

WHAT ARE YOU DOING NEW YEAR'S EVE?

Start planning right now to enjoy FIRST NIGHT/BIRMINGHAM '92. Literally hundreds of your friends and neighbors (urged on by the Cultural Council of Birmingham/Bloomfield) have been planning to create the safest, sanest, maybe trendiest, hangover-free, all-family, most fun way to ring in the New Year yet. It's a downtown festival of the arts, a celebration of the senses saluting great talents we have in southeast Michigan for putting on a good time. Artists. Actors. Singers. Dancers. Musicians. Mimes. Magicians. Soloists. Groups. Choirs. All booked into the public buildings, library, Community House, city hall, churches, office lobbies and store-fronts of Birmingham.

All for just \$5 admission button pinned to your parka! All because corporations, local business people, the city and its institutions, clubs and organizations, and concerned citizens have recognized the worth of an alternative New Year's party and helped fund the costs of FIRST NIGHT/BIRMINGHAM.



OPEN SUNDAY 1-5
EXCEPTIONAL ENGLISH TUDOR on professionally landscaped lot in Quail Ridge. Oak paneled library and kitchen. Bay window in family room. 4 bedrooms. \$239,000. 1937 Maple Ridge, R.H., S. of Avon, W. off Adams. (644-6300) 192109



CHARMING RANCH in highly respected area of Birmingham offers hardwood floors, vaulted ceilings, family room, three bedrooms and 3 1/2 baths. First floor laundry. Brick-walled courtyard entrance. \$259,000. (644-6300) 192121



OPEN SUNDAY 2-5
SHARP LATHRUP VILLAGE RANCH. 2, possibly 3 bedrooms, finished breezeway, lovely family room with hardwood floors. Patio off family room. 18250 Glenwood, L.V., S. of 12 Mile, W. of Southfield. \$112,500. (851-5500) 184022



EXQUISITE RANCH in prestigious Heron Bay. Beautiful white marble foyer, outstanding master suite, library or 5th bedroom, lower level with hobby room plus huge unfinished area. Exceptional quality. (644-6300) 194057



DEEP LOT with mature trees is setting for spacious 3 bedroom, 2 1/2 bath home. Custom kitchen, family room with fieldstone fireplace and wet bar, 4th bedroom or den. Intercom, sprinkler system. Rochester. \$151,000. (651-3500) 096890



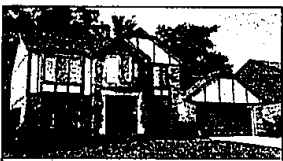
MANY UPGRADES can be found thru-out this 3 bedroom colonial in Heatherwood Village. Ceramic tile foyer, formal dining room, family room. Crown moldings, custom window treatments. Rochester. \$134,900. (644-6300) 097271



LOVELY BIRMINGHAM TOWNHOUSE with courtyard setting has remodeled kitchen with bleached oak cabinets and bleached floor in living room. Two bedrooms. Finished basement. Convenient location. \$76,000. (644-6300) 194192



CITY OF BLOOMFIELD HILLS - Across from Cranbrook Schools and gardens. Well maintained ranch on large lot with three bedrooms, 2 1/2 baths, den, Florida room. Marble foyer. Large porch. LOCATION. \$398,000. (644-6300) 175593



GREAT FAMILY AREA near Marshbank Park for swimming and boating fun. Library, separate dining room, large kitchen, family room with lovely rear yard. Four bedrooms, 2 1/2 baths. Central air. \$195,000. (644-6300) 192247



CARED FOR HOME in a natural setting near the Kirk has fireplaces in the living and family rooms, four bedrooms, 2 1/2 baths and a walk-out lower level. Redwood deck. Heated garage. Large rooms. \$199,000. (644-6300) 191914



GRACIOUS FOUR BEDROOM FAMILY HOME within walking distance to Quanton Lake. Library and family room in lower level. Wonderful private patio and yard. 2 1/2 car garage. Definitely not a "Drive By." \$249,900. (644-6300) 188905



WONDERFUL CONDO backing up to a pond with water spray. Vaulted ceiling, great room with marble fireplace and deck overlooking water. Breakfast area with built-ins. Two bedrooms and two baths. \$199,000. (851-5500) 194780



SANDALWOOD CONDOMINIUM in quiet location. Ceramic foyer, mirrored fireplace in living room, updated kitchen and a finished walk-out lower level with third bedroom. Land contract possible. \$189,900. (644-6300) 181613



SPACIOUS City of Birmingham townhouse. Two bedrooms, 1 1/2 baths. Newer carpeting in the living and dining rooms. Hardwood floors and cove ceiling. Central air. A pleasant walk to shopping. \$28,900. (644-6300) 191772



FOUR TO SIX BEDROOMS, depending on how you want to use them. Large Bloomfield Village colonial with library. Spacious family room opens to patio. Two fireplaces. Recently updated. Central air. \$379,000. (644-6300) 189364



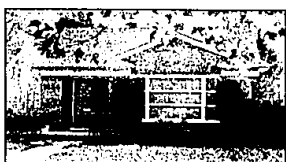
BRIGHT AND CHEERY COLONIAL QUAD. Open floor plan that lends itself to a large family. Family room with fireplace. Florida room. Den or fifth bedroom. 2 1/2 baths. Freshly painted. Spacious. \$219,900. (644-6300) 194275



QUALITY BUILT TUDOR. Oak woodwork thru-out. Circular staircase in foyer. 1st floor laundry. Custom draperies. French doors in library. Master bath has separate tub and shower. Too many amenities to list. \$215,000. (689-7300) 194246



OPEN SUNDAY 1-4
CONTEMPORARY RANCH on lovely cul-de-sac. Newer kitchen floor, neutral decor, mirrored walls, large deep yard for children or deck. 3 bedrooms, 2 baths. \$137,900. 50 Foxboro, R.H., N. of Walton, E. of Adams. (851-5500) 193911



IMPRESSIVE RANCH in City of Birmingham. Newer kitchen with built-in desk, dining room, three bedrooms and nicely finished basement with wet bar and tiled floor. See it and you too will be impressed. \$129,900. (644-6300) 194017



IN BIRMINGHAM'S PIERCE SCHOOL AREA, extensively upgraded and priced at only \$119,500. Refined pine floors. Dining room, 3 bedrooms, 1 1/2 baths. Patio in fenced rear yard. Basement. Yes. \$119,500. (644-6300) 194016



STATELY FOUR BEDROOM COLONIAL with a treed, fenced rear yard providing a park-like setting. Library, family room with fireplace and a huge master suite. Family neighborhood. Birmingham Schools. \$214,900. (644-6300) 186802



YUPPIES CHOICE. Birmingham charmer has 3 bedrooms, newer kitchen with ceramic floor. Furnace and central air new 1990. Electrical and plumbing updated. Dining room. Hardwood floors. Garage. \$109,900. (689-7300) 191149



GREAT LOCATION for young couple or empty nesters near Beaumont Hospital. New expressway makes it super convenient. End unit condominium with two bedrooms. VA or FHA terms available. \$51,900. (644-6300) 172066



BLOOMFIELD VILLAGE "CREME PUFF". Family room with fireplace and access to brick patio. Newer kitchen with bay in breakfast room overlooking rear yard. Large library, 3 bedrooms. Rec room. Very nice! (644-6300) 193944



REALTOR



EQUAL HOUSING OPPORTUNITY

Weir, Manuel, Snyder & Ranke, Inc.

HOURS weekdays from 8:30 in the morning until 8:00 in the evening. Saturday until 5:00 P.M. Sunday afternoons to 5:00 P.M.

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