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**OPEN DAILY 1-5 (closed Thursday)**

#### CLUSTER HOMES OF DISTINCTION

Superb quality amenities include dramatic angular entrances with rich tiles, sunlit atriums, skylites, large bay windows and courtyards. Impressive Great room, library and more. Priced from \$437,500. N. side of Long Lake and W. of Franklin.



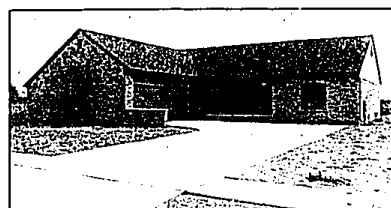
#### STATELY EXECUTIVE TUDOR

With over 3500 sq. ft. Well maintained home with extensive use of crown moldings. Library has built-ins, family room with fieldstone fireplace, finished rec room with wet bar and master bedroom suite. In-ground pool and deck. \$295,000. WAM-22714



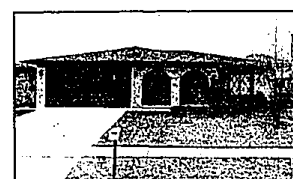
#### HAMMOND LAKE ESTATES

You'll love this impressive 3-4 bedroom beauty on a rolling ¾ acre lot. Completely updated contemporary interior featuring an almond formica kitchen, multi-level deck, finished lower level. Lake privileges on Hammond Lake. \$179,900. HAD-28911



#### NEWLY BUILT CUSTOM QUALITY

Three bedroom ranch with lake access within minutes of Rochester. Beautiful stained oak woodwork and doors, large gathering room with fireplace, wood beam and oak trim, plus recessed lighting. Tile foyer and baths. \$169,900. FOR-49



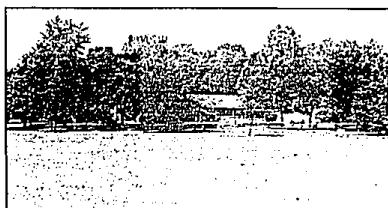
#### MOVE IN AND ENJOY

This well maintained 3 bedroom brick ranch. Amenities include neutral decor, wood cabinets in spacious kitchen with built-in china cabinet, cathedral ceiling, central air and more. \$122,900. MEW-35



#### 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 a cozy fireplace. Offered at \$95,900. FAN-23220



#### TROY - TROY - TROY!

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



#### PRESTIGIOUS STONEY POINTE

Stunning Colonial featuring a gallery overlooking fabulous 2 story Great room, enclosed sunroom, beautiful center island kitchen with all the goodies and master bedroom suite offers a private bath with jacuzzi. Quality abounds! \$329,900. STY-97602



#### PANORAMIC VIEWS OF LINDEN PARK

Can be enjoyed from this open contemporary home located on one of Birmingham's prettiest streets. Library, 3 or 4 bedrooms, family room, 3 baths, 2 fireplaces and 1st floor laundry are but a few of the amenities of this exciting home. Newly listed at \$365,000. SHY-29197



#### NEW CONSTRUCTION

With 2 story marble foyer, high ceilings in the Great room and living room, studio ceiling in breakfast room and covered porch off the nook. Master suite has cathedral ceiling, 2 walk-in closets and elegant bath retreat. \$299,000. HAW-22923



#### BIRMINGHAM LOCATION!

Two family flat in a desirable location. Each unit has 2 bedrooms and is equipped with oven-range and refrigerator. Upper unit is presently rented and lower unit is owner occupied. \$169,900. LIN-22770

## RALPH MANUEL

ASSOCIATES • REALTORS

**647-7100**

1821 W. Maple  
Birmingham -  
Bloomfield

**851-6900**

32961 Middlebelt  
Farmington Hills -  
West Bloomfield

**656-8900**

445 S. Livernols  
Rochester Hills -  
Sterling Heights

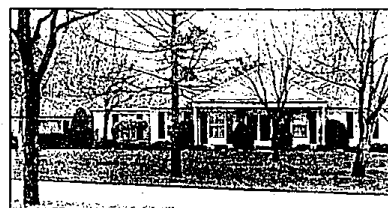
**647-5500**

900 S. Adams  
Birmingham -  
Troy

#### Relocation 1-800-R-MANUEL

- 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.



#### ADJACENT TO BLOOMFIELD HILLS

Former Model - 3 bedroom, 2 bath ranch. Features formal dining room, family room with woodburning fireplace, 1st floor laundry, 2½ car attached garage and a professionally landscaped lot. Convenient Troy location! Newly listed at \$169,900. TIK-29208



#### DREAM HOME

Upper Long Lake privileges. Three bedroom, 2 bath ranch with a gorgeous neutral decor. Professional landscaping, circular drive, family room, 2 fireplaces, all appliances and more. \$129,800. MCK-29435



#### CONTEMPORARY RANCH

Former model, neutrally decorated, 3 bedrooms, 2½ baths, large kitchen, newly carpeted family room opening to a new wood deck and wooded yard. Convenient Troy location and schools. Newly listed at \$134,000. BAY-29207



#### STUNNING CONTEMPORARY

Shows like a model! View of streams and trees. Fabulous finished walk-out lower level has wet bar and 2nd fireplace, white formica kitchen, 3 bedrooms, 2½ baths and prime spot! \$125,900. RID-29176



#### OPEN SUNDAY 2-5

#### STOP PAYING RENT!

And move into this luxury 2 bedroom, 2½ bath Townhouse. Fireplace, finished basement and garage are just some of the amenities. \$111,500. 5176 Rock Run, N. of Maple, W. of Farmington.



#### CHARMING CAPE COD

Four bedroom, 1½ bath Birmingham home offers a fireplace living room, basement, garage, large kitchen with dishwasher and stove and close to transportation. Super move-in condition! \$113,500. MEN-29198



#### SOUTHFIELD!

Spacious 5 bedroom, 2½ bath Colonial for the growing family. Family room has fireplace, finished basement, central air, sprinklers, circular drive and much more! Newly listed at \$104,900. JEE-29114

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