



# 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-603000



**BUILT TO PERFECTION!** This Bloomfield Hills ranch with over 5000 sq. ft. offers state of the art amenities and privacy. 4 bedrooms, 4 full, 2 half baths, 3 fireplaces and 3 car garage. \$689,000. 851-6900 SEE-634865



**BENNINGTON GREEN.** Great house on private cul-de-sac. Updated white kitchen, French doors off foyer to living room. Library, brick patio off family room. First floor laundry, 4 bedrooms, 2.5 baths. \$299,900. 647-7100



**SPACIOUS FOUR BEDROOM COLONIAL** in Waterford on lovely cul-de-sac with lake access. One and a half bath, natural fireplace in family room, large private lot. \$118,900. 647-7100



**S-P-A-C-I-O-U-S!** Large professionally decorated home in highly desirable neighborhood with Bloomfield Hills schools. Extra-large master suite, finished basement and built-in furniture. \$499,000. 851-6900 WAK-630474



**GRACIOUS LAKEFRONT CONDO** with dramatic views from the 1st floor master bedroom, 2 upper bedrooms and finished walk-out lower level ideal for entertaining \$599,000. 851-6900 WAK-620174



**COME HOME TO A NEW "lifestyle"** and relax in this superb 3 bedroom 2 1/2 bath townhome with many quality features in a great central location. \$299,900. 647-7100



**ONE-OF-A-KIND 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 treed setting. Truly exquisite. \$1,295,000. 647-7100



**FABULOUS DECORATOR FEATURES!** Great wooded views from master suite, great room and expansive deck. Home is set far back on a ravine with wooded barn in front of home for complete privacy. \$375,000. 851-6900 MIT-615788



**NEW 1991 Two story stunning traditional home** offers a refreshing floor plan. Huge Island Kitchen, master suite with 5 ft. soaking tub, living room with 2 story ceiling and much more. \$259,900. 851-6900 FUN-607724



**RENOVATED 1920'S ROYAL OAK CHARMER!** 4 bedrooms, 2 baths, updated beautiful kitchen with formal dining room, fireplace in large living room. Just move in and enjoy. \$172,900. 647-7100



**LAKE PRIVILEGES IN WEST BLOOMFIELD!** Beautifully decorated & maintained. 4 bedroom, 2 and one-half bath. Colonial with 1st floor laundry. Lovely lot, back patio, hot tub. \$229,000. 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-552630



**BETTER THAN NEW!** Newer Farmington Hills Colonial situated on a fabulous wooded lot adjacent to nature trail. This country style home offers 4 bedrooms, 2 1/2 baths, bay windows, French doors. \$224,900. 851-6900 CER-634200



**POTAMAC CONDOMINIUM.** Offering 3 bedrooms, 2 1/2 baths. Nice views of pond from extra large deck. Sauna, hot tub in basement. Fireplace, 2 1/2 car garage. \$139,900. 647-7100



**BEST BUY IN FOXPOINTE!** Immaculate two bedroom, 2 1/2 bath, end unit condo, in move-in condition. Neutral decor, private court yard, shed the cares of owning a house. Consider condo living. \$154,900. 647-7100 FOE-608659



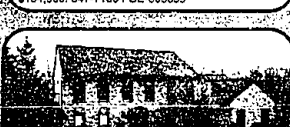
**BETTER THAN NEW!** Why build? Two years young with all the extras. Premium lot. 2 story foyer, hardwood floors, great family neighborhood and West Bloomfield schools. Offered at \$264,000. 851-6900 TIE-623692



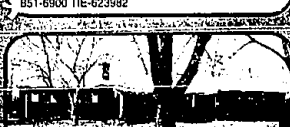
**THIS HOME HAS IT ALL.** 3 bedrooms, 2 baths, 2 car attached garage, 2 fireplaces, formal living room, family room, large lot and great family home. Only \$139,900. 851-6900 AIR-634308



**TRADITIONAL RANCH** in super condition on professionally landscaped lot in Bloomfield Township. 4 bedrooms, 3 full baths, 2 fireplaces. Tiled, year-round garden room overlooks treed yard and patio with raised gardens. \$244,000. 647-7100



