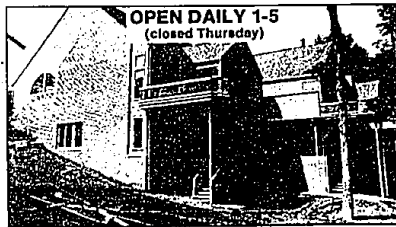


OUR FIRM IS A MEMBER OF - THE BIRMINGHAM/BLOOMFIELD BOARD OF REALTORS MULTI-LIST SERVICE • THE METRO MULTI-LIST SERVICE • THE SOUTH OAKLAND COUNTY BOARD OF REALTORS MULTI-LIST • THE ROCHESTER BOARD OF REALTORS MULTI-LIST SERVICE • THE MACOMB COUNTY BOARD OF REALTORS MULTI-LIST • THE NORTH OAKLAND COUNTY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

**TROY - TROY - TROY**

Walk-out ranch style home with up to 7 additional building sites on a riverfront wooded setting - stream, 9 stall barn and horses allowed. Home offers 2 fireplaces, 4 bedrooms, 2½ baths, appliances, wet bar and more. A real sleeper! \$395,000. KIY-20270

**OPEN DAILY 1-5**  
(closed Thursday)**CLUSTER HOME OF DISTINCTION**

Superb quality amenities include dramatic angular entrances with rich tiles, sunlit atriums, skylights, large bay windows and courtyards. Impressive Great room, library and more! From \$398,000. N. side of Long Lake and W. of Franklin.

**CONTEMPORARY LAKEFRONT - GILBERT LAKE!**

Quality and amenities to suit the most discriminating buyer. Almost 5000 sq. ft. of luxury with 3 bedrooms, 4 full and 2 half baths, walk-out lower level with in-law suite. Spectacular living-dining-game room with step-down bar. \$695,000. QUN-98034

**BEAUTIFUL COLONIAL**

In West Bloomfield situated on a lovely park-like setting backing to Golf Course. Impeccable neutral decor, family room plus library, 4 bedrooms, 2½ baths and 2 tiered decking. \$179,900. GLN-20629

**BEAUTIFUL HILLSIDE SETTING**

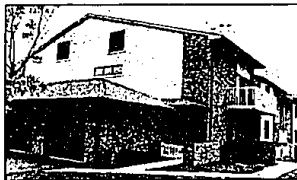
Contemporary home backing to golf course offers 2-story vaulted Great room with wet bar and fireplace. First floor master suite includes his and her closets, enormous kitchen with doorwall. SHH-20773

**POPULAR FOX HILLS**

Wonderful "Salt Box Colonial" offering 4 generous size bedrooms, master bath plus 2 additional baths, family room with full wall brick fireplace, finished rec room and 1st floor laundry. \$133,900. SPL-23155

**CUSTOM BUILT COLONIAL**

Immaculate home in a lovely area with 2½ acres of land. New carpeting in living, dining and family rooms. Beautifully maintained inside and out, plus a 16x12 outbuilding. \$103,900. HIY-00

**MAPLE PLACE CONDO**

Deluxe contemporary Condo with private patio entry. Two bedroom ranch has loft-studio or bedroom. Great room offers dramatic cathedral ceiling and custom fireplace. In-unit laundry! \$129,900. MAE-97500

**BIRMINGHAM LOCATION!**

Two family flat in a desirable location. Each unit has 2 bedrooms and is equipped with oven-range and refrigerator. Upper unit presently rented. Lower unit is owner occupied. \$179,900. LIN-22772

**"HICKORY HEIGHTS"**

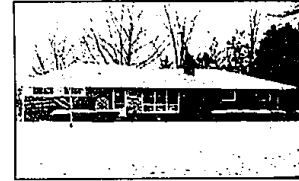
Desirable Bloomfield neighborhood offers this charming ranch home with towering oak trees. Large family room, separate dining room, 3 car garage and 2 fireplaces. Birmingham School! \$149,900. FOX-20800

**LOVELY FAMILY HOME**

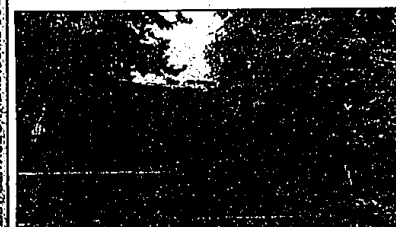
Features ceramic floor in foyer and kitchen, living room with cozy fireplace, open floor plan with spacious rooms and plenty of storage. Decorated in neutrals and perfect condition! \$139,900. BRN-21159

**POND SETTING CONDO**

In West Bloomfield. Extensive decks and tranquil setting awaits you in this contemporary executive Townhouse. Great room, 3 bedrooms, library, 2 fireplaces and breakfast room. \$129,900. POC-23208

**MAIN STREET EXPOSURE**

Farmington Hills ranch. Charming home on a large lot with Florida room, finished recreation room, newer roof and hot water heater, security alarm and cozy fireplace. Newly listed at \$95,900. FAN-23220

**HILLTOP ESTATE! ROCHESTER!**

Enjoy the lifestyle your family has always wanted - 4 stall stable, heated in-ground pool, finished walk-out lower level - all this and more on 5 acres only 5 minutes from shopping and hospital. Exceptional property! \$425,000 ROR-00

**CONNECTICUT STYLE FARM HOUSE**

Wonderful, warm family home with large parquet foyer. Beamed cathedral ceiling in family room with soaring stone fireplace, large country Island kitchen with Jenn-Aire, library off foyer, 4 bedrooms, 2½ baths and decorator perfect! RED-20320

**PRESTIGIOUS STONEY POINTE**

Stunning Colonial featuring a gallery overlooking fabulous 2-story Great room, enclosed sun room, beautiful center Island kitchen with all the goodies and master bedroom suite offers a private bath with jacuzzi! \$329,000. STY-92367



# RALPH MANUEL

ASSOCIATES • REALTORS

**851-6900**

32961 Middlebelt  
Farmington Hills-  
West Bloomfield

**647-7100**

1821 W. Maple  
Birmingham-  
Bloomfield

**656-8900**

445 S. Livernois  
Rochester Hills-  
Troy

**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.

**TOYS FOR TOTS**

Bring your unwrapped toys for boys and girls of all ages to Ralph Manuel's "TOYS FOR TOTS" drop box at either our Farmington/West Bloomfield Office or our Birmingham/Bloomfield Office. Sponsored by The U.S. Marines Corps.

THE BIRMINGHAM/BLOOMFIELD BOARD OF REALTORS MULTI-LIST SERVICE • THE METRO MULTI-LIST SERVICE • THE SOUTH OAKLAND COUNTY BOARD OF REALTORS MULTI-LIST • THE ROCHESTER BOARD OF REALTORS MULTI-LIST SERVICE • THE MACOMB COUNTY BOARD OF REALTORS MULTI-LIST • 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

THE BIRMINGHAM/BLOOMFIELD BOARD OF REALTORS MULTI-LIST SERVICE • THE METRO MULTI-LIST SERVICE • THE SOUTH OAKLAND COUNTY BOARD OF REALTORS MULTI-LIST • THE ROCHESTER BOARD OF REALTORS MULTI-LIST SERVICE • THE MACOMB COUNTY BOARD OF REALTORS MULTI-LIST • 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