



RALPH MANUEL

ASSOCIATES • REALTORS



ESTATE LIKE ENVIRONMENT! Magnificent views from every window. Dow Lakefront canal to Cass Lake and 370' of Orchard Lake surround this Contemporary California Deck House - must see! \$699,000 851-6900 CDE-613464



UNIQUE 5 LEVEL CONTEMPORARY! Master suite with spa, guest quarters, entertainment center, Euro kitchen, private cul-de-sac with decks, walk-outs, pond and views. \$599,000 851-6900 ROY-627220



THIS HOME HAS IT ALL! Welcome to quality, convenience and comfort. Over 2800 sq. ft. with Bloomfield Hills schools and mailing. Cathedral ceiling in master, 3 car garage and built-in furniture. \$475,000 851-6900 WAK-630474



FIRST FLOOR MASTER! Spectacular and almost 3-5 bedroom site condo in exclusive Farmington Hills area. Fabulous walk-out lower level, wooded lot and almost 5,000 sq. ft. of luxury. \$473,700 851-6900 HIN-



LAKEFRONT NEW CONSTRUCTION! Exceptional 4400 sq. ft. contemporary on all sports Silver Lake. Finished walk-out prepped for kitchen and bath. Seller with negotiable to finish. Sacrificing at \$450,000 851-6900 SIR-643389



BLOOMFIELD CONTEMPORARY WITH GREAT VIEWS! and fabulous landscaping. White ceramic foyer, master suite with dressing area, family room and great room with open floor plan and newer triple glazed windows. \$399,000 851-6900 WAN-630605



LOCATION-LOCATION-LOCATION! Contemporary situated on a lovely hilltop and only 4 years old. Circular staircase, 2 story foyer, cathedral ceilings, recessed lights and walk-out lower level. \$380,000 851-6900 PAE-600317



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

647-7100
1821 W. Maple
Birmingham-
Bloomfield

851-6900

32961 Middlebelt
Farmington Hills-
West Bloomfield



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 LAE-557555



FARMINGTON HILLS! Beautiful 4 bedroom, 2 1/2 bath brick Colonial in desirable Strathmore. Ceramic tiling, recessed lights, French doors, vaulted ceiling, luxury master suite and more. super home! \$279,900 851-6900 HON-616513



FARMINGTON HILLS CONDO! Wonderful 2 bedroom, 2 bath Condo with new almond kitchen, neutral decor, mirrors, appliances and convenient location to Northwestern Highway. Offered at \$75,900 851-6900 FON-613510



BIRMINGHAM SCHOOLS! Cranbrook Village offers this great family Colonial. Big kitchen, 4 bedrooms, family room with fireplace, lots of windows and door to beautiful fenced, private yard. \$139,900 851-6900 CHY-632406



DREAM STARTER! Beautifully maintained 3 bedroom brick ranch with aluminum trim, basement, professionally landscaped lot and a convenient Oak Park location. Offered at \$89,900 851-6900 RIE-642601



LIVONIA'S MANOR SUB! Nice bungalow on a large lot with shed. Three bedrooms, 1 1/2 baths, appliances include a new dishwasher and disposal and immediate possession. Offered at \$81,900 851-6900 CAL-



CRANBROOK SUB GEM! Bright, open and neutral offering a contemporary kitchen, updated bathroom/lavatory, gorgeous master suite with custom built-ins and walk-in closet. \$139,900 851-6900 FRM-

QUALITY ABUNDANCE! Custom built contemporary ranch on beautifully landscaped 1/2 acre lot. Hardwood floors, large panoramic windows, 3 bedrooms, 2 1/2 baths and large deck. \$230,000 TAR

WEST BLOOMFIELD! A real surprise package with light, bright and updated interior. Newer kitchen and all new baths, 4 bedrooms, family room plus library. \$232,900 851-6900 WAT-

DESIRABLE RANCH! In prime Franklin Woods. Gorgeous yard surrounds this immaculate, move-in condition home. Totally updated with newer roof, air conditioning and more. \$218,000 851-6900 PIG-

SUPERB CUSTOM RANCH! Offering 3-4 bedrooms. Magnificent Euro-style kitchen with granite counters. Hardwoods in living & dining room. Terrace in foyer. Finished basement. Great location on a quiet cul-de-sac street closing to X-ways & shopping. A must see. Immediate occupancy. In-law suite. 647-7100 \$282,500



BLOOMFIELD VILLAGE! At its best! Charming three bedroom, two bath ranch has been extensively remodeled and updated throughout. Spectacular custom kitchen, hardwood floors, master bath. Hurry! 647-7100 \$329,900



