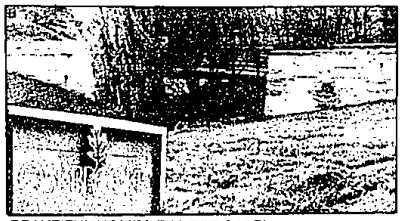
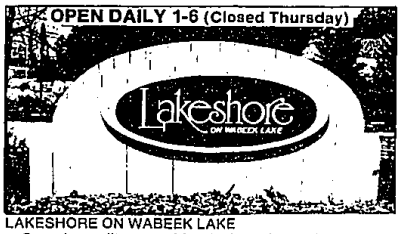
BLOOMFIELD BOARD OF REALTORS MULTI-LIST SERVICE ● THE METRO MULTI-LIST SERVICE ● THE SOUTH OAKLAND COUNTY BOARD OF REALTORS MULTI-LIST ● THE ROCHESTER BOARD OF REALTORS MULTI-LIST SERVICE ● THE MACOMB COUNTY BOARD OF REALTORS MULTI-LIST SERVICE ● THE NORTH OAKLAND BOARD OF REALTORS MULTI-LIST ● THE MICHIGAN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

"CONDOMINIUM DEVELOPMENTS"

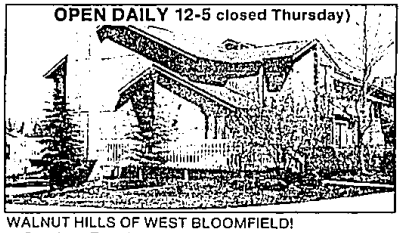


BEAUTIFUL HOMESITES FOR SALE!
Design and build a custom home in West Bloomfield with Birmingham Schools. Each home site is in a "Land Condominium" which permits the ownership of a detached home without the responsibility of lawn care or snow and trash removal! From $95,000.



LAKESHORE ON WABEEK LAKE
Superb quality amenities include fantastic angular entrance, rich tiles, sunlit atriums, skylights, large bay windows and courtyard. Impressive Great room, library and 1st floor master. From $437,500. North off Long Lake and West of Franklin.

FAIRWAYS ON THE LAKE!
Luxurious ranch units offering studio ceilings, skylight, cermaic tile, gourmet kitchen, 2 bedrooms, 2 baths, basement and 2 car attached garage. From $199,990. East of Orchard Lake and North off Walnut Lake.



WALNUT HILLS OF WEST BLOOMFIELD!
Spacious Townhouse units boasts 2 decks overlooking a serene setting. Super kitchen, Great room with fireplace, central air, basement and garage. From $137,990. South off Walnut Lake and 1 block West of Drake.

RALPH MANUEL
ASSOCIATES • REALTORS

647-7100
1821 W. Maple
Birmingham–Bloomfield

851-6900
32961 Middlebelt
Farmington Hills - West Bloomfield

656-8900
445 S. Livernois
Rochester Hills - Sterling Heights

647-5500
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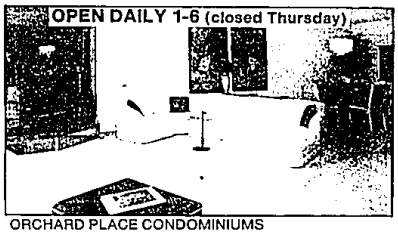
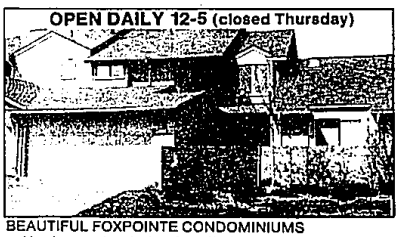
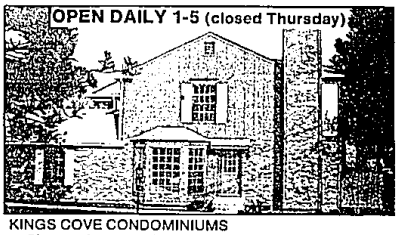
STONE HOLLOW CONDOMINIUMS
Elegant living in Bloomfield. Luxury units offering appliances, security, full basement, 1st floor laundry, garage, central air, vaulted ceilings and more. From $184,900. West off Telegraph and South of Lone Pine.



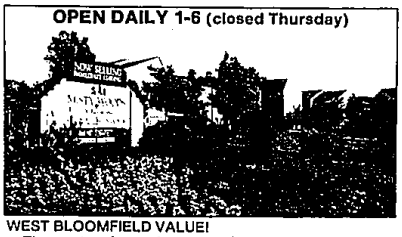
ORCHARD PLACE CONDOMINIUMS
Fabulous contemporary units in a Gatehouse complex. Choose from 1, 2 or 3 bedroom units offering balcony, elevator from parking and some have fireplaces. From $77,900. East off Orchard Lake and South of 14 Mile.



