 Mile and W. of Evergreen.

**COUNTRY FEELING!**

Serenity all your own in this private park-like setting in Southfield. Three bedrooms, first floor laundry, circular drive, natural fireplace and freshly painted. Affordably priced at \$64,900. LOS-84080

**CHARMING RANCH**

This 3 bedroom home with family room is situated in a great family neighborhood with Birmingham Schools and mailing address, creating a winning combination! Terrific curb appeal here! \$79,990. BID-84774

**BIRMINGHAM SCHOOLS!**

Nestled amongst trees, this picture-perfect 3 bedroom, 2 bath ranch will delight the fussiest buyer. Neutral decor, brick wall fireplace with cathedral ceilings, deck, patio and more! \$109,000. FOD-84637

**VACATION AT HOME**

In this custom lakefront contemporary in the horse country of Metamora! Almost 800 feet of lake frontage on a treed, secluded 7 acre parcel plus an indoor pool! Vast window expanses bring the out-of-doors in! Spectacular home! \$280,000. WAD-84245