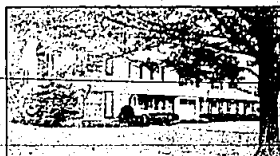


# An easy New Year's Resolution.

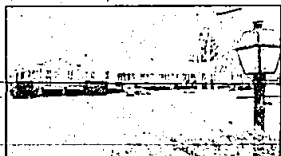
Repeat after me: "If I buy or sell a home in 1992 I'll go see Weir, Manuel, Snyder & Ranke, Inc." That's easy enough. But just in case you wonder why, here's a reminder.

We have been helping our customers buy and sell "one of a kind" houses for over 41 years. The kinds of places you can happily call home. Our resolution is to do a first class job for you.

Make sense? Let us prove it to you in 1992.



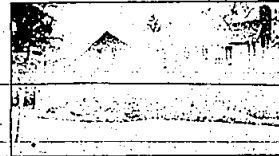
**CLASSIC BLOOMFIELD VILLAGE COLONIAL** on beautifully treed site. Custom built with emphasis on quality. Family room, 6 bedrooms, 5 1/2 baths, 3 fireplaces and more. Great for entertaining or family living. (644-6300) 192315



**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



**OPEN FLOOR PLAN** boasting sunken living room with fireplace, two bedrooms, den. Private yard with inground pool, large deck and gas grill. Oversized garage with heat and electricity. Rochester. \$112,000. (651-3500) 097382



**RAVINE SETTING** for this classic In-town Birmingham five bedroom, five bath Colonial overlooking the river. Library, dining room, family room, three fireplaces. Room for pool. Lots of trees. \$419,000. (644-6300) 192319



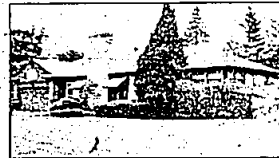
**GORGEOUS THREE BEDROOM CONDO** on wooded ravine. Spacious interior with premium upgrades. Three baths, two fireplaces. Walk-out lower level with family room and wet bar. Three decks. \$185,900. (644-6300) 194323



**DOWNTOWN BIRMINGHAM TOWNHOUSE** has private courtyard entryway, high ceilings, crown moldings, hardwood floors. Gourmet kitchen. Three bedrooms, master suite with fireplace. Expansive glass. \$419,000. (644-6300) 192318



**NEWER DOWNTOWN CONTEMPORARY** has open feeling with upstairs loft overlooking great room with oak trimmed fireplace. Loft can be third bedroom. 2 1/2 baths. Walk-in pantry. Basement. Neat! \$234,900 (644-6300) 194542



**ENJOY THE TREED DOUBLE LOT** with this 3 bedroom, 2 bath ranch with finished basement in Lathrup Village. Entertain on the deck and patio in a private yard setting. Formal dining room. Florida room. \$99,500. (651-5500) 188025



**SPACIOUS UPPER LEVEL CONDO** in small Bloomfield complex. Living room fireplace. Separate dining room. All kitchen appliances. Balcony overlooks common courtyard. Basement. Central air. \$82,900. (689-7300) 195190



**LANDMARK HOME** in the City of Birmingham just one block from Quanton School. Beautiful cherry kitchen. Library. Newer family room. Five bedrooms, and four fireplaces. Front and rear stairways. \$379,000. (644-6300) 189414



**WING LAKE FRONT.** Close to shopping and transportation. This charming Cape Cod has first floor bedroom or possible family room. Florida room. Three bedrooms up. Fireplace. Bloomfield Hills Schools. \$279,900. (644-6300) 192707



**LARGE FAMILY HOME** surrounded by much higher priced homes. Both a library and family room, four bedrooms, 3 1/2 baths plus walk-out basement. Much recent updating. Note the three car garage. \$148,000. (644-6300) 189141



**IN-TOWN BIRMINGHAM!** This custom built one owner home has a large first floor master suite with dressing room and two bedrooms upstairs. Raised hearth fireplace. Family room. Indoor barbecue. \$199,900. (644-6300) 190166



**POPULAR FAMILY ORIENTED NEIGHBORHOOD** with excellent Novi Schools. Traditional formal dining room, 4 bedrooms, family room. Den location is conducive to office adaptation. Mostly hardwood floors. \$199,900. (851-5500) 194689



**OBERTI HAS BUILT** some of the finest homes in the area. This beautiful home is one of his and it includes three fireplaces. Library or fifth bedroom. Florida room, family room, and a mud room. \$385,000. (644-6300) 194544



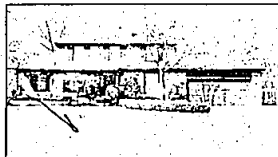
**WONDERFUL CRANBROOK VILLAGE RANCH** with a great floor plan. Vaulted ceiling and neutral decor throughout. Newer roof, carpet, hot water heater, central air and custom blinds. Private rear yard. \$89,900. (851-5500) 195036



**DESIRABLE END UNIT** in popular, well-located Strathmore Village Townhouses. Private patio leads to brick foyer. Two bedrooms, 1 1/2 baths. Basement. Includes kitchen appliances plus washer and dryer. \$89,900. (644-6300) 193125



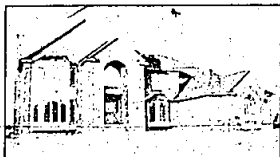
**VERY SHARP TWO BEDROOM TOWNHOUSE** on a wooded ravine setting. Enjoy tranquil hours on new tiered deck. Private entrance to marble foyer with circular staircase. Den. Fireplace. Central air. \$215,000. (644-6300) 187343



**BEAUTIFUL SETTING** for this well maintained four bedroom Colonial built by Robertson Bros. Dining room. Floor to ceiling fireplace in family room. Central air. Deck. Backs to woods. Good living! \$219,900. (644-6300) 192116



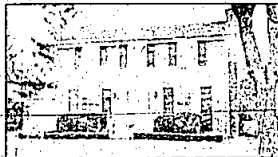
**SUPER HOME** offering 3 bedrooms, master bedroom with cathedral ceilings, skylights and adjoining den, nursery or sitting room. Family room fireplace, breakfast area, patio, 2 car garage. Auburn Hills. \$83,900. (651-3500) 097249



**SPECTACULAR NEW HOME!** Wonderful family room with large windows and vaulted ceiling, library, four bedrooms, a special master suite with whirlpool tub. Additional back stairs. Three car garage. \$429,000. (644-6300) 194980



**WALK TO MIDVALE** and Seaholm Schools from this wonderful family home with fireplaces in living and family rooms, 4 bedrooms, Florida room opens to secluded brick patio. Great location! \$259,900. (644-6300) 194503



**PRIME OLDE BIRMINGHAM LOCATION!** Great center entrance family Colonial with 3 bedrooms, library, family room, 2 fireplaces and rec room. New carpet. Lovely fenced yard. Think location! \$254,900. (644-6300) 195054



**1933 ENGLISH TUDOR** 90% restored awaits your special taste in kitchen and bath fixtures. Slate roof. Two fireplaces. City of Bloomfield Hills on two lots and private road. Loaded with charm. \$335,000. (689-7300) 186093



## 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.

298 South Woodward  
7285 Orchard Lake Road  
4700 Rochester Road  
1205 West University Drive  
498 South Main Street

Birmingham/Bloomfield Hills  
West Bloomfield/Farmington Hills  
Troy/Birmingham/Bloomfield  
Rochester/Rochester Hills  
Plymouth/Northville/Canton/Novi

• 644-6300  
• 851-5500  
• 689-7300  
• 651-3500  
• 455-6000