



RALPH MANUEL

ASSOCIATES • REALTORS



LAKEFRONT ESTATE with 300 feet lake frontage located in the Heart of Bloomfield Hills. This very private estate boasts manicured grounds and a magnificent setting on Vhoy Lake. \$1,600,000. 851-6900 LOG-649405



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. \$399,000 851-6900 LAE-557555



OPPORTUNITY TIME! Condition, space and location! It's all here. Wonderful, spacious 5 bedroom home on great lot in super neighborhood. Outstanding schools. \$235,000 847-7100



BEAUTIFUL WOODED RAVINE SETTING IN CITY OF Bloomfield Hills. 5 bedrooms, 3 1/2 baths, family room, library, screened-in porch, 3 car garage. Over 2 acres. \$329,000 847-7100



ESTATE LIKE ENVIRONMENT! Magnificent views from every window. Over Lakeland, canal to Cass Lake and 370' of Orchard Lake surround this Contemporary California deck house, must see! \$899,000. 851-6900 COE-613464



5 LEVEL CONTEMPORARY designed by famous architect. Master suite, guest suite, his & her offices, 5 bedrooms, 3 baths, 2 lavs and more. Private setting on pond in charming Franklin Village. \$599,000 851-6900 ROY-627220



CITY OF BLOOMFIELD HILLS. "State-of-the-art" site condominium. Luxury living at its best. No other like it. 4-5 bedrooms, 5 plus baths. Great room. Library. Family room. Fabulous walkout with French doors. Private treed setting. \$995,000 847-7100



PINE LAKE BEACH privileges & dock. Finished walk-out ranch with Bloomfield Hills schools. 4 bedrooms, 3 1/2 baths, 1st floor master, marble foyer, cathedral ceiling in living room, 2-level decks to wooded lot. Move In Condition. \$429,000 847-7100



PRICED TO SELL FAST! Spectacular custom contemporary in an excellent neighborhood. Dramatic 2 story marble foyer, great room with cathedral ceiling, Euro-style kitchen, finished lower level. \$895,000. 851-6900 SHD-508828



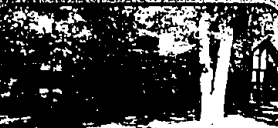
BLOOMFIELD CONTEMPORARY WITH GREAT VIEWS and fabulous landscaping. White ceramic foyer, master suite with dressing area, family room and great room with open floor plan and newer triple glazed windows. \$399,000 851-6900 WAN-650605



PRESTIGIOUS MARTELL DRIVE on acre hilltop setting. Gracious foyer boasts grand bi-level staircase. Spacious kitchen with large breakfast room. Four bedrooms, 3 1/2 baths. Wet plaster, coved ceilings, hardwood floors. \$769,900 847-7100



THREE BEDROOM 2 full baths condominium located in the heart of Bloomfield. Quiet private location in condo complex. Appliances included. Bloomfield Hills schools, pool. \$117,000 847-7100



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 barn in front of home for complete privacy. \$375,000. 851-6900 MIT-615788



NORTH FARMINGTON HILLS! Enjoy this spacious, open, updated Colonial with 4 bedrooms, 2 1/2 baths, living room, family room PLUS library. Great home! OFFERED AT \$215,000 851-6900 WAT-649307



HISTORY IN THE MAKING. A Currier and Ives house on 1.53 acres of the most beautiful land in Franklin. Large living room with fireplace and window seat, mostly wood floors. \$280,000 847-7100



REDUCED!! All new construction on Mirror Lake Ct.!! Only 8 units left. Three floor plans. Immediate possession on model. Fishing, swimming, nature trails. Starting at \$315,000 ME553630 847-7100



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. \$370,000. 851-6900 PAE-600317



BIRMINGHAM SCHOOLS - Best buy in Cranbrook Village! This roomy family home offers 4 bedrooms, family room with fireplace and door to a beautiful fenced, private yard. Reduced to \$138,700. 851-6900 CHY-632408



ROCHESTER HILLS. Fabulous renovated ranch with newer kitchen, carpet and bathroom vanities. Great sub with pride of ownership. Immediate occupancy. \$204,900 847-7100



WONDERFUL CONDITION! WONDERFUL CHARM! New "Architectural Shingles" roof, new garage door, security system, updated kitchen and baths. Basement, 2 car attached garage, 3 bedrooms, sun and family rooms. Double lot. Slate patio. \$166,900 847-7100



CONTEMPORARY TWO STORY offers 3 fireplaces, alarm, sprinklers, private wooded yard, extensive use of marble, finished basement with wine cellar, 3 car garage. \$319,900. 851-6900. 4394 Cherry Hill, S. Forest Trail, W. of Orchard Lake.



