



# RALPH MANUEL

ASSOCIATES • REALTORS

OPEN SUNDAY 2-4



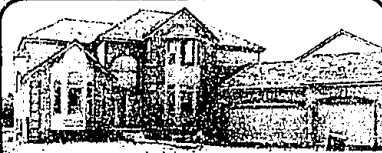
**ULTIMATE CUSTOM CONTEMPORARY** on a hilltop setting on Wabash offers 5 bedrooms, 4 full and 2 half baths, soft white tones throughout, many built-ins plus guest suite AND lower level live-in quarters. \$649,000. 851-6900 LAE-554059



**WATER EVERYWHERE!** Views of Commerce Lake. Situated on canal only one house from lake, on approximately 3/4 acre lot. \$425,000 851-6900 3658 Benstein, N. H. Bass Lake, E. off Benstein.

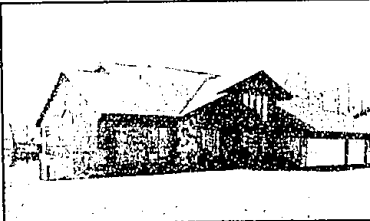


**BIRMINGHAM RANCH!** Wonderful 3 bedroom with full basement, many updates including central air, hardwood floors. You'll love this home with the beautiful flowers and private backyard. Walk to town. \$124,900 647-7100



**TRANSFERRERS DELIGHT!** 3400 sq. ft. of luxurious home waiting for your final touches. This 4 bedroom, 4 1/2 bath home offers a very brick and open interior, dream kitchen, finished walk-out lower level and more. \$475,000 851-6900 OAK-536906

## FEATURE HOME!



**BEAUTIFUL BLOOMFIELD LAKE HOME.** Many custom designed built-ins, gourmet kitchen, first floor master suite, extensive decking overlooks lake, finished walk-out, spacious Bloomfield Hills schools. \$450,000. 647-7100



**1890's FARMHOUSE** being offered with a second home. 4 bedrooms, 4 baths. Very unique opportunity on 1 1/2 acres. Home in rear is a lakefront. To be purchased in "as is" condition. \$487,500 647-7100



**A VERY SPECIAL RANCH!** Superior construction in this 2 bedroom ranch. Wet plaster walls, floor to ceiling walnut built-ins, doorways from kitchen and great room look out onto private paradise. \$212,000 851-6900 CDY-553248



**UNIQUE HOME** for unique persons! Custom brick ranch home on large lovely lot. Indoor pool overlooking unlock patio. Basement and two car attached garage, sauna and more! \$279,900 647-7100

## New Listings



**SHARP OPEN CONTEMPORARY.** Neutral throughout. Dramatic great room with floor-to-ceiling fireplace, 1st floor master suite, finished basement and much more. A delight to see! \$275,000. 851-6900 NAA-544780

**SPOTLESS 3 bedroom Royal Oak ranch.** Neutral decor, freshly painted. Many updates include new furnace, central air, hot water heater, glass block basement windows, move in condition! \$84,500 647-7100

**NORTH ROYAL OAK** Updated English Colonial with popular walls, cove ceilings, arched doorways and much hardwood flooring. Large kitchen and dining room, small den, 3 bedrooms, 1 1/2 baths. \$119,900 647-7100

**SPACIOUS SOUTHFIELD TOWNHOUSE!** Lovely Condo with 2 car attached garage, large master suite with walk-in closet, new carpet, new blinds and much more. Must See! \$92,000 851-6900 SHO-

**LAND CONTRACT AVAILABLE!** 2 bedroom, 2 bath Condo in Bloomfield with Square Lake privileges. 2nd floor unit has many amenities. Offered at \$84,900. 851-6900 KLI-

**WHY PAY RENT?** Beautiful view of sunset from your living room on all sports lake. 2 bedroom, 2 bath condo with in-unit laundry, recessed lighting, all appliances, boat dock and more. \$93,000 851-6900 KLI-

**FRANKLIN BEAUTY!** Brand new location luxury home, elegant with family noods and functional. Front and rear staircase, 4 car attached garage and finished lower level with sauna. \$1,150,000 851-6900 WOE-549980

**FARMINGTON HILLS.** 2 family now being built! Each side offers 3 bedrooms, 2 1/2 baths and is 1550 square feet. Buyer can pick colors and customize to personal taste. Living in one side and rent the other. \$299,800 851-6900 ORD-

**LUXURIOUS FRENCH CHATEAU IN BLOOMFIELD!** Fabulous home offers 2 story foyer, 1st floor master suite, great room with cathedral ceiling and a spacious open floor plan. \$475,000 851-6900 EAT-



**WELL-CARED FOR RANCH!** Cozy ranch with view of the Huron River. Situated on a large lot with mature trees. Just minutes from downtown. \$99,500 647-7100



**ALL SPORTS LAKEFRONT 120' sandy beach!** 3+ bedrooms, 2 full baths, 2 car garage and mother-in-law suite with kitchen, bedroom and 1 1/2 baths. Great location. Only \$269,000. 851-6900 SIE-530302



**MOVE RIGHT INTO** this well maintained brick ranch with three bedrooms, two full baths, two-way fireplace, security system, central air and Bloomfield Schools. \$179,000 647-7100



**IMMACULATE, CHARMING HOME** with country decor, bay windows, recessed lights throughout. New oak kitchen, acreage with loads of mature trees, beach and lake access. Show and sell! \$197,800 851-6900 ARE-543503



**TERRIFIC CONTEMPORARY COLONIAL!** Custom built on a cul-de-sac with large lot and beautiful landscaping. Fabulous decorator perfect neutral interior, rec room with kitchen and lav. \$259,900 851-6900 EVN-529988



**PIETY HILL CONDOMINIUM.** Within walking distance to downtown Birmingham and all conveniences. Immediate occupancy for this 2 bedroom, 2 bath unit, super condition. \$120,000 647-7100



**CONVENIENT SOUTHFIELD TOWNHOUSE!** Neat and clean home offers a finished basement, private entrance, fireplace and easy access to major roads and freeways. Pool, tennis and clubhouse. \$79,000 851-6900 RET-553881



**UPDATED RANCH** with neutral decor. Mirror blind doors on all closets, newer kitchen and bath, large fenced yard. Great investment home on nice street in Redford. \$59,500 851-6900 INN-553720



**FORMER MODEL** decorated by Perlmutter & Freiwald has numerous upgrades. Fixtures, carpet, mirror, closets, breakfast bar, wallpaper, blinds, valances, 2 bedrooms & family room, living room w/cathedral ceilings & fireplace. Perfect condition. \$134,900 647-7100

647-7100

1821 W Maple  
Birmingham  
Bloomfield

851-6900

32961 Middlebelt  
Farmington Hills  
West Bloomfield

40 HOUR LICENSING COURSE

includes all materials

\$150.00

CALL GINA - 810/356-7111

1-800-R-MANUEL

RELOCATION

TOLL-FREE

