



# RALPH MANUEL

ASSOCIATES • REALTORS

## Open House Extravaganza



### OPEN SUNDAY 1-4

**HOME IN GREAT NEIGHBORHOOD!** Quad-level contemporary. New white kitchen, ceramic floor, new roof & furnace, central air, more, 3 or 4 bedrooms, 2 baths & 2 1/2 baths. \$229,900. 647-7100. 3880 Boulder, N. of Big Beaver, W. of Coolidge.



### OPEN SUNDAY 1-4

**SOUTH SHORES.** 6,000 sq. ft. of upgrades: Marble, granite, 1st floor master, gourmet white kitchen, 3 bedroom suites, takeview of Pine Lake. \$1,899,000. 647-7100 SOE60365. 3349 South Shores Circle, N. of Long Lake & E. of Orchard Lake.



### OPEN SUNDAY 2-5

**ALMOST NEW HOME** on premium cul-de-sac lot. Perfect gourmet kitchen/breakfast room. Wonderful master bed and bath with brass fixtures. Upgrades too numerous to mention. \$399,900. 647-7100. 3321 Rosemont Ct., N. of Silver Bell & W. of Adams.



### OPEN SUNDAY 1-4

**CUSTOM BUILT** ranch. Pine Lake privileges. Walk-out lower level, home has high ceilings, master suite with marble spa, fireplace & garden room. Bloomfield Hills Schools. \$595,000. 647-7100. 3519 Pine Estates Dr., N. of Long Lake, W. Middlebelt.



### OPEN SAT. & SUN. 1-4

**MOVE RIGHT IN AND FEEL AT HOME** in this spacious colonial in the "Village". Outstanding room sizes, marble fireplace, wood floors, eat-in kitchen and privacy lot. \$349,900. 647-7100. CLN601256. 163 Clifton, N. of Maple, W. of Grandview.



### OPEN SUNDAY 1-4

**SOFT CONTEMPORARY** in West Bloomfield. 4 bedrooms, 2.5 baths, library, cathedral ceiling in family room, 2 story foyer and more. Ready to move. Int'l \$369,900. 647-7100 ORS608913. 5910 Orchard Woods Dr., S. of Commerce & W. of Old Orchard.



**BEING IS BELIEVING!** Don't miss this spacious and well maintained newer home. Nicely landscaped, fenced rear yard with dock and central air. Kitchen appliances included and take privileges. \$129,900. 647-7100.



**ONE-OF-A-KIND SITE CONDOMINIUM.** Almost 8,000 sq. ft. of luxury living. No other built like this home. 4 bedrooms, 5 plus baths. Great room, family room, library. Fabulous finished walk-out. Private pond setting. Truly exquisite. \$1,395,000. 647-7100.

**647-7100**  
1821 W. Maple  
Birmingham  
Bloomfield

**851-6900**  
32961 Middlebelt  
Farmington Hills  
West Bloomfield

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**CHARMING BEVERLY HILLS RANCH.** Condo alternative. Two bedrooms, new bathroom, new roof and siding, panel doors. Fireplace in living room. All appliances stay. Move-in condition. Won't last! \$116,500. 647-7100.



**BIRMINGHAM** - \$96,300. If this price appeals to you so will this two bedroom gem with garage and many updates. 647-7100.



**SPACIOUS AND STUNNING FAMILY HOME.** West Bloomfield colonial offers 5 bedrooms, 3 full and 2 1/2 baths, 1st floor master suite. Many built ins and recessed lights, alarms. Bloomfield Hills Schools. \$419,000. 647-7100.



**GRACIOUS CENTER ENTRANCE** brick colonial on quiet West Bloomfield cul-de-sac. New windows, circular drive, open floor plan, newer deck overlooking private picturesque backyard. \$230,000. 647-7100 CAE.



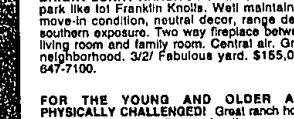
**YOU'LL LOVE THIS** desirable Quarten Lake neighborhood. Enjoy entertaining in the generous living areas of this 3 bedroom ranch, over 2100 sq. ft. with formal dining, eat-in kitchen, library & more! \$249,900. 647-7100 FAW615464.



**ROCHESTER HILLS - PINE TRACE VILLAGE.** A home with too many quality details to list. 4 bedrooms, 3 1/2 baths, great room with fieldstone fireplace. Pool with waterfall, pond. \$490,000. 647-7100 WAK618817.



**GREAT LOCATION.** This 2 bedroom, 2 1/2 bath condo has a private entrance view, woods, finished basement, 1 car attached garage and convenient to major expressways. \$85,000. 647-7100.



**BRIGHT SUNNY RANCH** on fantastic cul-de-sac park like lot Franklin Knolls. Well maintained, move-in condition, neutral decor, range deck, southern exposure. Two way fireplace between living room and family room. Central air. Great neighborhood. 3/2! Fabulous yard. \$165,000. 647-7100.

**FOR THE YOUNG AND OLDER AND PHYSICALLY CHALLENGED!** Great walk-out ranch home in super condition. Sports family room with fireplace, 3 bedroom, 2 full, 2 half baths. \$189,900. 647-7100.



### OPEN SUNDAY 2-5

**SHOWS LIKE A MODEL!** Beautiful landscaped with view of Walnut Lake. 2 story marble foyer with winding staircase and mahogany doors, and majestic library. \$749,000. 851-6900 4598 Misty Morning Court, N. of Lone Pine, W. of Inkster.