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. Immediate possession. Offered at \$79,900 851-6900 CAL-646242



CUL-DE-SAC SETTING for this spacious 4 bedroom, 2 1/2 bath brick and cedar two-story home. Family room includes stone fireplace with raised hearth & built-in bookcases. Large deck off kitchen. Full basement with rec room. Neutral carpet. \$219,900 847-7100



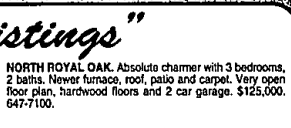
SHARP CONTEMPORARY on Meadowlake. 5 bedrooms, 3 1/2 baths. Master has large walk-in closet and jacuzzi. Other amenities include private dock, extensive decking, private balconies, pool and beautiful lake views. \$785,000 847-7100



ALREADY NEW with countless amenities. Family neighborhood with award winning West Bloomfield schools. Professional landscaping and neutral dcor enhance this 4 bedroom transitional gem. \$269,900. 851-6900 TIE-623982



OPEN SUNDAY 2-5. HARD TO FIND 4 BEDROOM SOUTHFIELD COLONIAL! Gorgeous home has family room with skylight, over 2400 sq. ft., and very well maintained. Near major freeways and shopping area. \$164,000. SOT. 851-6900. 29453 Somerset, N. of 12 Mile, W. of Southfield.



MOVE IN BUNGALOW! Carefully maintained 3 bedroom Ferndale home with central air and security alarm system. Neutral color with finished basement, dining room and garage with remote opener. \$80,000. 847-7100.



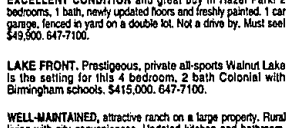
BLOOMFIELD VILLAGE AT ITS BEST! Charming three bedroom, two bath ranch has been extensively remodeled and updated throughout. Spectacular custom kitchen, hardwood floors, master bath! \$322,000 847-7100.



ROYAL OAK! Hard to find updated and charming ranch with basement, 2 car garage, central air and hardwood floors. Family room, newer white kitchen and 2 full baths. Offered at \$159,900. 851-6900 NOY-648241



BIRMINGHAM COLONIAL. Charming four bedroom, two and a half bath home with lots of updates including kitchen w/ oak cabinets, family room, furnace, A.C., and roof. Fenced yard. \$349,900. 847-7100.



CLASSIC ROYAL OAK bungalow. 3 bedrooms with a spacious floor plan including formal dining room, hardwood floors, bright kitchen, room to expand in the finished basement, 2 car garage. Ready to move in! \$105,900. 847-7100.



A VERY SPECIAL HOME in "Rolling Oaks", Farmington Hills. First floor master bedroom opens to dramatic atrium and hot tub room. 4 bedrooms, 4 baths. Very private lot with woods and stream. New kitchen. Forest Elementary. \$315,000 847-7100

"New Listings"

WONDERFUL CONDO COMPLEX well maintained with pool, tennis courts and on-site manager. Dressing area off master bedroom, good closet space, enclosed patio, sunken living room, 2 car carport and custom bath fixtures. \$110,000. GRE. 851-6900.

OPEN SUNDAY 2-5. HARD TO FIND 4 BEDROOM SOUTHFIELD COLONIAL! Gorgeous home has family room with skylight, over 2400 sq. ft., and very well maintained. Near major freeways and shopping area. \$164,000. SOT. 851-6900. 29453 Somerset, N. of 12 Mile, W. of Southfield.

SMASHING WHITE BRICK CONTEMPORARY offers a walk-out to serene setting and a beautifully landscaped lot. 2 story foyer with marble floor, great room with high ceiling, dream kitchen with all the goodies. \$775,000. WAN. 851-6900.

BLOOMFIELD HILLS SCHOOLS! Wonderfully updated, neutral decor features 4 bedrooms, newer kitchen, private library, new great room overlooking private yard with pool. Beautiful in West Bloomfield. \$289,900. WOD. 851-6900.

BIRMINGHAM COLONIAL. Charming four bedroom, two and a half bath home with lots of updates including kitchen w/ oak cabinets, family room, furnace, A.C., and roof. Fenced yard. \$349,900. 847-7100.

NORTH ROYAL OAK. Absolute charmer with 3 bedrooms, 2 baths. Newer furnace, roof, patio and carpet. Very open floor plan, hardwood floors and 2 car garage. \$125,000. 847-7100.

MOVE IN BUNGALOW! Carefully maintained 3 bedroom Ferndale home with central air and security alarm system. Neutral color with finished basement, dining room and garage with remote opener. \$80,000. 847-7100.

EXCELLENT CONDITION and great buy in Hazel Park! 2 bedrooms, 1 bath, newly updated floors and freshly painted. 1 car garage, fenced in yard on a double lot. Not a drive by. Must see! \$49,900. 847-7100.

LAKE FRONT. Prestigious, private all-sports Walnut Lake is the setting for this 4 bedroom, 2 bath Colonial with Birmingham schools. \$415,000. 847-7100.

WELL-MAINTAINED, attractive ranch on a large property. Rural living with city conveniences. Updated kitchen and bathroom. Hardwood floors contribute to a charm! \$108,000. 847-7100.

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 847-7100 for sales in the Birmingham/Bloomfield/Troy area.

847-7100

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Bloomfield

851-6900

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West Bloomfield

