

RALPH MANUEL

ASSOCIATES • REALTORS



EVERYTHING YOU NEED is in this 3 bedroom colonial... family room, library, large master & glass solarium off kitchen. Large wooded lot with dock. \$495,000. 647-7100



STUNNING AND GRACIOUS! Colonial in mint condition with 3 bedrooms, 2 1/2 baths, wonderful family room overlooking private fenced yard. Cozy paneled library, fireplace in living room. Must see. \$329,000. 647-7100



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

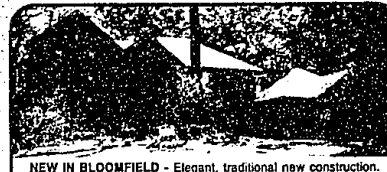


A FEELING OF WARMTH AND COMFORT compliment this charming, updated home. Newer formica kitchen with ceramic floor, central air, fireplace and more. \$159,900. 647-7100



GRACIOUS! ELEGANT...

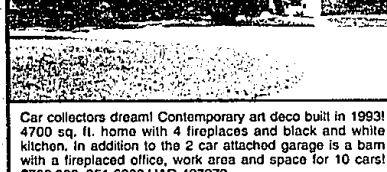
Car collectors dream! Contemporary art deco built in 1993! 4700 sq. ft. home with 4 fireplaces and black and white kitchen. In addition to the 2 car attached garage is a barn with a fireplaced office, work area and space for 10 cars! \$799,000. 851-6900 HAD-437373



NEW IN BLOOMFIELD - Elegant, traditional new construction. High ceilings, walk-out lower level, 3 docks, 2 master bedrooms, 3 fireplaces, 4 car garage. Fully landscaped, private, wooded ravine acre lot. \$999,900. 851-6900 HIK-435205



UPDATED RANCH IN BLOOMFIELD. Finished lower level, 3-4 bedrooms, 3 baths. Family room with cathedral ceiling. White kitchen. Beautiful. Private lot. \$269,900. 647-7100

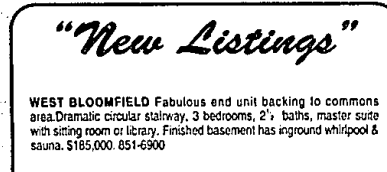


OPEN SUNDAY 1-5

MODEL IN OXFORD ESTATES - 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. \$425,000. 851-6900



SMASHING RANCH In turn-key condition. Many, many updates, gorgeous kitchen with skylights, 3 bedrooms, 2 1/2 baths, lovely pool & porch. Contemporary flair with high ceilings & open floor plan. \$310,000. 647-7100 JOE-436275



"New Listings"

WEST BLOOMFIELD Fabulous end unit backing to commons area. Dramatic circular stairway, 3 bedrooms, 2 1/2 baths, master suite with sitting room or library. Finished basement has inground whirlpool & sauna. \$165,000. 851-6900

UNION LAKE FRONT - Wonderful opportunity on a prime growth area. This 3 bedroom home features expansive views of lake, lovely hardwood floors & many updates. New upper deck, plus deck at shore. \$299,000. 851-6900

BLOOMFIELD LAKEFRONT - Sensational custom contemporary built in 1988. Every amenity & extra, plus 5,000 sq. ft. The finest quality marble-wood-granite, Kohler fixtures! Fabulous lower level walk out, beautiful views & 100' on the water. \$799,000. 851-6900

WEST BLOOMFIELD COLONIAL - Immediate possession! 4 bedroom, 2 1/2 bath home with contemporary flair on beautiful treed lot. Island kitchen, family room with fireplace, deck. Soft neutral tones. \$229,900. 851-6900

OUTSTANDING RANCH CONDO. In one of Farmington Hills premier locations. Custom decor throughout, private master bath with wonderful jacuzzi. Cozy up to living room fireplace. 2 car garage. Call Now! \$110,000. 851-6900

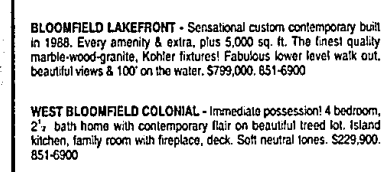
QUALITY BUILT! Charming 4 bedroom home in choice area. Great floor plan, open foyer & staircase, hardwood floors, library, screened porch & two fireplaces. \$379,900. 647-7100

WOODED LOT. Your search is over! Superb wooded near acre lot with total privacy. Stylish 3 bedroom, 2 1/2 bath ranch up on the hill with finished walk-out. Lake privileges available. \$224,900. 647-7100

GREAT FAMILY HOME! Move right into this 3 bedroom, 2 bath cape cod with library, family room & 2-car attached garage. Renovated inside & out with attention to detail. \$152,000. 647-7100



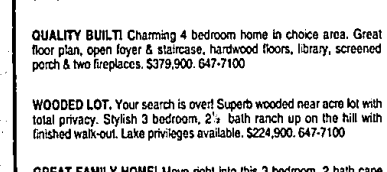
LAKEFRONT CONDO! Spectacular views of lake from every room, docking available. 2 bedrooms, 2 baths, garage and pool. Elevator. \$127,000. 647-7100



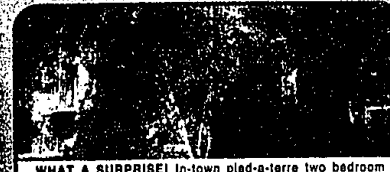
CONTEMPORARY LOVERS DREAM HOME - Architect designed, 2-story home with white berber carpeting & newly painted. Soaring 10-15 ceilings, skylights, and gourmet white kitchen with barrel ceiling in dinette. Magnificent master bath! \$389,900. 851-6900 HAN-441211



THE LIVING IS EASY in this wonderfully maintained home on a quiet tree-lined street. Newer kitchen, roof shingles, furnace and hot water heater. 4 bedrooms, 2 1/2 baths. \$215,900. 647-7100 5792 Barnstable, N. of Maple, W. of Orchard Lake.



CONTEMPORARY WABEEK HOME With many custom designed built-ins. Gourmet kitchen with walk-in pantry, 2 wet bars, and wrap around multi-level docks overlooking pool area. Bloomfield Hills Schools. \$369,900. 851-6900 TAK-441016



WHAT A SURPRISE! In-town pied-a-terre two bedroom convertible end unit with private courtyard balcony, fireplace, formal dining room & unbelievable master suite. \$228,000. 647-7100



NOVI DOLLHOUSE - 3 bedroom ranch with 2 car attached garage. Neutral decor, many updates including newer furnace and roof. Extra large fenced lot. Immediate occupancy. \$99,000. 851-6900 LET-442122



FABULOUS LAKE FRONT CONDO On most desirable all-sports lake. This exciting contemporary unit has 30' living room, stunning master bedroom & bath, plus a spectacular view of the water! Private boat dock. \$174,500. 851-6900 ISD-441325

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