### OPEN SUNDAY 2-5

**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. \$575,000. 851-6900 2855 Quabrook Lane, N. of Walnut Lk, W. of Middlebelt.



### OPEN SUNDAY 2-5

**SELL YOUR STOCKS!** Unique Bloomfield contemporary situated on a prime hilltop setting. Great views and walk-outs, room to expand. Birmingham Schools and Walnut Lake privileges. \$389,500 851-6900. 4861 Cimarron Drive, N. of Lone Pine, W. of Franklin.



### OPEN SUNDAY 2-5

**SHOWS LIKE A MODEL** super sharp contemporary on beautiful lot. Quality features abound! Multi-level decking, fantastic finished lower level, and 3 car garage. \$339,000. 851-6900 1175 Beachway, N. of Cedar Island, E. of Bogue Lake.



### OPEN SUNDAY 3-5

**LAKE LIVING!** Family & friends will delight and enjoy 60' on all sports Elizabeth Lake, swimming, boating & skating. Charming Colonial with 4 bedrooms, 2 full baths, garage. \$244,900. 851-6900 5062 Durham, N. of Cass Elizabeth, E. of Cooley Lake.



### OPEN SUNDAY 2-5

**DESIRABLE UPPER RANCH CONDO** in West Bloomfield. This 2 bedroom, plus den, unit has been sharply updated in neutrals and is situated a desirable area within the complex. \$119,900. 851-6900. 6202 Pepper Hill St., N. of Maple, W. of Orchard Lk.



### OPEN SUNDAY 2-5

**STATE OF THE ART** elegantly updated Beverly Hills ranch. Smashing kitchen and baths, wood and ceramic floors, lovely sun room overlooks paved patio. \$249,900. 851-6900 BED.

**WHY PAY RENT!** Freshly painted, newly carpeted ground floor condo with all appliances, carpet, pool, clubhouse and tennis court make for vacation living. Immediate possession! \$56,900. 851-6900 FON.

**BETTER THAN NEW.** Why build? Two years young with all the extras. Premium 1.2 story foyer, hardwood floors, great family neighborhood and West Bloomfield schools. \$274,000. 851-6900 TIE.

**TERRIFIC TRI-LEVEL!** Light and bright, airy and open 3 bedroom, 2 1/2 bath home in mint condition. Located in Southfield's Sharon Meadows. \$165,000. 851-6900 MAR.

**STRIKING WHITE BRICK CONTEMPORARY** on a large professionally landscaped lot. Granite living room with cathedral ceiling and fireplace, kitchen opens to family room, 700 sq. ft. of decking and fabulous finished lower level. \$291,000. 851-6900 ESX.



### OPEN SUNDAY 2-5

**SPECTACULAR CUSTOM CONTEMPORARY** offers dramatic 2 story marble foyer, great room with cathedral ceiling, Euro-style kitchen, finished lower level. \$695,000. 851-6900 1901 Sherwood Glen, N. of Lone Pine, W. of Inkster.



### OPEN SUNDAY 2-5

**DESIRABLE BLOOMFIELD VILLAGE!** Relax next to one of the 2 fireplaces in this 4 bedroom, updated Colonial situated on a professionally landscaped corner lot. \$422,000. 851-6900 668 Hart Moon, N. of Maple, E. of Lahser.



### OPEN SUNDAY 1-3

**HIGHLY RECOMMENDED!** Bloomfield Hills schools and desirable neighborhood come with this buyer friendly family home with Contemporary flair! \$399,900. 851-6900. 2056 Bloomfield Park, S. of Lone Pine, W. of Middlebelt.



### OPEN SUNDAY 2-5

**GO FROM ORDINARY SUB** to extraordinary sanctuary! Tucked away in a pine forest with 200 feet of river between Proud Lake and Commerce Beach and boating! \$389,000. 851-6900. 2140 Sunnybrook, W. of Bonstein, S. of Glen Iris.



### OPEN SUNDAY 2-5

**IMPRESSIVE FARMINGTON HILLS** 4 bedroom, 4 1/2 bath Colonial. Newer formica island kitchen, sprinklers, alarm, central air, sauna and lake privileges. \$350,000. 851-6900. 27668 Chatsworth, S. of 14 Mile, E. of Middlebelt.



### OPEN SUNDAY 2-5

**SPECTACULAR CONTEMPORARY** with 2 story foyer, bridge overlooking 2-story foyer with fireplace, family room has custom wall unit and wet bar & island kitchen. \$299,000. 851-6900. 97437 Glenview, S. of 14 Mile, W. of Halsted.



### OPEN SUNDAY 2-5

**FARMINGTON HILLS!** Beautiful 4 bedroom, 2 1/2 bath brick Colonial. Ceramic tiling, recessed lights, French doors, vaulted ceiling, luxury master suite and more. \$299,900. 851-6900. 39074 Horton, S. of 13 Mile, E. of Haggerty.



### OPEN SUNDAY 1-5

**RECENTLY UPGRADED** with crown molding, beautiful wall covering and ceramic tiles in kitchen, foyer and bathrooms. Newer carpet, furnace, water heater and central air. \$159,900. 851-6900. 5453 Fairway Lane, N. of Walnut Lk, W. of Inkster.