

WINTERTIME — IS YOUR LIVING EASY?

Living in the right home that really meets your needs can make living easier.

Features like a big kitchen, family room with a fireplace, paneled library, plenty of storage, a treed setting, close to schools and shopping can make a difference.

Make your living easy — Call WEIR, MANUEL, SNYDER & RANKE, INC.



CITY OF BLOOMFIELD HILLS colonial with dramatic two-story foyer, circular staircase, entertainment area off living room, five bedrooms. Wonderful home for entertaining and family living. (644-6300) B04411



LAKE FRONTAGE on Lower Long Lake alongside a canal to Forest Lake near Forest Lake Country Club. Family room, 5 bedrooms, rec room, walk-out lower level. 1515 Lochridge, B.H., N. of Long Lake, W. of Franklin. (644-6300)



HARD TO FIND 4 bedroom ranch with that quality feeling. Amenities include built-ins around living room fireplace, hardwood floors in bedrooms and a nice family room that opens to the kitchen. \$114,900. (644-6300) B08192



OVER EIGHT ACRES in Bloomfield Hills with a fine Robertson Bros. Tudor. Huge family room with vaulted beamed ceiling, bar room and French doors to deck. Four bedrooms and walk-out lower level. (644-6300) B06463



BLOOMFIELD HILLS Cape Cod on over two acres. Fireplaces in the living and family rooms. Newer kitchen and baths. Hardwood floors. Four bedrooms. New pool, deck and landscaping. Three car garage. \$219,500. (644-6300) B07260



HAWTHORN HILLS HOME. Located on breed lot. Four bedroom, 2 1/2 bath home featuring family room with wet bar in library, fieldstone fireplace, walk-out lower level, three car side entry garage. Rochester. \$259,900. (651-3500)



AN EXCEPTIONAL 2nd floor unit in Northern Royal Oak has a covered balcony overlooking pool and fountain area. All appliances in the pleasant kitchen included. Walk-in master closet. Carport. \$47,000. (644-6300) B01891



WONDERFUL NEIGHBORHOOD near Bloomfield Hills Schools. Large two-story foyer, kitchen open to family room, four bedrooms, lovely Florida room overlooking private yard with solar heated pool. \$297,900. (644-6300) B05751



LARGE CONTEMPORARY with great floor plan for family or entertaining. Newly remodeled kitchen, fieldstone fireplace. Large custom deck off great room. \$199,900. 37505 Baywood, F.H., N. of 9 Mile, W. of Halsted. (651-5500) B05378



BIRMINGHAM well maintained ranch with newer furnace and central air. Security system. Updated baths and kitchen. All appliances. Hardwood floors. Three Bedrooms. Immediate occupancy. \$127,000. (644-6300) B03990



GREAT STARTER HOME. Large 2 1/2 car garage. Close to schools, shopping and expressways. Owner will consider land contract with short balloon. Cute and neat. 2 bedrooms. Farmington Schools. \$49,900. (651-5500) B07897



GREAT BINGHAM POINTE CONDO has three finished levels, three bedrooms, three fireplaces, library and recreation room. Hardwood floors in living room, dining room and kitchen and what a great location! \$279,000. (644-6300) B06422



CURB APPEAL is only one of the outstanding features of this desirable home on mature private lot in Hi Hill Village. Three bedrooms, first floor laundry, den off family room. Patio, deck, BBQ grill. \$146,900. (651-3500) 104288



WONDERFUL OPPORTUNITY to complete 4 bedroom contemporary. Choose your colors, fixtures, flooring. Fireplace, library, family room. \$259,900. 7022 Timberview Trail, W.B., N. of 14 Mile, W. of Farmington. (644-6300)



EXCEPTIONAL Robertson built colonial in prime Hickory Heights. Formal living room, family room with fireplace, gourmet kitchen, four bedrooms, rec room, screened porch. Quality craftsmanship. \$289,000. (644-6300) B08227



NEWLY RENOVATED 1 1/2 STORY in Birmingham. Neutral decor THRU-OUT. Newer kitchen, hardwood floors, master bath, marble fireplace and finished basement. Newer furnace and central air. Pizzaz. \$189,900. (644-6300) B08254



FOUR BEDROOM COLONIAL located in one of Birmingham's finest neighborhoods exudes warmth and charm! Oversized fenced rear yard features 2 decks, hot tub, lighted 20x40 basketball court. \$263,500. (644-6300) B08072



FORMER BUILDER'S MODEL. Fully finished basement with wet bar and third bath expands this 3,000 sq. ft. home to over 4,000 sq. ft. View of pond from kitchen and family room. Library. \$247,500. (689-7300) B06775



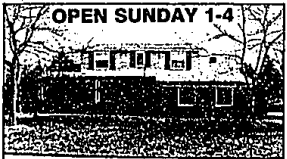
NORTHERN MICHIGAN PRIVACY and view with "right-in Birmingham" convenience. Living room fireplace, den or fourth bedroom and rec room. Sun porch overlooks wooded ravine. Quiet neighborhood. \$193,800. (644-6300) B07261



TOO GOOD TO LAST! Chic and elegant contemporary decorated by Hertz Interiors in desirable Maplewoods North. 3 level deck. Marble fireplace. \$359,900. 4741 Mada Ct., W.B., N. of Maple, W. of Orchard Lake. (651-5500)



NEW CONSTRUCTION in Troy by Nino Homes. Family room, oak library, four bedrooms, 4 1/2 baths, front and rear staircases, nine foot ceilings on the first floor and extensively finished lower level. \$459,000. (644-6300) B07212



EXCELLENT TROY LOCATION. Plenty of amenities in 4 bedroom colonial. Professionally finished basement. Carpet in all baths. Pool. Home Warranty. \$177,900. 170 Hampshire, N. of Long Lake, E. of Livernois. (689-7300) B06888



IN-TOWN BIRMINGHAM GEM is an outstanding condominium alternative. Quakermaid kitchen with granite counters, dining room, 2 bedrooms and 2 baths. Extensive recessed lighting. 2 car garage. \$215,000. (644-6300) B02333



ADD THIS ALL UP! Great location, private wooded lot, Bloomfield Schools, 1st floor master, large rooms for family or formal entertaining. All in desirable Overbrook. 5 bedrooms, family room. Pool. \$429,900. (644-6300) B06050



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

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