

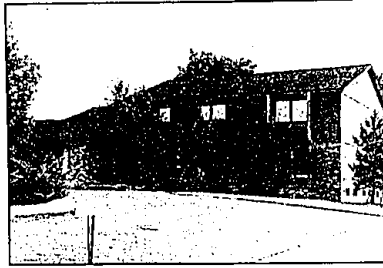
OUR FIRM IS A MEMBER OF THE BIRMINGHAM/BLOOMFIELD BOARD OF REALTORS MULTI-LIST SERVICE • THE METRO MULTI-LIST SERVICE • THE SOUTH OAKLAND COUNTY BOARD OF REALTORS MULTI-LIST SERVICE • THE ROCHESTER BOARD OF REALTORS MULTI-LIST SERVICE • THE MACOMB COUNTY BOARD OF REALTORS MULTI-LIST SERVICE • THE NORTH OAKLAND COUNTY BOARD OF REALTORS MULTI-LIST SERVICE • THE MICHIGAN MULTIPLE LISTING SERVICE OUR FIRM IS A MEMBER OF THE BIRMINGHAM/BLOOMFIELD BOARD OF REALTORS MULTI-LIST SERVICE • THE METRO MULTI-LIST SERVICE • THE SOUTH OAKLAND COUNTY BOARD OF REALTORS MULTI-LIST SERVICE • THE ROCHESTER BOARD OF REALTORS MULTI-LIST SERVICE • THE MACOMB COUNTY BOARD OF REALTORS MULTI-LIST SERVICE • THE NORTH OAKLAND COUNTY BOARD OF REALTORS MULTI-LIST SERVICE • THE MICHIGAN MULTIPLE LISTING SERVICE

OPEN SUNDAY 1-4**GRACIOUS LIVING**

Custom built 4 bedroom home features master suite with fireplace and sitting room, family room with wet bar, formal dining room, sun porch and finished rec room. Professionally landscaped with beautiful pool and complete privacy. \$290,000. 3645 Walnut Lake Road. 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 with Birmingham Schools! Reduced to \$287,500. HIY-84398

**WEST BLOOMFIELD CONTEMPORARY**

Absolute dream kitchen just completed in 1986. This fabulous home has all the extras - trash compactor, alarm system, sprinklers, central air and a wrap-around deck with abundant outside lighting, plus sauna and jacuzzi in the lower level spa room! Reduced to \$239,900. HAR-86341

**IMMEDIATE POSSESSION**

Located in desirable Chelsea Village. Contemporary home with 4 bedrooms, 2½ baths, studio ceiling in Great Room, formal dining room, library with desk and shelves plus wet bar. \$194,900. CHM-82557

**NORTH FARMINGTON**

Gracious Colonial with nearly 3000 sq. ft. on well landscaped lot boasts large beamed ceiling family room with brick fireplace, den, rec room, 5 bedrooms, side entrance garage and a 51' patio. \$159,900. STE-86492

**OPEN SUNDAY 1-4****BLOOMFIELD HILLS SCHOOLS**

Warm kitchen with newer appliances and floor, marble fireplace in living room, 6-panel doors, alarm system and newer roof and furnace. \$169,000.

**BLOOMFIELD HILLS SCHOOLS!**

This lovely home is situated on a beautiful setting featuring 4-5 bedrooms, 3 car garage, family room, beamed ceilings, 3 fireplaces and gorgeous views. Private in-law suite! Reduced to \$175,000. MAE-80643

**VIEWS FOR ALL SEASONS**

Gracious Colonial nestled amongst trees setting. Features open floor plan, large foyer, cathedral ceiling enhancing living room and dramatic family room with doorwall leading to wood deck. \$148,900. OLD-86594

**STUNNING COLONIAL**

Beautifully maintained home in move-in condition. Recently updated with 5 bedrooms, 2½ baths and central air. Large spacious rooms throughout all in exquisite taste. Newly listed at \$161,800. FOX-

**OPEN SUNDAY 1-4****OUTSTANDING CONTEMPORARY**

Over 2500 sq. ft. of quality featuring 4 bedrooms, 2½ baths, gorgeous family room, formal dining room, finished rec room and newly decorated in neutral tones. \$111,500. 29840 Marimoor, N. of 12 Mile, E. of Lahser.

**ROCHESTER HILLS CONDO**

In popular "Kings Cove Complex." This vacant 3 bedroom unit offers 2½ baths, appliances in kitchen, garage, basement and central air. Sharp, clean and ready to occupy! \$88,700. CRT-88654

**COUNTRY LIVING IN THE CITY**

Beautiful well cared for 3 bedroom brick ranch with finished basement, formal dining room and 12 x 10 Florida room. Fireplace in living room, 2 car garage, much updating and private setting! \$104,900. NEL-

**FARMINGTON HILLS RANCH**

Neutral decorating in this 3 bedroom, den or 4th bedroom beautifully maintained home situated on over ½ acre. In-law suite with a private entrance is an additional bonus! Newly listed at \$107,500. GRW-88888

**HORSES IN THE CITY!**

Stream, ravine and overlooking a pond give you a great scenic view. Newer home offers 3-4 bedrooms, 2 full and 2 half baths, walk-out lower level with jacuzzi and wet bar and lots of decks. Two fireplaces, heated barn with full bath, horse stalls and corral! \$275,000. HOD-84864

**COUNTRY SETTING CLOSE TO BIRMINGHAM**

Bloomfield Hills ranch sits on almost 4 acres and offers 4 bedrooms, family room, 2 fireplaces and an updated kitchen and bath. Special features include sauna, zoned heating, alarm system and horses allowed! \$298,600. BRE-82778

**BUILDER'S OWN HOME - SUPERB QUALITY**

Spacious 1st floor master suite with marvelous bath, fantastic tiled island kitchen with all the desired built-ins, family room, library and upper level bedrooms each with private bath. Imported moldings, fireplace, tiled glass and private in-law suite. Offered at \$395,000. SUR-74259

RALPH MANUEL

ASSOCIATES • REALTORS

851-6900**647-7100****656-8900**32961 Middlebelt
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Birmingham1460 Walton Blvd.
Rochester Hills**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.



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!