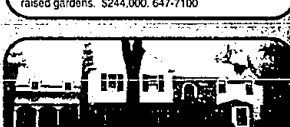
**SPECTACULAR PRIVATE lot** surrounds this spacious newer colonial. Wonderful tradition is mixed with entertaining, open floor plan. 3-tier deck, walk-out lower level highlight this gem! \$459,900. 647-7100



**LAKE PRIVILEGES!** Summer is great on Hammond Lake and this spacious 3 bedroom ranch is perfect for your kitchen is updated in almond and white, family room and great room both with fireplaces. Lease with option! \$154,000. 851-6900 LAD-6206



**A BIG LITTLE HOUSE!** Enjoy the spacious 19 foot living room and formal dining room of this 2 bedroom ranch home. Lovely Florida room overlooking fenced yard. Garage and Birmingham Schools lot \$79,900. 851-6900 MAL-634309



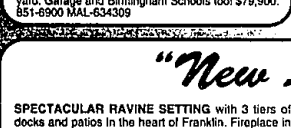
**THE BEST OF BIRMINGHAM** is found in this highly detailed, completely renovated colonial. Additions have been added to complete this 1937 custom dream home. A most spectacular foyer and circular staircase \$1,400,000. 647-7100



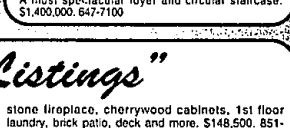
**HOUSE BEAUTIFUL!** Custom brick tudor. Built in 1981, 2-story entrance plus finished walk-out. Choice area and choice wooded lot, 3-car garage. Easy access to expressways. \$365,000. 647-7100



**CHARMING RANCH** with many updates: newer furnace, water heater, carpet, garage door and opener. Updated kitchen with built-in buffet, family room with fireplace and doorwall to patio. \$129,000. 851-6900 LEE-634323



**ULTRA SHARP RANCH CONDO** is spacious, updated and ready to move into. New off white Berber carpet, white kitchen, updated baths and much more. Must see! Offered at \$95,000. 851-6900 LEA-617312



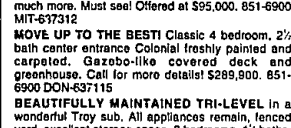
**MOVE UP TO THE BEST!** Classic 4 bedroom, 2 1/2 bath center entrance Colonial freshly painted and carpeted. Gazabo-like covered deck and greenhouse. Call for more details! \$289,900. 851-6900 DON-637115



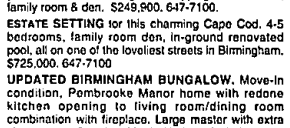
**3.3 ACRES.** City of Bloomfield Hills spectacular high views. Rolling terrain with mature trees. Large multi-level home. Garden room. Spa. Walk-out lower level. \$1,199,000. Also for lease at \$3,000/mo.



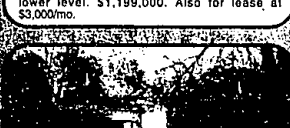
**RANCH CONDO** conveniently located in West Bloomfield and within walking distance to banks, shopping and more. View spacious open floor plan with 3 bedrooms, 2 baths, 2 car garage and basement. \$119,900. 851-6900 PER-634107



**BEAUTIFULLY MAINTAINED TRI-LEVEL** in a wonderful Troy sub. All appliances remain, fenced yard, excellent storage space, 3 bedrooms, 1 1/2 baths, central air and more. \$145,000. 851-6900 HSE-634323



**EXCELLENT LOT PERFECT** for a walk-out lower level sloping to woods and stream. Subdivision is mostly built with new homes. Newly paved, Orion Township. \$57,500. 851-6900 ESR



**GREAT STARTER HOME!** 3 bedroom, 2 1/2 bath. Spacious colonial. This home has it all: updated kitchen, family room with fireplace, large bedrooms with ample closets, 2 car attached garage. \$150,000. 647-7100

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