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**6-8 ACRES!**

Beautifully maintained ranch style home in an elegant setting of magnificent trees. This lovely home offers 3 bedrooms, 3 baths, finished basement and a 2 car garage. Cedar panelling, central air, hardwood floors and plaster walls. \$499,000. TEN-20434

**COUNTRY IN THE CITY**

Is the setting for this lovely, well maintained 3 bedroom, 3 bath, walk-out Birmingham ranch. Philippine mahogany beamed ceiling in the living and dining room, 1st floor laundry, large screened porch overlooking a spectacular yard. \$249,500. MAR-27751

**ENERGY EFFICIENT LUXURY**

Outside walls of 2x6 construction filled with fiberglass insulation, provides a warm blanket around this 4 bedroom, 4 1/2 bath state of the art home. Fireplaces in the kitchen, master suite and Great room. Luxury and quality! \$469,000. STY-24451

**FREE STANDING CLUSTER HOME**

Desirable Outland Trail is the setting for this private Condominium. First floor master suite, gracious living room with cathedral ceiling and fieldstone fireplace. Deck for outdoor living. Quality throughout! \$325,000. OUD-28035

**FARMINGTON HILLS COLONIAL**

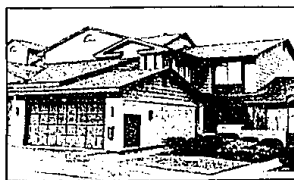
Charming 4 bedroom, 2 1/2 bath home just waiting for the discriminating buyer - wood floors in foyer, kitchen and eating area. Neutral decor, formal living and dining room, fireplace in family room and a wonderful neighborhood! \$216,900. RUE-27630

**POPULAR WEST BLOOMFIELD LOCATION**

This gorgeous new 2 story contemporary offers 3000 sq. ft. of luxurious living. Living room, family room, library, large kitchen, formal dining room and 4 large bedrooms. Neutral decorating, ceramic tiles and hardwood floors. \$245,000. POD-22052

**WEST BLOOMFIELD**

Watch the ducks in the spring, ice skate in the winter! Wonderful pond view from many windows in this 3 bedroom, 2 1/2 bath Condo. Great room and family room with wet bar. \$138,000. POC-27838

**PEBBLE CREEK CONDO**

Popular "H" Model with sunken conversation pit, 2 story fireplace, 2 decks, Roman Tub and creek view. Gatehouse community with activities building and pool. West Bloomfield Schools. \$174,900. PEE-22674

**BIRMINGHAM RANCH**

Move-in condition, convenient location and great schools are features with this 3 bedroom home. Living room with fireplace, porch, partially finished rec. room and bright kitchen. \$139,900. FAW-28034

**CHARMING COLONIAL**

Quality built 4 bedroom Colonial situated on a premium wooded commons in Colony Park Sub. Hardwood floors, 2 fireplaces, library, 1st floor laundry and a great family neighborhood. \$194,500. HUS-28006

**BLOOMFIELD HILLS**

Is the setting for this open floor plan ranch. Amenities include fireplace living room, china cabinet in dining room, library and a large kitchen. Mature trees and evergreens. \$118,900. FRN-22175

**BLOOMFIELD TOWNHOUSE**

Beautifully decorated 2 bedroom Condo in the City of Bloomfield's most prestigious location. Private setting with view of woods, fireplace in living room and a 2 car garage. \$138,000. BAR-20154

**SOUTHFIELD RANCH**

Spectacular custom built contemporary with high ceilings, built-ins in 3 bedrooms, private office with private entrance, newer kitchen, alarm, sprinklers and brick wall around yard. \$135,900. SAA-28073

**SHARP CONDO**

Two bedroom Townhouse in Farmington Hills. Superbly decorated in a contemporary flair. Many extras throughout and less than 2 years old. "Crosswinds of Farmington Hills. Offered at \$104,000. COY-23962



RALPH MANUEL

ASSOCIATES • REALTORS

647-7100

1821 W. Maple
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Farmington Hills -
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656-8900

445 S. Livernols
Rochester Hills -
Sterling Heights

647-5500

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

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

**OPEN DAILY 1-6 (Closed Thursday)****WEST BLOOMFIELD VALUE!**

These stunning units were designed for maximum enjoyment of the exceptional views of the nature area. Spacious 2 bedroom, 2 bath floor plans offer balcony, laundry room and more. From \$76,240. E. of Orchard Lake and S. off Lone Pine.

**A BETTER WAY OF LIFE**

Double doors provide gracious entry to this Executive Tudor. This spacious 4 bedroom home offers ceramic foyer, crown molding, spacious kitchen and inviting family room with wet bar. Private wooded setting! \$207,000. WIN-24317

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