

WINTERTIME—IS YOUR LIVING EASY?

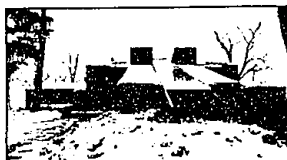
Living in the right home that really meets your needs can make living easy.

Features like a big kitchen, family room with a fireplace, paneled library, plenty of storage, a treed setting, close to schools and shopping can make a difference.

Make your living easy—Call WEIR, MANUEL, SNYDER & RANKE, INC.



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



ISLAND LAKE CONTEMPORARY designed for 21st century living. Quality construction, flexible floor plan. Scenic, serene setting. Bloomfield Hills Schools. Call for private showing. (644-6300) 512834 **TY 2009**



CUSTOM BUILT BLOOMFIELD HILLS COLONIAL on over an acre. Four bedrooms, recreation room and family room. Country kitchen with attached screened porch. It really is charming! (644-6300) 604925 **TY 2265**



SPECTACULAR CONTEMPORARY HOME. Customized design, 4 bedrooms, 3 1/2 baths. Magnificent kitchen, custom built entertainment center, family room, 19x21 game room, 4 car garage. \$449,000 (644-6300) 602186 **TY 2035**



MAGNIFICENT VERNOR LAKEFRONT overlooking heated pool and lake. 2 story foyer to glass walled great room, 5 bedrooms, walk-out lower level has recreation room. Don't wait move in and enjoy. (851-5500)



BLOOMFIELD HILLS COLONIAL on 1.5 wooded acres. 4 bedrooms, 3 1/2 baths, the family room is 37 feet long, library, updated kitchen with custom cabinets. Sub-Zero, Corian counters, 1st floor laundry. (644-6300) 554711 **TY 2159**



NEW CONSTRUCTION TOWNHOUSE for those wanting in-town Birmingham living. 2 bedrooms, 3 1/2 baths, master suite, family room. Amenities will be individually designed to meet purchaser's specifications. (644-6300) 562801 **TY 2217**



BLOOMFIELD HILLS ADDRESS AND SCHOOLS. Well maintained home on attractive treed lot. 4 bedrooms. New kitchen and appliances. Active family neighborhood with pool, tennis and clubhouse. \$189,900 (644-6300) 604932 **TY 2272**



CLEAN AND NEAT SOUTHFIELD RANCH freshly painted. 3 bedrooms, wood cabinets and newer solarium floor in kitchen. Washer/dryer, stove, refrigerator. Hardwood floors, porch, basement. \$85,000 (644-6300) 547380 **TY 2046**



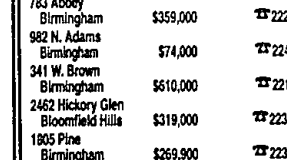
FINE CUSTOM COLONIAL with gorgeous views of Birmingham Country Club. 4 bedrooms, family room fireplace, breakfast room, huge recreation room, many updates and wonderful space. \$340,000 (644-6300) 604923 **TY 2233**



STUNNING CONTEMPORARY DETACHED CONDO ranch in W. Farmington Hills. Many custom touches. 2 bedrooms, 2 baths, enlarged master with 2 walk-in closets, gourmet island kitchen. \$209,900 (644-6300) 506321 **TY 2151**



SPACIOUS FRANKLIN COLONIAL with both library, family room. 5 bedrooms, 2 full, 2 half baths, recreation room, extensively updated, central air, patio with barbecue, Birmingham Schools. \$389,900 (644-6300) 604931 **TY 2262**



PRESTIGIOUS KIRK IN THE HILLS with views of the lake. Incredible setting. This beautiful multi-level home sitting on almost 2 manicured lots. Walk-out lower level, Florida room with French doors off the dining room. (851-5500)



AN OASIS IN THE CITY. Almost 1/2 acre on unique lot in Birmingham. Very private. Sharp 4 bedroom colonial, family room, oak kitchen, hot tub, large modern barn with loft, walk to town! \$389,900 (644-6300) 554725 **TY 2115**



BLOOMFIELD HILLS SCHOOLS. Wonderful colonial with many updates including kitchen, family room with gas fireplace, four bedrooms, master with whirlpool tub, neutral decor, central air. \$215,000 (644-6300) 604442 **TY 2258**



TICKET TO PARADISE! Traditional 5 bedroom custom built Colonial. Circular staircase, gourmet kitchen. Partially finished walk-out basement with full bath, family room, bedroom, game room. (851-3500) 603572 **TY 2000**



BLOOMFIELD HILLS FOUR BEDROOM colonial shows much TLC. Beamed family room off kitchen, library, 1st floor laundry. Great open finished lower level recreation room. Porch and patio. \$364,900 (644-6300) 562815 **TY 2245**



EXTREMELY NICE SECOND FLOOR UNIT, overlooking pool. Bloomfield Hills Schools. 2 bedrooms, 2 baths. Master bedroom with built-in bookcase and entertainment center, central air, carpet. \$68,000 (644-6300) 604968 **TY 2277**



SMASHING NEWER TUDOR well located in Farmington Hills. Large foyer opens to vaulted living room. 4 bedrooms, Florida room, Jenn-air island kitchen, library with French doors, huge oak kitchen. \$359,900 (644-6300) 604928 **TY 2263**



SPECTACULAR CUSTOM BUILT HOME. 5 bedrooms, 4 full and 2 half baths. Gourmet kitchen, library with dramatic appointments and a master suite to fulfill your dreams. (851-3500) Oakland 604832 **TY 2274**



SELLER SPARED NO EXPENSE to create this exquisitely appointed, customized Herman Franklin detached condo. Private cul-de-sac lot, gourmet kitchen. 4872 Cliffside, S. of Pontiac Trail, W. of Orchard Lake, W.B. (851-6500)



OPEN SUNDAY 1-4



SPECTACULAR CUSTOM BUILT HOME. 5 bedrooms, 4 full and 2 half baths. Gourmet kitchen, library with dramatic appointments and a master suite to fulfill your dreams. (851-3500) Oakland 604832 **TY 2274**



1-800-778-9495

HOW TO USE THE HOME HOTLINE

- DIAL 1-800-778-9495
- Enter the 3 digit code shown next to the address or **TY** 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
783 Abbey Birmingham	\$359,000	TY 2227	1363 Aberdovey Bloomfield Hills	\$465,000	TY 2225
982 N. Adams Birmingham	\$74,000	TY 2245	1781 Brentwood Troy	\$105,950	TY 2230
341 W. Brown Birmingham	\$610,000	TY 2213	612 Fox Hills Dr. E. Bloomfield	\$68,000	TY 2249
2462 Hickory Glen Bloomfield Hills	\$319,000	TY 2238	22636 King Richard Ct. Beverly Hills	\$409,900	TY 2241
1805 Pine Birmingham	\$269,900	TY 2232	1450 Sodon Lake Drive Bloomfield	\$397,500	TY 2244
652 Spinning Wheel Bloomfield	\$203,000	TY 2240	2894 Meadowood Ln. Bloomfield	\$899,000	TY 2089
1155 Vaughan Rd. Bloomfield Hills	\$2,390,000	TY 2060	5345 Winlane Bloomfield	\$519,900	TY 2150



Weir, Manuel, Snyder & Ranke, Inc.

- HOURS: weekdays from 8:30 in the morning until 6:00 in the evening.
- Saturday until 5:00 P.M.
- Sunday 10:00 a.m. to 5:00 P.M.