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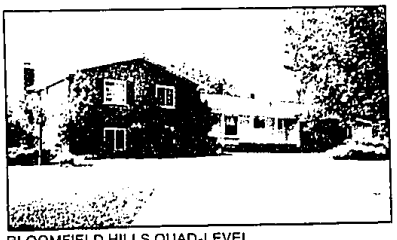
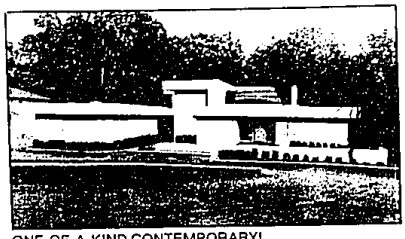
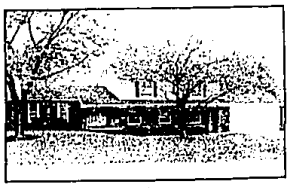
GREAT FOR ENTERTAINING
Custom built Colonial with ceramic foyer, extensive crown molding, spacious kitchen and an attractive family room with convenient wet bar. Private yard backing to wooded setting. Farmington Hills Schools. $219,000. WIN-21568



BLOOMFIELD HILLS QUAD-LEVEL
Spacious home perfect for entertaining. Large deck overlooks beautiful pool with jacuzzi. Custom kitchen, 5 bedrooms with 4½ baths, Florida room and Birmingham Schools. Immaculate, move-in condition! $315,000. LOE-99015



ONE-OF-A-KIND CONTEMPORARY!
For the person that wants everything set on a gorgeous ravine lot with magnificent views from all angles. Home offers all luxury features including a swimming pool in the lower level. Bloomfield Hills mailing and Birmingham Schools. SHD-92215



FARMINGTON HILLS
"Kimberley Sub" - great family neighborhood, elementary schools, plus swim and tennis club available. Large family room with fireplace, Florida room, library, and nicely landscaped yard. $127,900. FIS-21679

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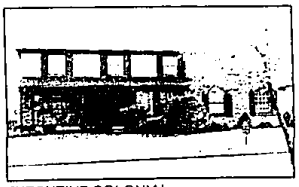
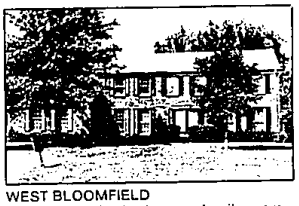


EXECUTIVE COLONIAL
Immaculate Troy home features crown moldings, upgraded wood kitchen with Jenn-aire and built-in microwave. Central air, 4 bedrooms, 2½ baths and library. Two-level wood deck partially covered. $182,900. TAA-21761

OLD MAPLE FARMS
Nice family home, convenient to schools, shopping and freeways. Four bedroom Colonial with 2½ baths, 1st floor laundry, family room with fireplace, central air and swim club membership available. HEH-99096

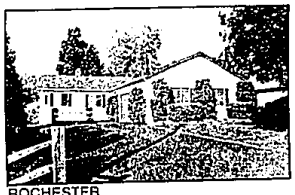
THINKING OF SELLING YOUR HOME? NOW IS THE RIGHT TIME TO CALL RALPH MANUEL ASSOCIATES FOR A FULL TIME EXPERIENCED SALESPERSON TO GIVE YOU A COMPREHENSIVE MARKET OPINION OF THE VALUE OF YOUR HOME!



WEST BLOOMFIELD
Four nice size bedrooms, family room, library and more is waiting for you and your family. Add your own decorating touches to make this a lovely home. Immediate possession! $165,000. FOX-99098

SYLVANLAKE
Absolutely charming, updated 2 story home. Offers 4 bedrooms, ceramic floor in kitchen plus jennaire, new steel doors, gutters, storm doors, landscaping and deck. Lake and boat privileges. $136,500. GAD-21306

WHAT CHARM!
All the work has been done for you in this historic home in desirable downtown Farmington. Very tastefully updated in neutrals, beautiful wood panelling and oak floors. Enclosed porch! $92,000. SHE-20249



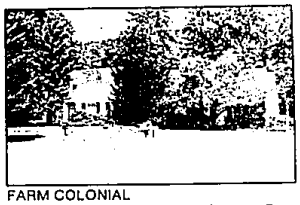
ROCHESTER
Entertain in this sharp floor plan decorated in neutrals. You'll enjoy the in-ground pool with jacuzzi and the car enthusiast will love the oversized heated garage. Newly listed at $95,900. LRY-45

GREAT INVESTMENT!
This 3 bedroom older home is located on a lovely treed lot in Farmington Hills. Possible rezoning and main street exposure can give a great return on your money. Newly listed at $99,800. TWE-21569

BLOOMFIELD HILLS
Impeccably cared for newer home with all the amenities. Freshly painted inside and out, professionally landscaped, flagstone patio and deck. $139,900. 2371 Sanders Place. N. of Square Lk. & W. of Woodward.

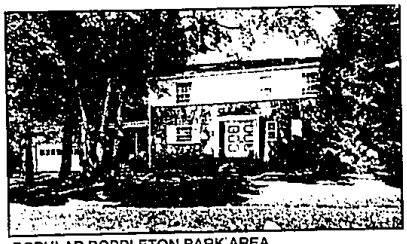
WEST BLOOMFIELD
Warm and gracious 3 bedroom, 2½ bath Townhouse with private courtyard entrance. Ceramic entry and wood pegged floor. $129,900. 5403 Carol Run West, N. of Maple, W. of Farmington.

ALL SPORTS WALNUT LAKE
Appealing 3 bedroom ranch on a large corner lot nicely located in family subdivision. Birmingham Schools, family room, updated kitchen, basement, hardwood floors in bedrooms and more. $116,000. SUT-99097

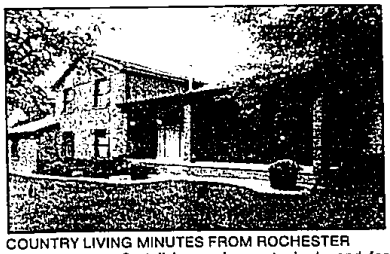


FARM COLONIAL
Located in Troy on almost 2 acres. For the buyer who wants the charm of yesterday, coupled with the potential for elegance, this is a must see! Pegged floor, 3 fireplaces and Dutch doors. $175,000. BIG-99409

CONTEMPORARY WEST BLOOMFIELD CONDO
Spacious unit with approximately 2500 sq. ft. 2-Story living room and fireplace, additional room off the master bedroom for exercise or lounging, plus a sunken tub in the master bath. Library and 3 bedrooms. $184,900. PEK-98856



POPULAR POPPLETON PARK AREA
Spacious 3 bedroom Colonial offering a large living room, dining room, panelled library with fireplace, screened porch, new almond formica kitchen with built-in microwave, breakfast room and mud room. $219,000. ABY-92724



COUNTRY LIVING MINUTES FROM ROCHESTER
3 plus acres, 2 stall barns, large stocked pond for swimming and brick quad-level nestled in the trees. Amenities include full finished basement, fireplaced family room, den, burglar alarm and much more! Offered at $210,000. SNL-70