



RALPH MANUEL

ASSOCIATES • REALTORS



WONDERFULLY DESIGNED 5040 sq. ft. contemporary. Very large bedrooms and closets, fabulous exercise or sitting room off master bedroom, huge custom kitchen, year round sunroom. Mint condition! \$659,900. 851-6900 MIN-603008



JUST SPECTACULAR! Contemporary home features two 1st floor bedrooms, plus 2 additional bedrooms on 2nd floor with loft overlooking great room and foyer. Many quality features throughout. Must see! \$599,000. 851-6900 WAK-559330



COME HOME TO QUALITY! Exceptionally clean and updated ranch with full house basement, 3 bedrooms, 2 full and 2 half baths, family room with fireplace. \$189,900. 647-7100



BEAUTIFUL BLOOMFIELD LAKE HOME. Many custom designed built-ins gourmet kitchen, first floor master suite. Extensive decking overlooks lake. Finished walkout. Spacious. Bloomfield Hills schools. \$429,000. 647-7100 LOE-554880



DECORATORS HOME! Don't let the decorating distract you from the fabulous features of this home or the great wooded views. Set way back on ravine with wooded berm in front. \$395,000. 851-6900 MIT-615788



NEW CONSTRUCTION in Bradford of Novit 4 bedroom Colonial has a walk-out basement and backs to a wooded ravine. Two story foyer, family room with cathedral ceiling and more. \$390,000. 851-6900 WOR-613559



LOOK NO MORE! Milford's finest area. Wooded with panoramic views, 2 story custom built tudor plus finished walk out, 3 bedrooms, 2 fireplaces, 3 car garage. C/A and more. A must see to appreciate. \$379,500. 647-7100



REDUCED!! ALL NEW CONSTRUCTION ON MIRROR LAKE CTT Only 8 units left. Three floor plans. Immediate possession on models. Fishing, swimming, nature trails. Starting at \$315,000. MIE-553630 647-7100



SPECTACULAR CONTEMPORARY. Open floor plan with 2 story foyer, bridge overlooking 2-story foyer with fireplace, family room has custom wall unit and wet bar, island kitchen and much more. \$299,000. 851-6900 GLE-552830



GO FROM ORDINARY SUB to extraordinary sanctuary! Large contemporary tucked away in a pine forest with 200 feet of river between Proud Lake and Commerce. Beach and boating on Proud Lake! \$389,000. 851-6900 SUK-620727



TREAT YOURSELF. You deserve this all sports waterfront home. Luxurious everything - master suite with fireplace, two gourmet kitchens and lake views fit for royalty. \$469,000. Call today. 647-7100



VALUE PLUS IN THIS RANCH HOME. 3 bedrooms, large closets, 2 baths, dock, garage and basement. All this for \$128,000. OAS-610502 647-7100



WEST BLOOMFIELD SCHOOLS! Move right in. Premium lot with pond view, deck, sprinklers, alarm - the list goes on. Great family neighborhood, professional landscaping and sharp, neutral decor. \$274,000. 851-6900 TIE-620982



STRIKING CONTEMPORARY on a professionally landscaped lot. Dramatic living room with cathedral ceiling, kitchen opens to family room, 700 sq. ft. of deck and fabulous finished lower level. \$289,000. 851-6900 ESX-623573



LAKEFRONT CONDO. Priced slashed! West Bloomfield. Former model, 2 years young and loaded with extras. First floor master. Finished walk-out. Fishing, swimming. Great value! \$349,000. 647-7100 MIE-542335



BEST BUY IN FOXPOINTE! Immaculate two bedroom, two and a half bath end unit condo in move in condition, neutral decor, private courtyard shed the cares of owning a house, consider condo living. \$154,900. 647-7100 FOE-608659



CHARMING CLASSICAL PERIOD FARMHOUSE renovated and restored on 1.6 acres in Beverly Hills. 3 bedrooms, 2 1/2 baths, formal dining room, 3 porches, basement and fireplace. Very unique! \$249,000. 851-6900 KEY-613584



LAKE PRIVILEGES! Summer is great on Hammond Lake and this spacious 3 bedroom ranch is perfect for your family. Kitchen is updated in almond and white, family room and great room both with fireplaces. \$169,000. 851-6900 LAD-620603



DRAMATIC 2 STORY FOYER with hardwood floors, crown molding throughout. Exceptional square footage in this 4 bedroom, 3 bath, 2 hall bath executive home. \$699,500. 647-7100 QUN-615185



TOO PRECIOUS TO BELIEVE! Interior of this updated West Beverly ranch is reminiscent of an English country cottage. Three bedrooms, 2 baths. Landscaped large lot. Close to parks, Birmingham schools and shopping. \$234,900 647-7100 DEC



BE NIMBLE, BE QUICK for this terrific 3 bedroom, 2 1/2 bath Tri-level in Southfield's popular Sharon Meadows subdivision. Light, bright, airy and open, call today! \$165,000. 851-6900 MAR-623976



