



# RALPH MANUEL

ASSOCIATES • REALTORS

**RISE HIGH ABOVE** the center of Bloomfield Hills, this manor home provides timeless grandeur of graceful entertaining as well as warm family living. Rich traditions are preserved in 1.5 hand-hewn stone walls and interior woodwork. Over 3 acres of rolling grounds. \$1,790,000. 647-7100 RAR514259

**VALUE & QUALITY!** Shed the cares and maintenance of owning a house. Immaculate 2 bedroom, 2 1/2 bath townhouse with private courtyard, 2 car attached garage. \$154,900. 647-7100 454060FOE

**PICTURESQUE SETTING IN ORCHARD LAKE** - Contemporary, traditional at below builders cost. Island kitchen, crown moldings, whirlpool in master bath, circular stairway and driveway. \$439,900. 5326 Deer Run Circle, N. of Pontiac Trail, W. off Orchard Lake.

**BEAUTIFUL BLOOMFIELD LOCATION** offering mature trees, winding roads and a scenic lake. The home has 4 bedrooms, 2 1/2 baths on over an acre with peaceful views. \$237,500. 647-7100 WYK459493

## 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

*Open Sunday 2-5*

**NOVI** - Spacious, 4 bedroom Tudor in Chase Farms has high ceilings, kitchen features white cabinets, oak floor and walk-in pantry. Family room doorwall opens to beautiful brick patio. Side entry garage. \$349,900. 851-6900

**BLOOMFIELD TOWNSHIP!** Fabulous site condominium with all the extras. First floor master bedroom suite with tray ceiling, kitchen with Corian counters, complete landscaping. \$499,000. 647-7100 LOE452715

## New Listings

**UNIQUE CONTEMPORARY!** One of a kind on a wooded ravine lot, pond, stream. Spectacular views, 4 bedrooms, 3 baths, 2 lavs. This 5 level custom home is a must see! \$599,000. 851-6900

**DREAM STARTER!** Attractive brick 3 bedroom ranch with updated kitchen and bath. 2 car garage, 1st floor laundry, fenced lot and much more. Priced to sell at \$71,900. 851-6900

**WONDERFUL LAKEFRONT CAPE COD** with 161 feet on West Bloomfield Lake with deck. Large great room with fireplace, 1st floor master, bedroom with garden windows and fabulous landscaped yard. \$239,900. 851-6900

**BLOOMFIELD HILLS SCHOOLS!** Womanized deck overlooking picturesque setting on canal to all sports Upper Long Lake. Totally new contemporary interior makes this 4 bedroom, 2-story home exceptional. \$499,000. 851-6900

**BEAUTIFUL RANCH** with almost an acre lot. West Bloomfield Schools, full basement, two-way fireplace, hardwood floors in every room, more. \$139,000. 851-6900

**IT WON'T LAST** - Sharp, clean ranch offering 3 bedrooms, 1 bath, hardwood floors, large fenced lot and 2 car garage. Convenient to shopping and major roads. Waterford. \$83,900. 851-6900

**LIVE IN BEAUTIFUL BEVERLY HILLS** - In this rambling ranch on premium lot with meandering stream. Fireplace, bay window, hardwood floors, full basement, circular drive & more. 3 bedrooms, 2 baths. \$169,000. 647-7100

**LAKEFRONT COTTAGE!** - 60 feet of lakefront on quiet lake, 50 miles north of Birmingham. Totally renovated in last 7 years: beautiful kitchen, cathedral ceilinged great room, well, septic and roof. \$89,000. 647-7100

**"FRESH AS SPRING"** - Best describes this spacious contemporary with two-story foyer and open floor plan. Features include family room, library, finished basement, wooded cul-de-sac and Birmingham Schools! \$315,000. 647-7100

**BIRMINGHAM!** - Beautiful colonial w/3 fireplaces, 4 bedrooms & formal dining room, hot tub, sauna & lovely landscaping add to the many features. \$435,000. 647-7100

**GORGEOUS!** Dream home in fabulous Farmington Green sub. Fabulous master suite with fireplace and jacuzzi, finished basement, sauna and wet bar, 4 car garage and more. \$255,000. 851-6900

**FINE ADDRESS TO COME HOME TO** - This updated, 2-story colonial with new carpeting, window treatments, finished rec room, 1st floor laundry, attached garage and more. Motivated Seller! \$169,900. 851-6900

**FALL IN LOVE** with this spacious 4 bedroom Tudor on a large, privacy treed lot in prime West Bloomfield location. Fabulous family room, library, finished rec room and many more extras in this energy-efficient home. \$283,500. 851-6900

**DRASTIC REDUCTION!** Bloomfield Hills home with lake privileges. Spacious, recently updated in neutrals waiting for a family to see the value of the location. Large lot, circle drive, 4 bedrooms, 2 full baths and more. \$260,000. 851-6900

**HILLSIDE SETTING!** Extensive updating throughout this charming home with Bloomfield Hills schools. 4 bedrooms, 2 1/2 baths, new furnace, new roof plus more! Call today. \$325,000. 647-7100 PIG511966

**IN THE HEART OF BIRMINGHAM** - Desirable Luckenbach condominium. Contemporary floor plan with 2 bedrooms, 3 baths, 2 fireplaces. Call today! \$339,000. 647-7100 WY513593

**GORGEOUS TREES** and shrubs enhance the yard for this 3 bedroom ranch! Other features include 3 fireplaces, 2 1/2 baths, recreation room and 3 car garage. \$169,000. 647-7100 CAA517035

**PRE-CONSTRUCTION SPECIAL** - \$88,000. 6 Building Sites. Ranches with walk-out lower prepped for 2nd full bath, main bath with corian tile, kitchen choices of wood or laminate cabinets. 4 building sites. Model ready soon! 851-6900 ALN-430960

**WONDERFUL IN-TOWN BIRMINGHAM** ranch loaded with charm. Fireplace in the living room, hardwood floors, eating area in kitchen, updated bathrooms, recessed lights, porch, basement and garage. All for only \$82,000. 851-6900 HOD-506845

647-7100

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