

RALPH MANUEL

ASSOCIATES • REALTORS



HOUSE BEAUTIFULLY PERSONIFIED Over an acre of wooded property. First floor master w/ fireplace, kitchen with wood floors and large morning room overlooking yard. Beautiful decorated throughout. \$599,000. 647-7100



BIRMINGHAM CHARM ON LARGE LOT. 4 bedrooms, two full and one-half baths, 3rd floor. Original craftsman style woodwork throughout. Stunning contemporary entry. Studio art garage. \$354,000. 647-7100



ABSOLUTELY STUNNING CONTEMPORARY boasts foyer, great room, dining room and kitchen all with marble floor. Built-ins and quality throughout, fabulous finished walk-out lower level with all the amenities. \$575,000. 851-6900 OAK-600753



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



SHARP 3 BEDROOM, 2 bath tri-level with many updates: roof, windows, vinyl siding, garage doors. Huge park-like, private lot on cul-de-sac. Hammond Lake privileges. \$195,000. 647-7100 HAE-601062



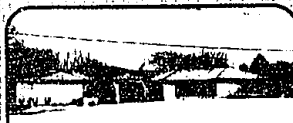
BEAUTIFUL BLOOMFIELD LAKE HOME. Many custom designed built-ins, gourmet kitchen, first floor master suite. Extensive decking overlooks lake. Finished walk-out. Spacious, Bloomfield Hills schools. \$450,000. 647-7100 LOE-554886



SPECTACULAR CONTEMPORARY open floor plan, 2-story foyer, bridge overlooking 2-story great room with fireplace, family room with custom built-in wall unit and bar, island kitchen and master suite with whirlpool. \$315,000. 851-6900 GLE-552636



SILVER BELL VILLAGE - Beautiful new construction! 3 bedroom, 1st floor master suite with jacuzzi, great room, gourmet kitchen with all appliances and Merit custom cabinets and much more. \$239,000. 851-6900 GOK-523560



LAKEFRONT CONTEMPORARY RANCH with quality architectural 5 bedrooms, 3 1/2 baths, den, family room, 60' dock on a secluded 1.9 acres. Birmingham schools. \$459,000. 647-7100 LIE-562887



LAKEFRONT CONDO! PRICE SLASHED! West Bloomfield. Former model 2 years young and loaded with extras. First floor master. Finished walk-out. Fishing, swimming. Great value! \$359,000. 647-7100 MIE-542335



RECENTLY UPGRADED with crown molding, beautiful wall covering and ceramic tiles in kitchen, foyer and bathrooms. Newer carpet, furnace, water heater and central air. West Bloomfield schools. \$165,000. 851-6900 FAY-560302



YOUR OWN PRIVATE HIDEAWAY on almost 2 acres. Wonderful nature setting overlooking the Rouge River. Quality custom ranch with 2 year old Lunacore central air and roof. Spacious Florida room, and finished walk-out lower level. \$225,000. 851-6900 INE-552608



WONDERFUL FAMILY HOME, Bennington Green sub. Five bedroom colonial. In-ground pool, completely private yard, garden room, library. Bloomfield Hills schools. Many quality updates. \$324,900. 647-7100 CEE-538397



BIRMINGHAM, POPPLETON PARK AREA. Great family home with much updating. Now caping, hardwood floors, large bright kitchen with lots of storage, 4 bedrooms (master bath) and family room. \$319,500. 647-7100 RIK-556897



EXCELLENT VALUE! Sharp 4 bedroom home with a nice floor plan offers formal dining room, family room with fireplace, great master suite, central air and great neighborhood. \$154,900. 851-6900 WIR-N-557271



LIFE MADE EASY! Free-standing condo with fully finished walk-out lower level. Hard to find 3 bedrooms with white formica kitchen, ceramic floors, soaring ceilings and beautiful decking. \$149,711. 851-6900 BEN-557121



UNIQUE HOME FOR UNIQUE PERSONS! Custom brick ranch home on large, lovely lot. Indoor pool overlooking unlock patios. Basement and two car attached garage, sauna and more! \$279,900. 647-7100 CAW-543907



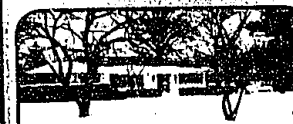
BIRMINGHAM BUNGALOW. Cute 3 bedroom home within walking distance to town. New furnace, all appliances, updated bath, private yard. \$109,500. 647-7100 LIR-558775



WHY PAY RENT? Beautiful view of sunset from your living room on all sports lake. 2 bedroom, 2 bath condo with vinyl laundry, recessed lighting, all appliances, boat dock and more. \$87,900. 851-6900 KLIH-555777



WEST BLOOMFIELD'S BEST! Don't miss seeing this exciting 3 bedroom townhouse with walk-out lower level, double doors to master suite, 5 doorways to outdoor patios and exceptional living space. \$144,000. 851-6900 AEA-550240



PARK-LIKE SETTING in Beverly Hills expansive, quality constructed, brick ranch, over 1 acre. Excellent condition, 3 fireplaces, porch or office, never circle drive & new roof, heated garage, and carport. \$228,900. 647-7100 KEE-561374