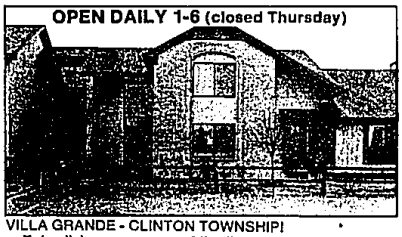
BEAUTIFUL FOXPOINTE CONDOMINIUMS
Newly constructed units offering cathedral and studio ceilings, balcony, 3 bedrooms, 2½ baths, 2 car attached garage and a beautiful atmosphere! Priced from $149,490. West off Orchard Lake and South of Lone Pine.



KINGS COVE CONDOMINIUMS
Choose from newly built units or existing units all with 2 stories, 2-3 bedrooms, basement, central air and community pool and tennis. From $79,100. Rochester location - North of Rienken and East of Livernois.



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. From $76,240. East of Orchard Lake and South off Lone Pine.



VILLA GRANDE - CLINTON TOWNSHIP!
Enjoy living near some of the finest waterways - Clinton River, Lake St. Clair and St. Clair River. Choose from Ranch or Colonial styles with basement, garage and central air. From $99,990. South of Hall and West of Heydenrich.

"CONDOMINIUM HOMES OF DISTINCTION"

MANITO LAKEFRONT
Near Indian Wood Golf Course. Stunning contemporary Condo offers living room with marble front fireplace and view of lake. Fireplaces also in walk-out lower level and master suite! $230,000. LAE-96

WEST BLOOMFIELD
Custom end unit Townhouse placed in a private treed setting. Full wall fireplace, formal dining room, huge kitchen with breakfast area and a fabulous deck. Full basement! $167,900. FOE-27191

CITY OF BLOOMFIELD
Lovely wooded ravine sitting for this much sought after end unit Townhouse. Spacious unit offers 3 bedrooms, 2 baths, garage, fireplace, rec room, heated Florida room and new carpet. $179,900. BAR-27445

SPECTACULAR VIEWS!
Traditionally elegant Wabeek Pines multi-level Condo. Features 3 bedrooms, 3 baths, walk-out family room, marble foyer and cantilevered decking. Owner financing available. $269,500. PIE-22927

CLUSTER HOME!
Desirable Outland Trail is the setting for this private Condo. First floor master suite, gracious living room with cathedral ceiling and fieldstone fireplace. Deck and quality! $305,000. OUD-28035

CAREFREE LIVING!
In this convenient Southfield well maintained unit. Private entrance, neutral carpets, appliances and carport. Pool and good proximity to freeways. Offered at $59,900. VIE-27785

LUXURY CONDO
Contemporary unit in excellent condition. Neutral decor, track and recessed lighting, levelors, white kitchen, balcony off each outside room, underground parking, pool and tennis. $79,500. PRE-27904

UNIQUE CONDO
Close to pool and tennis court. End unit with deluxe courtyard, glass walled living room with lofty ceilings, kitchen with appliances and ceramic tile floor and master suite with fireplace. $144,900. LAL-28665

CARRIAGE HOUSE, OPEN SUN. 1-4
Complete privacy in this ranch condo featuring cathedral ceilings, fireplace, in-unit laundry, 2 bedrooms and 2 baths. $106,900. 6613 Stoker Ct., S. of Maple, W. of Orchard Lake.

PEACE OF PARADISE
Executive 2 bedroom, 2½ bath Townhouse situated on a prime pond site. Formal dining room, finished lower level, extensive decking, private patio and beautiful move-in condition. $125,000. ANA-28525

WEST BLOOMFIELD
Spacious unit offers a 2 story living room and fireplace, additional room off the master suite for lounging, 1st floor utility, 3 bedrooms, 2½ baths and contemporary decor. $163,500. PEE-98856

DETACHED UNIT
The custom features you would want are already in this almost new free standing Condo. Neutral tones make it easy to move right in. First floor master suite and walk-out lower level. $239,900. NOE-25387

BIRMINGHAM CONDO
Own your own home and walk to downtown, enjoy the pool and the parks. two bedrooms, 1½ baths, basement and all kitchen appliances included. $69,000. ADS-96297

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." $99,900. COY-24602

SOUTHFIELD CONDO
Excellent location for this spacious unit offering a private bath and walk-in closet in the master bedroom suite, secured underground parking and close to shopping. $70,000. SOD-26654

SHARP CODO
Let's entertain in this nearly new spacious Condo. Large loft offers extra area to entertain. Open kitchen with built-in counter space, neutral tones, cathedral ceiling and fireplace. $130,000. MAE-28664

"CALL RALPH MANUEL FOR ADDITIONAL CONDOMINIUM LISTINGS"