



# RALPH MANUEL

ASSOCIATES • REALTORS



**AWESOME** - Custom built ranch with fantastic indoor pool. Large rooms, barrier free, approximately 6000 sq. ft. of living space, and too many amenities to describe. Must see to appreciate! \$335,000. 851-6900 COY-43789



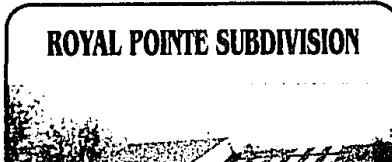
**SMASHING CONTEMPORARY LAKEFRONT** Island retreat close to all conveniences. 4 bedrooms, 3+ baths, possible in-law suite, 3 fireplaces, 2 docks PLUS patio, gourmet kitchen and walk-out lower level to lake. \$400,000. 647-7100 BLN-443819



**EXCEPTIONAL HOUSE ON 1 ACRE** overlooking Cranbrook Academy Gardens. English garden, slate roof, brick & stone exterior, 5 fireplaces, separate garden house, 2nd garage, screened porch, and hardwood floors. \$1,175,000. 647-7100 MAL-B12940



**QUARTON LAKE AREA** - Bright and open home situated on deep lot. 3 bedrooms, 2+ baths, and finished lower level. Walk to Birmingham's shops and restaurants. \$319,000. 647-7100 BAN-40



## ROYAL POINTE SUBDIVISION

**WHITE CONTEMPORARY** - Glassblock stairway to master suite with 10,000 sq. ft. Special ceilings, custom built-ins, 2 saunas, bars & entertaining areas. Located on walk-out wooded site, built by Crystal Homes. \$1,200,000. 851-6900 TRD-442843



**LUXURY ABOUNDS IN THIS** gracious family home with something for everyone. Main floor master suite, office with separate entrance, 5 bedrooms, sauna, and wrap around deck. See Today and Make an Offer! \$329,000. 851-6900 BLD-442275



**DRASTIC REDUCTION!!!** Bloomfield Hills home with lake privileges. Recently updated in neutral tones waiting for a family to see the value of the location. 4 bedrooms, 2 full baths, family room, living & dining room. \$260,000. 851-6900 HAT-437374



**GREAT CURB APPEAL!** Well maintained tri-level with many quality updates. Screened porch, garden room, 3 bedrooms, 3+ baths, and an office that could be in-law suite. Lake privileges. \$228,000. 647-7100 HAD-437470



**RANCH WITH 2+ ACRES** of rolling land. 4 bedroom home with 2 baths, 2 car garage & breezeway. Many updates. Close to all expressways and conveniences. Bloomfield Hills Schools. \$199,000. 647-7100 FON-411994



**PICTURE PERFECT/NEUTRAL DECOR** - Belongs in this house beautiful. Absolute move-in condition, open floor plan, stained woodwork and doors. Great family area - must see, many extras! \$224,900. 647-7100 LAL-427709



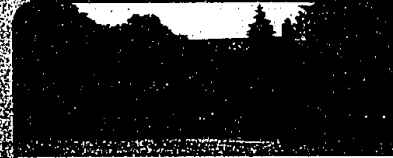
**WOODS, SPACE, SERENITY** and privacy await you in this 3 bedroom, 2+ bath, updated Cape Cod in West Bloomfield. Country kitchen, built-in shelves in library, screened in porch. A rare find! \$185,000. 851-6900 POC-414564



**BEST BUY IN FOXPOINTE!** Move right into this immaculate end unit townhouse. Two bedrooms, 2+ baths, huge master suite would be divided to make 3rd bedroom. Lovely private courtyard. \$159,900. 647-7100 FOE-410840



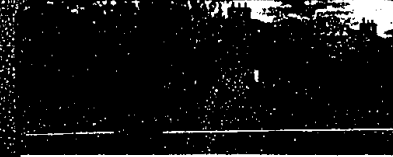
**VIEWS FOR ALL SEASONS** - Brick ranch with finished walk-out, 2 fireplaces, living room has crown molding and built-in bookshelves, family room in finished walk-out. Situated on over 1.5 acres of woods and stream. \$144,900. 851-6900 WIK-420420



**LATHRUP CHARMER** - Don't miss this classic center entrance Cape Cod with 4 bedrooms, 2 baths and delightful newer kitchen. Neutral decor, hardwood floors and 2 car attached garage, are just a few features! \$110,900. 647-7100 RAE-429918



**WALLED LAKE PRIVILEGE** - Newer ranch condo, with boating, and docking on Walled Lake. White formica kitchen, many upgrades, private beach, and a lovely view from living room bay window. \$89,900. 851-6900 BAW-407793



**CONVENIENT LOCATION** - This ranch condo offers "private home," spaciousness and comforts. 2 large bedrooms and baths, in-unit laundry, kitchen with center island. Strolling paths. Doorwalk to pond. \$85,000. 851-6900 WEN-443270

## "New Listings"

**WALK TO BIRMINGHAM SCHOOLS** from this fresh & updated, 3 bedroom ranch. Updated, eat-in kitchen, newer carpeting, full finished basement and 2 car garage, are just some of the features. \$119,900. 647-7100

**GRACIOUS BLOOMFIELD VILLAGE** - 5 bedroom colonial, on beautiful landscaped lot with pool/spa. Excellent floor plan for family and entertaining. 3 fireplaces, and many custom updates. Birmingham Schools. \$598,000. 647-7100

**FARMINGTON HILLS CONTEMPORARY** entry level end-unit overlooking trees. 2 bedrooms, 2 baths, walk-in closet in master bedroom, mirrored doors, marble fireplace, 9 ft. high ceilings, and neutral decor thru-out. \$109,900. 851-6900

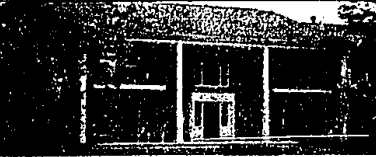
**GET EXCITED!** Wonderful updated home in Rolling Oaks. Contemporary flair, shiny white formica kitchen, hardwood floors, finished lower level, fabulous private lot. Call today! \$259,900. 851-6900

**ATTRACTIVE CAPE COD** offering 3 bedrooms, large country kitchen overlooks fenced rear yard and deck. Attached heated 2 car garage with workshop. Many updates since 1988. Walk to school and downtown Birmingham. \$215,000. 647-7100

**POPULAR BLOOMFIELD FARMS** is the setting for this attractive brick ranch. Family room with fireplace, 3 bedrooms, 1+ baths, central air and attached 2 car garage. Beautiful treed setting PLUS Birmingham schools! \$121,000. 647-7100

**PREMIUM LOCATION IN WEST BLOOMFIELD** - Clean, newly decorated in neutrals, well maintained home with marble fireplace, finished & carpeted family room in lower level. Rear balcony overlooking treed yard. \$109,000. 851-6900

**TRULY A GREAT BUY!** Sharp 4 bedroom Colonial offers many upgrades! Hardwood floors, extensive use of marble and granite, magnificent master bedroom suite, alarm and sprinkler systems. Priced to sell! \$178,000. 851-6900



**SURE WAY TO SAVE** - Value packed 2 bedroom, 2 bath with large formal dining room & eat-in kitchen. Vacation every day with pool and clubhouse. Wonderful Farmington Hills location. \$82,000. 851-6900 MIT-437373

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