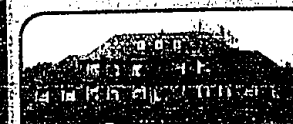
CLASSIC 7,000 SQ. FT. Bloomfield Hills manor house has 21 wooded acres. Built in 1888 w/ 5 bedrooms, 5.5 baths, 4 fireplaces, cathedral ceiling in great room. Finished rec room with studio. Fabulous location, woods and pond. \$209,000. 647-7100 RID-553755



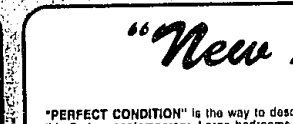
SPACIOUS TOWNHOUSE boasts a lovely pond setting with tranquil views. 2 bedrooms, 2 baths, 2 car attached garage, central air, appliances, private entry and full private basement. Only \$82,900. 851-6900 LON-561329



ENJOY BEAUTIFUL VIEWS from your deck on this Cass Lake canal front home. Over 2300 square feet of living space includes 1st floor master bedroom with private bath and 4 additional upstairs bedrooms. \$139,900. 851-6900 WIR-600749



ROCHESTER HILLS! Dynamic upper ranch condo. Large living room with fireplace, dining room, upgraded kitchen, laundry room plus two car attached garage. \$137,900. 647-7100 HUK-557195



OWN YOUR "AMERICAN DREAM" and a 2 acre country lot too. Custom built with many special features, providing exceptional living space. Great central location. \$225,000. 647-7100



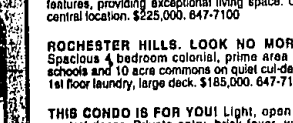
CLOSE TO DOWNTOWN ROYAL OAK! Fabulous city amenities available with this 3 bedroom Colonial. Great room size, hardwood under the carpets and 2 car detached garage. Great starter home. \$115,000. 851-6900 LOW-



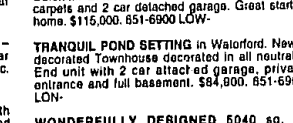
EXCELLENT INVESTMENT - Downtown Royal Oak only 1 mile away. Currently rented for \$1,000 per month. Updated electrical, roof and vinyl siding. Three bedrooms, basement and more in this ranch. \$99,000. 851-6900 FAM-600459



CHOICE BIRMINGHAM LOCATION. Handsome mini condition ranch walking distance to Birmingham. Oversized lot, never roof and home with great visibility. doesn't get cleaner than this - don't miss! \$175,000. 647-7100 SBY-561076



THIS CONDO IS FOR YOU! Light, open with neutral decor. Private entry, brick foyer, walled courtyard. Updated kitchen with bleached oak laminated cabinets and includes all appliances. 2 bedrooms, 1.5 updated baths, 1 car garage, central air. \$79,900. 647-7100



WONDERFULLY DESIGNED 5040 sq. ft. contemporary. Large bedrooms, closets, bathroom. Fabulous laundry, walk-in pantry, huge kitchen, year-round sun room and move-in condition! \$659,900. 851-6900 MIN-



TWO BEDROOM BERKLEY RANCH! Excellent investment opportunity, leased until November 1995. Roof, carpet and paint new in 1995. Possible land contract with 5 year balloon. \$61,000. 851-6900 GRD-600461

"New Listings"

"PERFECT CONDITION" is the way to describe this 2 story contemporary. Large bedrooms, 2.5 baths, cathedral ceiling in great room. Finished rec room with studio. Fabulous location, woods and pond. \$209,000. 647-7100

OWN YOUR "AMERICAN DREAM" and a 2 acre country lot too. Custom built with many special features, providing exceptional living space. Great central location. \$225,000. 647-7100

ROCHESTER HILLS. LOOK NO MORE - Spacious 4 bedroom colonial, prime area near schools and 10 acre commons on quiet cul-de-sac. 1st floor laundry, large deck. \$185,000. 647-7100

THIS CONDO IS FOR YOU! Light, open with neutral decor. Private entry, brick foyer, walled courtyard. Updated kitchen with bleached oak laminated cabinets and includes all appliances. 2 bedrooms, 1.5 updated baths, 1 car garage, central air. \$79,900. 647-7100

IN-GROUND POOL on a professionally landscaped, cul-de-sac lot. Side entrance garage, oak cabinet island kitchen, oak floor in foyer and separate formal dining room. Offered at \$199,000. 851-6900 SPE-

CLOSE TO DOWNTOWN ROYAL OAK! Fabulous city amenities available with this 3 bedroom Colonial. Great room size, hardwood under the carpets and 2 car detached garage. Great starter home. \$115,000. 851-6900 LOW-

TRANQUIL POND SETTING in Waterford. Newly decorated Townhouse decorated in all neutrals. End unit with 2 car attached garage, private entrance and full basement. \$84,900. 851-6900 LON-

WONDERFULLY DESIGNED 5040 sq. ft. contemporary. Large bedrooms, closets, bathroom. Fabulous laundry, walk-in pantry, huge kitchen, year-round sun room and move-in condition! \$659,900. 851-6900 MIN-

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RELOCATION

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