LIVONIA. Terrific 3 bedroom, 1 1/2 bath Tri-level offers a neutral decor and 2 car garage in a great neighborhood. Many updates include roof, furnace, central air, all in last 6 years. \$124,900. 851-6900 HIK-622407



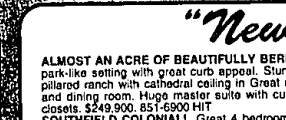
ROYAL OAK. Sharp three bedroom colonial, neutral decor, spacious rooms, 3 bedrooms, 1.5 baths, 2 fireplaces, family room, rec. room, 2 car garage. \$189,900. 647-7100 HEE-613169



1890'S FARMHOUSE being offered with a second home. 4 bedrooms, 4 baths. Very unique opportunity on 1+ acres. Home in rear is a lakefront. To be purchased in 'as is' condition. \$487,500. 647-7100 MIT-543158



DESIRABLE UPPER RANCH CONDO in West Bloomfield. This 2 bedroom, plus den, unit has been sharply updated in neutrals and is situated in a desirable area within the complex. Offered at \$119,900. 851-6900 PER-609510



CHIMNEY HILLS! Lovely townhouse with many upgrades, built-in wall unit in master bedroom, tiled jacuzzi, finished basement with new carpeting and high ceilings. Desirable end unit! \$142,000. 851-6900 BES-



BEVERLY HILLS! Spacious 4 bedroom, 2 bath ranch, fireplace in living room, family room with skylights. New ceramic floor in kitchen and breakfast room. Move-in condition. Must see. \$159,700. 647-7100



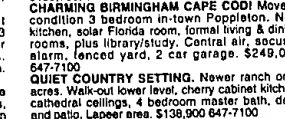
WESTCHESTER VILLAGE GEM! Three bedroom ranch with half bath in master bedroom. Fireplace in living room. Well maintained home with eat-in kitchen. Merit cabinets. Storage - curb appeal! \$173,900. 647-7100 TAE-611759



WHY PAY RENT? Freshly painted, newly carpeted ground floor Condo with all appliances, carport, pool, clubhouse and tennis courts make for vacation living in this Farmington Hills unit! \$58,900. 851-6900 FON-823965



OLD ENGLISH TUDOR style Colonial in the heart of Pontiac. Large rooms, numerous updates but still in the renovation process. \$126,900. 851-6900 GHE-



QUICK COUNTRY SETTING. Newer ranch on 5 acres. Walk-out lower level, cherry cabinet kitchen, cathedral ceilings, 4 bedroom master bath, deck and patio, Levee area. \$139,900 647-7100



BIRMINGHAM CHARM on large lot, 4 bedrooms, two full and one-half baths, 3rd floor. Original craftsman style woodwork throughout. Stunning contemporary entry. Studio off garage. \$349,000. 647-7100 CHD-561433

"New Listings"

ALMOST AN ACRE OF BEAUTIFULLY BERMED park-like setting with great curb appeal. Stunning pillared ranch with cathedral ceiling in Great room and dining room. Huge master suite with custom closets. \$249,900. 851-6900 HIT

SOUTHFIELD COLONIAL! Great 4 bedroom, 2 1/2 bath Colonial has living room and family room. Master suite with walk-in closet, super finished lower level PLUS 1st floor laundry room. \$142,500. 851-6900 PEA-824720

BLOOMFIELD HILLS SCHOOLS! Soft contemporary showplace features 4 bedrooms, 3 full and 2 half baths, gourmet kitchen with center island, garden windows and hardwood floors. Basement with rec. room, wet bar and kitchen. \$599,000. 851-6900 LAS-557555

LARGE 4 BEDROOM COLONIAL offers a free finished floor plan and is situated on a lovely lot, street has no thru traffic. Replaced in family room, library, newer appliances and more. \$145,000. 851-6900 GLA-

1700 SQUARE FOOT RANCH offers 3 bedrooms, 1 1/2 baths, new 2 car detached garage, some new windows, finished basement and separate dining room. \$79,900. 851-6900 WOM

PRICED TO SELL! Dearborns Aviation sub. bungalow offers a very large upper level master bedroom, built-in bookcases, closets all knotty pine, hardwood floors throughout, basement and more. \$60,500. 851-6900 TIN

CHARMING BIRMINGHAM CAPE COD! Move-in condition 3 bedroom in town Poppleton. New kitchen, solar Florida room, formal living & dining rooms, plus library/study. Central air, security alarm, fenced yard, 2 car garage. \$249,000. 647-7100

QUICK COUNTRY SETTING. Newer ranch on 5 acres. Walk-out lower level, cherry cabinet kitchen, cathedral ceilings, 4 bedroom master bath, deck and patio, Levee area. \$139,900 647-7100

OAK RIVER EAST BEAUTY. Decorator's own home. Four bedrooms, family room, library, sun room. Privately landscaped. Hardwood floors, crown molding, wood mode cabinets, more.. \$429,900. 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

