



# RALPH MANUEL

ASSOCIATES • REALTORS



**UPPER LONG LAKE FRONTAGE** - Fabulous, newly constructed home on all-sports lake. 5 bedrooms, 5 1/2 baths, walk-out lower level and great location! \$1,395,000. 647-7100 LOS-432248



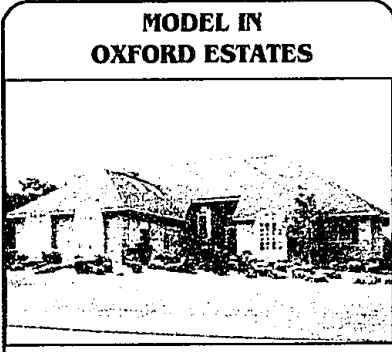
**SMASHING CONTEMPORARY LAKEFRONT!** Island retreat. 4 bedrooms, 3 1/2 baths, 3 fireplaces, 2 decks PLUS patio, gourmet kitchen and walk-out to lake. \$400,000. 647-7100 BLN-443819



**NESTLED ON WOODED CUL-DE-SAC SETTING** off Echo Road. All the charm of a Cape Cod, yet grandeur of an estate home. This home welcomes you step by step, from the 2-story great room to the indoor pool & exercise room. \$1,300,000. 851-6900 ECO-420903



**SPECTACULAR VIEW** of Ovation Lake from this well built brick ranch. Large kitchen, finished basement has rec room w/fireplace, full bath, year-round Florida room. \$464,900. 647-7100

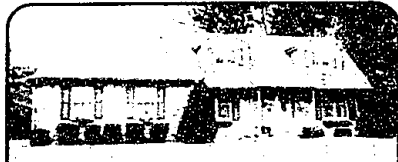


## MODEL IN OXFORD ESTATES

**OPEN SUNDAY 1-5**  
27009 Greenwich Circle, S. of 12 Mile, E. off Drake  
Stoned entrance leads to wooded, winding streets in this new community. 2-story foyer, glassed great room and 1st floor master bedroom, are the basics while the appointments of this model are luxury. Other sites and homes available. \$425,000. 851-6900 GRH-436498



**WABEEK'S BEST BUY** - Spectacular contemporary on beautifully landscaped lot, 5000 sq. ft. of luxurious living. Dream kitchen, extensive use of marble and granite, family room & finished lower level. Great for entertaining! \$769,000. 851-6900 SHN-423737



**QUIET CUL-DE-SAC.** Updated Cape Cod in custom country neighborhood on large lot. Many updates, 3 bedrooms, 2 1/2 baths, family room, library and screened porch. \$175,000. 647-7100 VIR-439021



**CUSTOM BUILT COLONIAL** - Open, spacious floor plan on beautiful wooded lot. 4 bedrooms, 2 1/2 baths, island kitchen, ceramic tile entry and extra wide staircase leads to large upstairs hallway. \$385,000. 851-6900 HAK-449742



**ROOMY RANCH** - Well maintained spacious Ranch on quiet dead-end street. Large fenced lot, dock, newer central air and above ground pool, 3 car garage. \$106,900. 647-7100 FRN-434258



## "New Listings"

**"ACCEPT ON VALUE"** - Beautifully maintained & updated condo, with view of pond and access from Great room & deck. White formica kitchen, finished basement, garage. Move-in condition. Immediate Occupancy! Motivated Seller! \$117,400. 851-6900

**WONDERFUL CAMELOT COURT SUB** offers this completely updated Colonial. Beautiful kitchen with bleached oak cabinets and butcher block island, bedrooms, 1 1/2 baths, finished basement and more. \$133,000. 851-6900

**MOVE RIGHT INTO** this lovely Bungalow situated in a nice Oak Park sub. Some new windows, newer carpeting, freshly painted and immediate occupancy. Sellers very anxious! Newly listed at \$54,500. 851-6900

**WEST BLOOMFIELD** - Sharp, 3 bedroom, 3 bath ranch on wooded lot. Vaulted ceiling in Great room & dining room, skylight in kitchen & bath. Master suite with whirlpool & walk-in closet. Great condo alternative. \$224,000. 851-6900

**UNPACK YOUR BAGS** - And move right in to this fabulously updated home! Almost an acre of privacy! Bloomfield HSA Schools. \$144,500. 647-7100

**VALUE PLUS!** Heal and clean first floor condo w/courtyard views. Neutral tones, vertical blinds, walk-in closet in master bedroom and kitchen appliances. \$49,500. 647-7100

**YOU'LL THINK IT'S NEW!** Detached 3 bedroom ranch condo in Bloomfield Hills. Large master suite with 2 giant closets, hardwood floors. Immediate Occupancy. \$224,900. 647-7100

**A MUST!** 2 bedrooms, w/bonus room in attic, large knotty pine family room, over 1200 sq. ft. & 2 car garage. Just move in and relax! \$69,900. 647-7100

**BEAUTIFUL RANCH** in wonderful neighborhood! 4 bedrooms, 2 1/2 baths, activities room, family room with fireplace, attached garage. Must see! \$214,900. 647-7100



**COMFORT, CONVENIENT CONDO** - All abound in this spacious 2100 sq. ft., 3 bedroom, free-standing townhouse. Walk-out finished basement, beautiful allwood tone kitchen and gatehouse. \$245,000. 851-6900 FOT-405799



**DETACHED CONTEMPORARY SITE CONDO** - Unusual, private treed lot gives this home a special atmosphere of elegance and privacy. Wood floors, recessed lights and more. A Must See! \$220,000. 851-6900 YAY-448498



**MOVE RIGHT INTO THIS** great, 4 bedroom, 2 1/2 bath colonial. Central air, new kitchen cabinets, hardwood floors and side-entry garage. Beautifully landscaped lot. \$199,900. 647-7100 CAL-443076



**THE CUSTOM TOUCHES** throughout this home are breathtaking! Prestigious Carlton Hills. Enthusiastically appointed. Professionally decorated. \$1,500,000. 647-7100 427083



**ELEGANT UPSCALE RANCH** - Decorated in whisper soft tones, terrific CONDO ALTERNATIVE. Skylight, corian counters, extensive use of glass block, jacuzzi, marble, fireplaces and glass enclosed garden rooms. \$179,900. 851-6900 INR-431883



**GREAT CURB APPEAL!** Well maintained 1 1/2 level, luxury quality updates. Screened porch, garden room, 3 bedrooms, 2 1/2 baths and an office that could be in-law suite. Lake privileges! \$219,000. 647-7100 MAD-437470



**3 BEDROOM, 3 BATH LARGE RANCH** in Southfield Gardens. Outstanding floor plan and finished basement with walk-in cedar closet. Lots of storage & lots of extras! \$134,900. 851-6900 ADN-432307



**ALL-SPORTS DUCK LAKE** - Watch the sunsets from your front door. Spacious ranch with full walk-out, 2 fireplaces, 4 bedrooms, 3 baths and 2 car garage. Priced below BEV for quick sale. \$129,900. 851-6900 YUS-472710

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