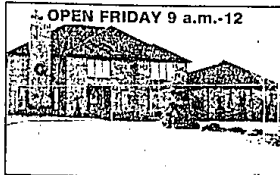


# RALPH MANUEL REALTORS • FOR TODAY AND FOR THE FUTURE



**OPEN FRIDAY 9 a.m.-12**

**GORGEOUS**  
Five bedrooms, 4 full baths, finished walk-out lower level and more. Hard to duplicate at this price! \$660,000. 34415 Ramble Hills, Farmington Hills, N. of 11 Mile, W. of Farmington Rd. 851-6900

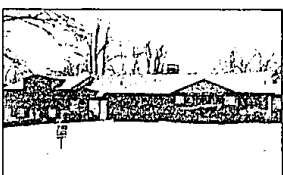


**OPEN SUNDAY 1-4**

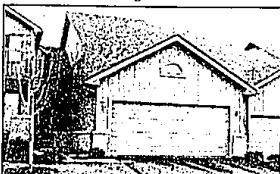
**ELIZABETH LAKEFRONT**  
Move-in condition with 4 bedrooms, 3 baths, family room, built-in hot tub and beautiful lakeside decks. 4869 Motorway Drive, E. off Cooley Lake Rd., S. of Elizabeth Lake Rd. \$419,000. 647-7100



**PARK-LIKE SETTING**  
Enjoy the view of the lake from this 4 bedroom, 3 bath colonial with attractive family room, newer furnace and beautiful inground pool. Immediate occupancy. newly listed at \$218,500. 851-6900



**BLOOMFIELD HILLS**  
From traditional to contemporary and everything in between. All kitchen appliances, 3-4 bedrooms, 3 full updated baths, mirrors, alarm and a gorgeous lot. \$294,900. 642-7100



**FARMINGTON HILLS TOWNHOUSE**  
Decorator perfect 3 bedroom, 4 bath condo. Finished lower level with bedroom, full bath, bar and dance floor. Two story great room plus 2nd floor loft! \$199,900. 851-6900



## RALPH MANUEL

### ASSOCIATES • REALTORS

<b>647-7100</b>	<b>645-0020</b>	<b>851-6900</b>
1821 W. Maple Birmingham- Bloomfield	Commercial Division	32961 Middlebelt Farmington Hills- West Bloomfield

<b>645-2030</b>	<b>227-9610</b>
908 S. Adams Rochester-Troy Birmingham	6300 Brighton Lk. Rd. Brighton- Livingston

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







**CITY OF BLOOMFIELD HILLS**  
Lovely four bedroom, 3½ bath Colonial, with huge deck on almost an acre of trees and privacy. Finished basement, sauna, family room, den, and wet bar. \$309,000. 647-7100



**SPRAWLING RANCH**  
Independence Hills offers this 4 bedroom, 2½ bath ranch. Central air, lovely lot, beautiful stone fireplace and walking distance to downtown Farmington. Newly listed at \$199,000. 851-6900



## 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 Abbey Homes



**OPEN SUNDAY 1-4**

**PINE LAKE ESTATES**  
A few steps away from beautiful Pine Lake beach. Five bedroom Colonial, with Bloomfield Hills Schools. 3856 Normanwood Drive, N. off Long Lake Rd., E. of Orchard Lake Rd. \$192,000. 851-6900



**BEST OF ALL WORLDS**  
In-town Birmingham, and only six years old. Finitucco designed and artfully finished, this 2-story townhouse features a dream kitchen, and greenhouse windows. \$269,000. 647-7100



**COLONY PARK SUB**  
Bright and cheerful describes this California contemporary quad. 2-story living room with fireplace, family room, library, 4 bedrooms, 2½ baths, central air, alarm and more. \$179,900. 851-6900



**EXTRA LARGE LOT**  
Well maintained home which features a large master suite, plus a 2nd master suite, finished basement with wet bar and park-like setting with beautiful landscaping. \$169,900. 647-7100



**CLASSIC CAPE COD**  
Don't miss this chance to buy the cutest 2 bedroom home in Birmingham. Formal dining room, fireplace in living room, bay in breakfast room, hardwood floors and porch. \$174,500. 647-7100



**GREAT FAMILY HOME**  
Well maintained 4 bedroom, 2½ bath home. Family room with fireplace, library, 1st floor laundry, hardwood floors, new furnace and central air. Tree lot and swim club. \$172,900 851-6900



**CASS LAKE CONTEMPORARY**  
Canal front only 1 door from the lake. Stone fireplaced living room with barn beams leads to a very special deck with hot tub. Perfect for single or couple. \$164,900. 851-6900



**LUXURY TOWNHOUSE LIVING**  
Picturesque running creek makes this a special unit! Three bedrooms, 2½ baths and finished basement. New carpeting, verticals and extensive decking! \$122,900. 851-6900



**FABULOUS MASTER SUITE**  
With a wonderful whirlpool bath and tons of closet space. Three bedroom, 2 bath bungalow backing to park and only a short walk to town. Newer roof and furnace. Offered at \$199,900. 647-7100



**BLOOMFIELD HILLS SCHOOLS**  
Included with this 3 bedroom updated ranch nestled in a beautiful country setting. New merillat kitchen, finished lower level with bath and much more. Won't last! \$104,900. 647-7100



**FARMINGTON HILLS**  
Fall in love with this charming Cape Cod. In a sought after sub. Built in 1983 this 3 bedroom, 2 bath home has a gracious open floor plan and extensive decking. \$145,900. 647-7100



**NIFTY BIRMINGHAM CONDO**  
Within walking distance to town, parks and restaurants. Neatly done in neutrals, 3 bedrooms, 1½ baths, family room in finished lower level. Must see! \$79,900. 647-7100



**IN-TOWN BIRMINGHAM**  
Walk to everything from this well-maintained, in-town ranch. Many recent updates including roof shingles, carpeting, decorating, aluminum siding and insulation. \$109,900. 647-7100



**POND VIEW CONDO**  
A Florida, newly decorated end unit. Formica kitchen, built-ins, Barbor carpet, and ceramic entry. Great for the couple or single to move right in. \$122,000. 851-6900



**CASS LAKE PRIVILEGES**  
Plenty of room for your family to enjoy the lake in this newly remodeled and carpeted 4 bedroom home. West Bloomfield schools and 2½ car garage on a large lot. \$84,900. 851-6900

## RELOCATION 1-800-R-MANUEL