

RALPH MANUEL ASSOCIATES • REALTORS



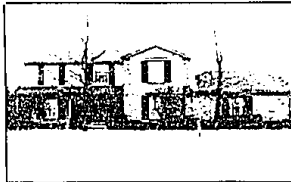
FARMINGTON HILLS COLONIAL

Built in 1987, 2 story great room, heated garden room, Paladian windows and walk-out lower level. Backs to wooded commons and golf course. \$325,000. HON-57450



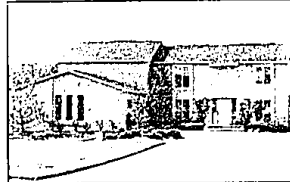
GRACIOUS COLONIAL

What a setting in a quiet cul-de-sac, on a wooded ravine site. Doorwalls from the family room and breakfast nook, open to a deck which overlooks the woods. \$262,900. TUE-53716



SOMETHING SPECIAL

Over 3100 sq. ft. in this very attractive Coleman, Moss, 4 bedroom home. Professionally landscaped with gunite pool, brick walk and gazebo. Established Troy neighborhood. \$269,000. BLK-57319



MAGNIFICENT PRIVATE LOT

Sparkling Contemporary, on beautiful acre cul-de-sac lot, built in 1987. Over 3800 sq. ft. plus 2000 sq. ft. in walk-out lower level. \$369,000. SUY-54808



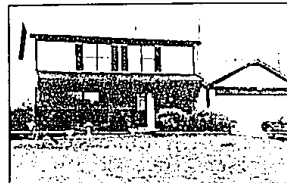
SHARP TUDOR

Terrific three year old home offering: Neutral decor, spacious kitchen, family room with fireplace, walk-out lower level and three car garage. Immediate Occupancy! \$259,000. CAN-57389



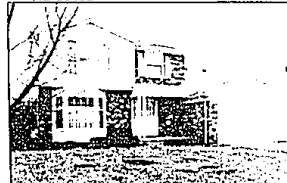
TUDOR ON CUL-DE-SAC

Endless amenities are featured in this home. Three full, plus 2 half baths, circular stairs, secluded yard with pool backing to commons and possible in-law suite. \$249,999. TRN-52092



LAKE FRONT COLONIAL

Hard to find lake front and best location in Novi. Four bedroom, 2 1/2 bath home, done in neutral decor, with new deck, clubhouse and pool in subdivision. \$145,000. VIE-55182



BIRMINGHAM SCHOOLS

Lovely four bedroom Colonial. Family room has brick hearth fireplace, doorwall leading to deck, updated kitchen, partially finished basement and 1st floor laundry. \$125,500. ELE-57332



LATHRUP VILLAGE RANCH

Sharp brick home in the nicest area, features 3 bedrooms, fireplace in living room, formal dining room, bright eat-in kitchen, Florida room and full basement. All on double lot. \$112,500.



BIRMINGHAM CONDO

Spacious one bedroom, recently redesigned and remodeled condo. Skylight, track and recessed lighting, customized closets and more. Centrally located and close to shopping. \$85,900. MAE-54284




RALPH MANUEL

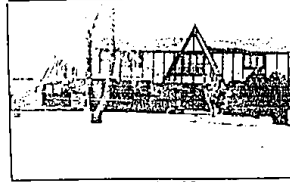
ASSOCIATES • REALTORS

<p>647-7100 1821 W. Maple Birmingham-Bloomfield</p>	<p>851-6900 32961 Middlebelt Farmington Hills-West Bloomfield</p>	<p>656-8900 445 S. Livernois Rochester Hills-Sterling Heights</p>
<p>645-2030 908 S. Adams Birmingham-Troy</p>	<p>645-0020 Commercial Division Mon. - Fri.</p>	<p>227-9610 6300 Brighton Lk. Rd. Brighton-Livingston</p>

IF YOU ARE MOVING ACROSS THE CITY OR ACROSS THE COUNTRY, OUR RELOCATION DEPARTMENT CAN MAKE YOUR MOVE SMOOTHER. CALL 1-800-R-MANUEL.







FARMINGTON HILLS TUDOR

Magnificent four bedroom home featuring, mitered beams, fieldstone fireplace wall, 6 panel doors, hardwood floors and fantastic library. Newer shingles and furnace. \$249,900. COS-57248



BLOOMFIELD HILLS SCHOOLS

Beautiful treed lot is the perfect setting for this newer brick and cedar home. Wonderful master bedroom with fireplace, sitting room and country kitchen. \$213,800. FAE-57406



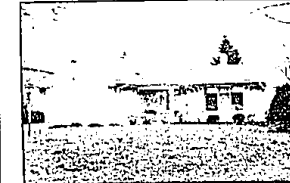
CALIFORNIA RANCH

Exciting open Contemporary home with that open feeling. Vaulted ceiling in living room, immaculate and recently redecorated in neutral tones. Pride of ownership thru-out. \$155,900. PEN-57195



PEMBROKE SUBDIVISION

Unique Ranch with master bedroom and full bathroom, along with two more bedrooms and full bath. Excellent neutral condition and new furnace with air cleaner. \$124,900. MAR-57147




GORGEOUS TRI-LEVEL

Sunny and bright updated kitchen leads to lovely setting with privacy fence. Well-maintained homewith beautiful decor - area of more expensive homes. \$93,200. ASY-29470



BERKLEY DOLLHOUSE

Newly decorated Cape Cod. Well maintained inside and out, fireplace in living room, large master bedroom upstairs, rec room, garage and beautiful yard. \$69,900. TYR-57241

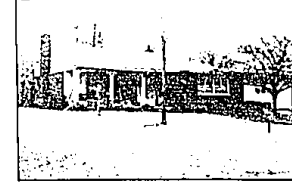


PINE CREEK RIDGE

Spectacular homesites now available in the Brighton Area!

Beautiful wooded building sites nestled among mature pine and hardwood forests, many with lakefront, stream and ravine settings. All located within the Brighton School District.

Pine Creek Lodge • 227-9610
Developed by River Place/Abbey



OPEN AND SPACIOUS

Describes this 3 bedroom, 1 1/2 bath Quad-Level home. Living room with vaulted ceiling and huge family room with fireplace, perfect for entertaining. Great neighborhood. \$129,900. FAE-54273



COUNTRY ATMOSPHERE

Delightful Ranch with remodeled kitchen. Family room has French doors leading to a large deck overlooking spacious yard. Newer furnace, roof and more. \$139,900. GRR-54767



SOUTHFIELD RANCH

Beautifully maintained one owner home, with many new recent improvements including, newer furnace and central air. Three bedrooms, finished basement and 2 car attached garage. \$89,900. VAY-54595



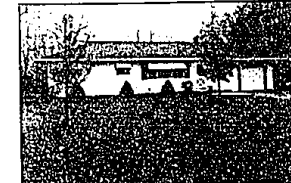
LUXURIOUS, AFFORDABLE TOWNHOUSE

Just 3 years young, offers 2 bedrooms, private patio entrance, skylight, recessed lighting and natural fireplace for cozy winter evenings. Pool and tennis for summer fun. \$89,900. COY-57295



PERFECT STARTER HOME

North Royal Oak Bungalow in clean move-in condition. Three bedrooms, two car garage with opener, finished rec room with bar, plus adjacent finished room. \$79,900. CHR-57449



SUPER LOCATION

Rochester Hills, three bedroom ranch on large treed lot. Updated features include kitchen, furnace, roof, water heater, driveway and partially finished full basement. \$108,000. TEX-74

RELOCATION 1-800-R-MANUEL