



WHAT YOU HAVE BEEN WAITING FOR!
Better than new, this exciting soft contemporary home is in one of Oakland county's most sought after subs. 4 large bedrooms, family room, living room, separate den and custom decking. BIH-36079



ROCHESTER HILLS
This 4 bedroom, 3½ bath Quad is in a prime area of wooded lots. Circular drive, 3 car garage, winterized Florida room overlooking an acre of natural woodland and is picture perfect inside and out! \$189,500. PAI-39



OAKBROOKE BEAUTY!
New construction in a well-planned community. Home offers a 1st floor master suite, an expansive Great room with custom window designs, custom kitchen and walk-out lower level. OAE-36173



BEAUTIFUL CAPE COD
With leaded glass door and sidelights. Great room boasts a vaulted ceiling, spacious 1st floor master suite, 2 additional bedrooms plus library. Beautiful Farmington Hills neighborhood! \$188,900. BLM-32057



LAKEFRONT LIVING AT IT'S FINEST!
This magnificent home on all sports Cass Lake blends the architectural charm of the 1940's with the sophistication of the 1980's. Offers 5 bedrooms, 4½ baths, exquisite slate terrace and great lake view from most rooms. \$799,000. DOW-32909



WEST BLOOMFIELD
Fabulous new construction in all new Autumn Ridge subdivision. Unique master bedroom suite boasts winding stairs to upper loft area. Purchaser can make custom selections in this prestigious home. Newly listed at \$385,000. MAD-35528

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



FABULOUS CONTEMPORARY
Located in prestigious Long Lake Estates subdivision. Wonderful home for entertaining with lower level that has full bath, sauna, whirlpool and walk-out. Impressive ceramic foyer, decking off back and stunning landscaping. \$359,000. BAW-36009



CONTEMPORARY ELEGANCE
Best describes this sophisticated new construction in the new Autumn Ridge sub. Impressive Great room with paladium windows, luxurious 1st floor master suite, fabulous staircase and walk-out lower level. Top of the line finishes! \$369,500. AUN-36175



BIRMINGHAM CONTEMPORARY
On a quiet, dead-end street. Cathedral ceilings, newer designer kitchen, 3 bedrooms, huge finished basement and a beautiful lot with extensive landscaping and patio. Immediate possession. \$177,900. WOA-36420



WONDERFUL FAMILY HOME
Well maintained, one owner home in a prime area. Spacious open floor plan with neutral decor, finished basement with wet bar, 4 bedrooms, 2½ baths and family room. Lovely landscaping! \$179,900. HUN-36292



WEST BLOOMFIELD
The secluded area of Sagamore Estate with lake privileges on Woodpecker Lake makes this Tri-level a prime candidate for sale and fix up! Add your own personal touches. \$149,000. ARD-36176



CASS LAKEFRONT!
Gorgeous lakefront lot with spectacular sunset views. This wonderful property offers sandy beach and steel seawall. This bungalow style home has wonderful potential. A must see! \$169,900. WIW-36012



CASS LAKE CANAL
Extensive updating makes this canal front home special. Enjoy year-round lake living. Great room, deluxe kitchen and master suite, private dock and 2 decks overlooking canal front. \$135,900. ALE-36293



NEW CONSTRUCTION!
Spacious ranch offers 3 bedrooms, 2½ baths, fireplace, walk-out basement, 2 car garage and a private park-like setting. Lake Orion close to shopping and freeway. \$119,900. HEI-47



ALL SPORTS LAKE FRONTAGE
This super renovation on Cass Lake has two bedrooms, plus a sleeping loft, formal kitchen opens to the Great room with cathedral ceiling, large deck, dock and sandy beach. \$149,900. PAK-36011



FAIRVIEW FARMS
Great value in Rochester Hills. This 4 bedroom Colonial features central air, neutral decor, formal dining room, family room with fireplace and spacious 115 foot lot backs to commons area. \$134,000. CER-53



FARMINGTON CHARMER!
Delightful 2 bedroom ranch with wonderful kitchen and dinette area, den with doorwall leading to newer deck. Newer roof, siding and furnace. Move right in! Offered at \$80,500. VIT-33094



RANCH WITH POOL
Three bedroom, 1½ bath Troy ranch with finished basement, "insider" windows and new bay window. Private back yard with deck, gazebo, pines and inground pool. Mint condition! \$114,900. ATS-65



FABULOUS TREES
And private lot highlight this Rochester Hills ranch. This home features 3 bedrooms, 2 baths, formal dining and living rooms, family room, 3 fireplaces and all appliances! Newly listed at \$152,000. WIM-34



POTOMAC TOWNE
Beautifully decorated 2 bedroom, 2½ bath Townhouse in West Bloomfield features mirrored bi-folds, crown moldings, vertical blinds, hardwood floors and more. Newly listed at \$119,500. WRY-36020