

# RALPH MANUEL ASSOCIATES • REALTORS



**GILBERT LAKE FRONTAGE - 4+ ACRES!**  
Old world enchantment and prestigious location distinguish this Country Manor. Fabulous grounds surround the 6 bedroom, servants quarters and greenhouse. \$598,000. QUN-35893



**CREATIVE ARCHITECTURE**  
First floor master suite boasts a winding stairway to loft area, 3 bedrooms, library and sunken living room with glass block step, round walls and recessed lights. \$349,900. MAD-35528



**FABULOUS CONTEMPORARY DESIGN**  
On the end of a cul-de-sac and backing to wooded area. First floor master suite, lots of high ceilings and great kitchen/nook design. Still time to make custom selections. \$345,000. WIM-45891



**PINE LAKEFRONT ON INTERLAKEN ROAD!**  
One of a kind with wonderful New England charm. Elegant updating, island kitchen with bay, gorgeous master suite, 3 garden rooms and beautiful grounds with brick walkways and patio. \$839,000. INN



**OPEN SAT. & SUN. 2-5H**  
**W. of Franklin, N. off Long Lake**  
**LAKEFRONT LIVING**  
Superb quality amenities include dramatic entrances, rich tiles, sunlit atriums, skylights, large bay windows and courtyards. Seeing is believing at Lakeshore on Wabook Lake. From \$437,500.



**WEST BLOOMFIELD COLONIAL**  
Lovely lot with mature trees surrounds this one-owner delight. Newer roof, furnace, central air, electrical service, sprinkler system, garage door and opener. \$205,900. WOE-45738



**OUTSTANDING FAMILY HOME**  
Exceptional Quad-level home with Walnut Lake privileges. Premier lot with Birmingham Schools, 3 bedrooms, 2 full and 2 half baths, patio and summer porch. Finished rec room. \$205,000. DAR-45779



**SPACIOUS COLONIAL**  
Features 4 bedrooms, 2½ baths, library, living and dining room, family room with fireplace and hardwood floor. First floor laundry and beautiful park-like yard with trees. \$169,900. COD-45901



**PARK-LIKE SETTING**  
Spacious contemporary home featuring 3 bedrooms, library, 2½ baths, living and dining room, and an open floor plan. Relax in the family room overlooking a private commons area. \$149,900. ODA-39896



**SHARP TOWNHOUSE**  
Move right into this 2 bedroom Farmington Hills Condo. Neutral decor, freshly painted throughout, fireplace, skylights, private entry, basement and low association fee! All this for \$95,900. COY-45920



## RALPH MANUEL

### ASSOCIATES • REALTORS

<b>647-7100</b> 1821 W. Maple Birmingham - Bloomfield	<b>851-6900</b> 32961 Middlebelt Farmington Hills - West Bloomfield	<b>656-8900</b> 445 S. Livernois Rochester Hills - Sterling Heights	<b>647-2030</b> 908 S. Adams Birmingham - Troy
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**Relocation 1-800-R-MANUEL**

• MEMBER OF EMPLOYEE RELOCATION COUNCIL •



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





## “WYNDHAM PLACE CONDOMINIUMS”

- Completely landscaped grounds including sprinkler system.
- Wood decks
- Private entrance with masonry screen wall
- Full basement
- Two car attached garage with door opener
- Energy efficient furnace and central air conditioning
- First floor laundry room
- Kitchen includes dishwasher, disposal, electric range, built-in self-cleaning oven and microwave
- Burglar alarm with motion detector and digital pad
- Steel insulated entry doors
- Double glazed insulated wood windows and doorwalls
- Wood burning fireplace
- Recessed lighting
- Ceramic or tile in foyer, hall and kitchen
- Carpeting throughout
- No was line/drain in laundry

**Priced from \$169,900 to \$195,900.**  
• Located South of 14 Mile on the East side of Middlebelt •

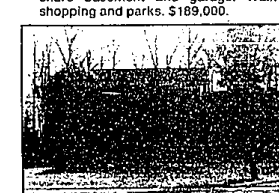
**OPEN SAT. & SUN. 1-6**



**DEERFIELD VILLAGE**  
Use the clubhouse and pool when you move into this large Colonial. Open floor plan with 4 bedrooms, 2½ baths, newer furnace and roof, library, central air and nice yard. \$189,500. PEM-45737



**WALK-OUT RANCH**  
New custom kitchen and spacious deck overlooking a lovely fenced lot with calm views. Cedar roof, side entrance garage, 4 bedrooms, 3 baths and more. Reduced to \$184,900. HAD-40739



**CONVENIENT TROY AREA**  
This beautiful 4 bedroom Colonial is situated on a treed corner lot. Family room with fireplace, den, formal dining room and 2½ baths. \$179,900. SER-15



**FRANKLIN VILLAGE**  
Ideal location for this 4 bedroom, 2½ bath Tri-level on a beautiful lot. Cozy paneled family room with brick fireplace and walk-out to patio. State foyer and hardwood floors. \$162,500. MEW-40788



**OPEN SUNDAY 2-5**  
**YOU DESERVE IT!**  
The good things in life in this 4 bedroom Tudor with a 20 x 40 Inground pool with Jacuzzi! Many unique features in West Bloomfield. \$156,900. 6818 Wynford, W. of Middlebelt, N. of Maple.



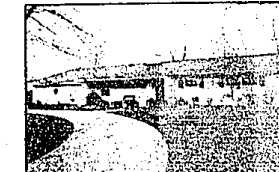
**SOPHISTICATED IN-TOWN BIRMINGHAM**  
Is the settling for this beautiful Condo with unique multi-level floor plan. Desirable unit has it all - private courtyard entrance, 2 balconies, appliances, fireplace and 2 car garage. 169,000. SOD-40144



**PERFECT LOCATION!**  
Discover this spacious yard with plenty of play area and privacy. Well maintained 3-4 bedroom Tri-level has 2 full baths, living room and fireplace, Florida room and spacious kitchen. \$149,900. DUE-46088



**SHRINE AREA**  
Wonderful Colonial in sought after Shrine area of Royal Oak. Cozy library; 3 large bedrooms, 1½ baths, central air, all new windows and much more. Move-in condition! Newly listed at \$126,000. CLN-45818



**BLOOMFIELD HILLS SCHOOLS**  
And Wing Lake privileges are just 2 of the pluses of this lovely ranch on almost an acre of property. Cathedral ceilings in the kitchen and great room. Offered at \$124,900. MAE-44410

**OPEN MONDAY-FRIDAY UNTIL 8 P.M./SATURDAY-SUNDAY UNTIL 5 P.M.**