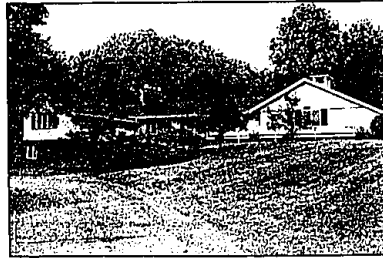


**NEW 1985 CONTEMPORARY**

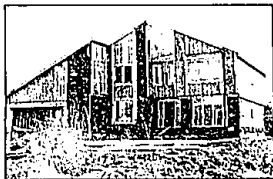
Custom built home with white washed oak floors, Barber carpeting and high ceilings. Fireplaced Great Room, den, custom kitchen with sub-zero refrigerator, double oven and microwave. Walk-out unfinished lower level. Fresh, clean and sharp! \$269,000. INE-86068

**LAKEFRONT LIVING AT IT'S FINEST!**

Over 3 wooded acres with 150 feet on all sports Upper Straits Lake give this 5 bedroom, 7½ bath home the setting it deserves. Floor to ceiling windows and large doorways enhance views of lake. Wonderful family home, great for entertaining. Separate outbuilding for cars and boats! \$975,000. POC-88270

**LOVELY COLONIAL RANCH**

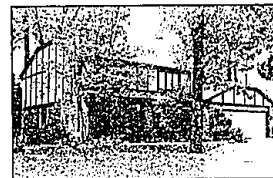
On a private 2.8 acres setting in charming Franklin. Circle drive, large living room, kitchen with cathedral ceiling, new family room and 3rd bedroom offers built-in bookshelves. Walk-out lower level offers finished recreation room with wet bar and fireplace. Reduced to \$325,000. RAE-83743

**SENSATIONAL CONTEMPORARY**

In West Bloomfield ready to occupy in the early spring. Master suite features a huge walk-in closet, bath with separate shower, tub and skylight, gorgeous kitchen, 4 bedrooms and 2½ baths. \$205,000. POD-88359

**IF QUALITY**

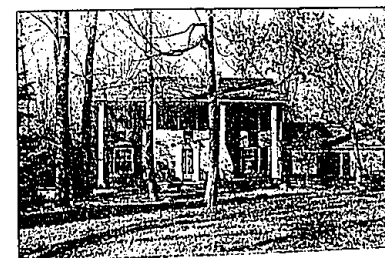
Is your criteria, this totally refurbished 4 bedroom Colonial suits your needs. Two master bedrooms with private baths. New roof, furnace, central air, electrical, driveway and landscaping. Bloomfield Hills. \$239,000. SHR-88219

**LAKE PRIVILEGES**

Custom built 4 bedroom, 3½ bath Colonial viewing wooded setting on the 11th green of Shendoah Golf Course. Crown moldings, Intercom, redwood deck, central air, wet bar and library! \$159,900. TEA-87086

**CUSTOM BUILT RANCH**

Open floor plan with oak wood floors in bedrooms, natural fireplace, Florida room, partially finished basement and a 2 car garage all on a large lot. Offered at \$64,900. LEE-88972

**GRACIOUS LIVING - CONTEMPORARY FEEL**

Wonderful 4-5 bedroom family and entertaining home. Gorgeous in-ground pool area with loads of decking and patio space surrounded by a private and wooded wonderland in all seasons. Alarm, sprinklers, track and recessed lighting, white ceramic tile, built-ins throughout! Newly listed. \$194,900. WEY-88209

RALPH MANUEL

ASSOCIATES • REALTORS

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

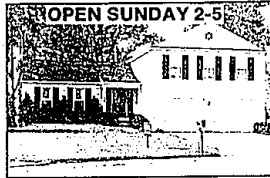
- MEMBER OF EMPLOYEE RELOCATION COUNCIL •
- MEMBER OF TRANSLO RELOCATION SERVICE •



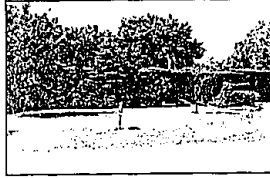
IF YOU ARE MOVING ACROSS THE CITY OR ACROSS THE COUNTRY, OUR RELOCATION DEPARTMENT CAN MAKE YOUR MOVE SMOOTHER.



THINKING OF SELLING YOUR HOME? NOW IS THE RIGHT TIME TO CALL RALPH MANUEL ASSOCIATES FOR A FULL TIME EXPERIENCED SALESPERSON TO GIVE YOU A COMPREHENSIVE MARKET OPINION OF THE VALUE OF YOUR HOME!

**QUAD-LEVEL COLONIAL**

Backs to creek and commons, sides to pond. Four bedrooms, 2½ baths, family room and large wood deck. \$129,900. 27987 Gaines Millway, N. of 12 Mile, W. of Drake.

**NEAT CONTEMPORARY RANCH**

On a private treed lot, 3 large bedrooms, featuring master with full bath, dramatic atrium off living room, family room with fireplace, den, track lighting, cathedral ceilings. Reduced to \$124,900. SPD-87362

**BEVERLY HILLS CONDO**

Brick entrance courtyard and rear wood deck enhance the natural beauty of this 3 bedroom, 2½ bath home. Sloped ceiling in Great Room and dining room plus natural fireplace. \$269,000. DOR-87102

**SPACIOUS FAMILY HOME**

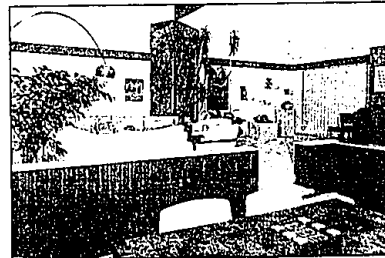
Featuring 4 bedrooms with walk-in closet in master suite, marbleite vanities in all baths, brick foyer, neutral carpeting and large deck with flower planters. \$142,900. VAY-87164

**WALK TO MIDVALE SCHOOL**

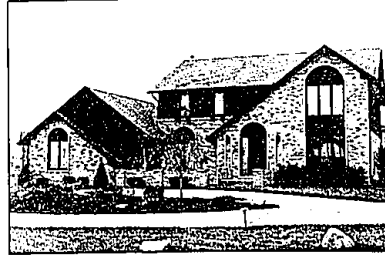
New ceramic tile foyer, hall and kitchen floors, new carpeting and drapes, and exterior painted in '86! \$169,000. 1462 Fairway, S. of Lincoln and W. of Cranbrook.

**ROCHESTER HILLS CONDO**

Clean, neutral and ready to move into this 3 bedroom, 2½ bath Townhouse with central air and 1 car attached garage. Large kitchen with eating area and formal dining room. CRT-87841

**JAMES CONN CONTEMPORARY**

A knockout home on wooded ravine setting. This 4 bedroom, 3½ bath home with walk-out lower level features vaulted ceilings, skylights, white formica island kitchen, doorways on all 3 levels lead to decking and brick patio. Alarm system, central air and sprinkling system. Offered at \$279,000. BEY-87034

**BEST OF INDOOR-OUTDOOR LIVING**

Stately Colonial with in-ground pool with separate whirlpool spa, large inlaid marble patio with built-in barbecue. Neutrally decorated with all the amenities - Intercom, central vacuum and air, sprinklers and extensive outdoor lighting. Excellent freeway access to I-696 and I-275. \$225,000. FOX-88156