PINE LAKE BEACH! privileges & dock. Finished 1400 sq. ft. walk-out ranch w/Bloomfield Hills schools. 4 bedrooms, 3.5 bath, 1st floor master, marble foyer, cathedral ceiling in living room, 2-level decks to wooded lot. \$429,000 647-7100



GREAT CENTRAL LOCATION! 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! 647-7100 \$299,900



LOVELY SETTING! for exceptional house. Updated kitchen & baths. New roof, security system & 2 car attached garage. Sun room off living room & breakfast room opening to fabulous yard. Double lot, basement, 3 bedrooms, 1.5 baths. 647-7100 \$166,800



SHARP CONTEMPORARY! on Meadowlake. 5 bedrooms, 3.5 baths. Master has large walk-in closet and jacuzzi. Other amenities include private dock, extensive decking, private balconies, pool and beautiful lake views. \$785,000 647-7100



BLOOMFIELD HILLS - Enchanting lakefront home on approximately 2 acres. Private courtyard, bedroom suites, 5 fireplaces, pool and a 4 car garage. Charming European character. 647-7100 \$1,550,000



SOUTHFIELD RANCH! Affordable, 3 bedroom, freshly painted contemporary ranch. Built-in oven and gas cook-top in updated kitchen, studio ceiling in living room and kitchen. \$74,500 851-6900 FAX

SPACIOUS, UPDATE brick ranch on beautiful park-like acre lot. Open floor plan. Redone kitchen. Beautiful wood floors. Studio 32x19 above oversized garage. 3/2 1/2 FR/Florida room. Birmingham schools. 647-7100 \$278,900

INSPIRING VIEWS! from this handsome Bloomfield ranch overlooking wooded ravine. 3 bedroom, 2 1/2 bath. Sprinkler system. New roof, hardwood flooring and furnace. Basement. Large family room. Great opportunity for fabulous location. 647-7100 \$260,000

ROYAL OAK TOWNHOUSE! Newer beautiful townhouse located 2 miles from new Somerset. Two large bedrooms, hardwood floors on 1st floor. Oak kitchen. Great room with fireplace. Full basement. \$108,900 647-7100

CHARMING "LIKE NEW" CONDO! 2 master bedroom suites, first and second floor. Many upgrades. Attached garage. Basement. Lofted ceiling, sky lights, light oak woodwork. Private small complex \$94,500 647-7100

DECORATOR SUPREME! So many custom features. From brick walk entry to wooded-view deck. Professionally finished inside and out and down. \$359,900 647-7100



WALNUT LAKE LAKEFRONT COLONIAL! 4 bedrooms, 2 baths, walk-out deck overlooking beautiful wooded lot and perennial garden. Walking distance to Maria's restaurant. Birmingham schools. 647-7100 \$415,000



ATTRACTIVE 4 bedroom, 2 1/2 bath soft contemporary on large treed cul-de-sac lot! Stunning interior, open floor plan, new white kitchen, new carpeting, very spacious. Move-in condition! 647-7100 \$320,000



EXCEPTIONAL RENOVATED Ranch on 1/2 acre in Quanton Lake Estates. Open floor plan with quality improvements enhances family living and entertaining! 647-7100 \$389,900



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! \$349,000 647-7100 MIE-642335



UNIQUE SITE CONDO, CITY OF BLOOMFIELD. A "showplace" for discriminating buyer. 4 bedrooms, 5 baths, great room, family room & library. Finished walk-out. 2 kitchens. One-of-a-kind home exudes quality & planning throughout. Treed setting 647-7100 \$1,295,000



CUL-DE-SAC setting for spacious 4 bedroom, 2.5 bath brick and cedar two-story home. Family room includes stone fireplace with raised hearth & built-in bookcases. Large deck off kitchen. Full basement w/rec room. Neutral carpet. \$216,900 647-7100



NEWER CUSTOM-BUILT 3 bedroom home in Bloomfield Village! Many quality features include country kitchen that would satisfy any cook's desires, dual furnaces and A/C units. Traditional interior. \$499,900 647-7100



A VERY SPECIAL HOME. In "Rolling Oak" - Farmington Hills. First floor master bedroom opens to dramatic solarium & hot tub room. 4 bedrooms, 4 baths. Very private lot with woods and stream. New Kitchen. Forest Elementary. 647-7100 \$329,000

"New Listings"

DOLL HOUSE! 3 bedrooms, 1 bath, new carpeting, paint, kitchen and bath - are ready for a family this instant! Finished basement and fenced yard. Hurry, Hurry, Hurry! \$78,900

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EXPERIENCED AGENTS WANTED!!

Consider joining a team with experience and a wide network of professional contacts.

Call DENNIS at 851-6900 for sales in the

Bloomfield/Farmington Hills/West Bloomfield area OR

CAROL at 647-7100 for sales in the Birmingham/Bloomfield/Troy area.

