

An easy New Year's Resolution.

Repeat after me: "If I buy or sell a home in 1996 I'll go see Weir, Manuel, Snyder & Ranke, Inc." That's easy enough. But just in case you wonder why, here's a reminder.

We have been helping our customers buy and sell "one of a kind" houses for over 45 years. The kinds of places you can happily call home. Our resolution is to do a first class job for you.

Make sense? Let us prove it to you in 1996.



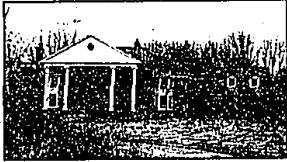
FOR SALE
**WEIR, MANUEL
SNYDER & RANKE**



BEAUTIFUL ECHO PARK LOCATION and quality appointments throughout. Elegant foyer with circular stairs. Walk-out lower level with complete kitchen, billiards area, work-out area and hot tub. (664-6300) 544667 **2172**



BEAUTIFUL WOODED LOT with extensive landscaping, brick pavers. Grand entrance with cathedral ceiling, chef's kitchen, slate floor. Master suite has 2 way fireplace, marble bath, shower. \$589,000 (851-5500) 541644 **2036**



ELEGANT CUSTOM BUILT COLONIAL, secluded in Bloomfield. 6-7 bedrooms, 7 full and 2 half baths, family room and library. Indoor pool plus whirlpool and waterfall. Four car garage. (644-6300) 553043 **2172**



THREE BEDROOM RENOVATED COLONIAL. New roof in 1988. In last 5 years new electrical, plumbing, furnace, kitchen with ceramic floor, cabinets and counter tops, newer windows. \$59,900 (844-6300) 639343 **2037**



THIS IS IT! NEW CONSTRUCTION in Birmingham's Poppleton Park area. 2 story family room. 4 bedrooms, 2nd floor laundry. Turnkey package including flooring and lighting. \$469,000 (644-6300) 561770 **2205**



ONE OF OUR BEST! 4 bedroom, 3 bath colonial on one of largest lots in sub and backs to wooded area. Huge kitchen, sun room or family room. Bridge overlooking family room. Rochester Hills. \$324,900 (851-3500) 560955 **2198**



PINE LAKE FRONTAGE WITH DOCK. Fabulous freestanding 3 bedroom condo. SPECTACULAR views from living room and master suite. Marble foyer, library, 2 decks and finished lower level walkout. (644-6300) 558542 **2174**



CITY OF BLOOMFIELD HILLS 4 bedroom, 3 bath ranch in Ridgely. Updated kitchen, den with glass doorways leading to dock. Walk-out lower level with family room and in-law or au pair suite. (644-6300) 544664 **2004**



EXCLUSIVE MYSTIC LAKE HILLS. Majestic 1+ acre estate style property, about 3,900 sq. ft. of elegant comfort sprawling multi-level custom home. 5 bedrooms, 4 full baths. This home is beautiful. \$289,900 (851-5500) 543764 **2104**



STUNNING CONTEMPORARY DETACHED condo ranch in W. Farmington Hills. Many expensive custom touches. 2 bedrooms, 2 baths, enlarged master with 2 walk-in closets, gourmet island kitchen. \$209,900 (644-6300) 560321 **2191**



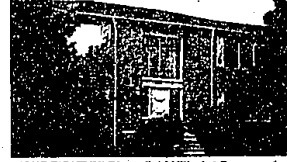
WONDERFUL LOCATION IN BLOOMFIELD for this 2nd floor brick condo with 2 bedrooms and 2 baths. All appliances and stackable washer/dryer in unit included. Clubhouse and pool. Carport. \$75,000 (644-6400) 545719 **2010**



BLOOMFIELD HILLS FIRST FLOOR 2 bedroom condo. Bright and unit with newer windows. Private basement storage. Kitchen appliances and washer included. Carport. Excellent location. \$82,500 (644-6300) 561554 **2011**



IMPRESSIVE COLONIAL with ceramic foyer, French doors to library, ceramic island kitchen, fireplace in family room, 4 bedrooms, 2 1/2 baths, 2 decks overlooking beautiful yard. Rochester Hills. \$235,000 (851-3500) 557835 **2111**



MOVE RIGHT IN! Bloomfield Hills 1st floor condo in good location. Views of commons area. Updated kitchen and appliances, easy access to carport, central air. Coin-op laundry in common basement. \$58,900 (644-6300) 537746 **2012**



MAGNIFICENT VERNOR LAKEFRONT. 2-story foyer to glass walled great room. Overlooks heated pool and lake. 5 bedroom country French home has extras galore, walkout lower level with rec room. (851-5500) 632913 **2023**



NEW IN-TOWN BIRMINGHAM custom built townhouse. 3 bedrooms, 3 1/2 baths, master suite with 2 walk-in closets. State-of-the-art kitchen, large family room, library. Top location. (644-6300) 561208 **2024**



100 FEET OF LAKE FRONTAGE on all sports Middle Straits Lake. A must see for lake enthusiasts. 3 bedroom Cape Cod with 1st floor master. Unfinished walk-out lower level. Ideal for renovation. \$269,500 (644-6300) 538175 **2025**



BLOOMFIELD HILLS FOUR SEASONS 2nd floor condo with lovely views. 2 bedrooms, 2 baths, dumb waiter to garage beneath building. Porch. Excellent storage. Clubhouse, pool and tennis. \$99,000 (644-6300) 561555 **2026**

HOW TO USE THE HOME HOTLINE

- DIAL 1-800-778-9495
- Enter the 3 digit code shown next to the address or code below the picture
- Our HOME HOTLINE is available 24 hours a day, 7 days a week
- Selling your home? List it with us and get more exposure through the HOME HOTLINE



ADDRESS	PRICE	CODE	ADDRESS	PRICE	CODE
26258 Vincennes Franklin	\$289,000	2178	720 Lane Pine Rd. Bloomfield Hills	\$995,000	525
784 Southfield Birmingham	\$585,000	2133	240 Canterbury Bloomfield Hills	\$625,000	2139
770 Foxhall Rd. Bloomfield Hills	\$469,000	2038	952 Brookwood Birmingham	\$879,900	2135
2747 Hunters Bluff Bloomfield Hills	\$589,900	2046	506 Girard Royal Oak	\$169,900	1097
4718 Hedgewood Bloomfield Hills	\$239,900	2048	4852 Walnut Lake Rd. Bloomfield Hills	\$179,000	2063
17220 Roseland Southfield	\$85,900	2044	4038 Cranbrook Ct. Bloomfield Hills	\$405,000	2110
17 Manorswood Bloomfield Hills	\$750,000	1030	30815 River Crossing Bingham Farms	\$245,000	1047



Weir, Manuel, Snyder & Ranke, Inc.

HOURS: weekdays, 9am - 5:30pm
Saturdays, 9am - 5pm
Sundays, 12pm - 4pm