



RALPH MANUEL

ASSOCIATES • REALTORS



PRIVATE BIRMINGHAM PARK Spacious 4 bedroom home on large wooded cul-de-sac close to town. Move-in condition with renovated kitchen and baths, new roof, new furnace & air, great floor plan. (810) 647-7100 \$475,000 PLT.



UNIQUE FLOOR PLAN Much larger than appearance. Formal dining room, updated eat-in kitchen and bath. Foyer used as den. Great finished basement play area for kids. \$119,900 (810) 647-7100 THS.



THE VILLAGE OF FRANKLIN, the charm of the 1800s, the warmth of 4 fireplaces, the character of the mahogany library and the excitement of high ceilings make this a truly wonderful home \$769,000 (810) 651-6900 SCC-700724



BREATHTAKING VIEWS! Super home built with superior quality 5 bedrooms, 1st floor guest suite, dream master suite and kitchen that opens to family room. Finished lower level, indoor pool and more. \$1,800,000 (810) 651-6900 BRE-664563



SPACIOUS LUXURY TOWNHOME Move in condition. Large great room w/ vaulted ceiling & fireplace. Gourmet kitchen w/ breakfast room to private courtyard. Master suite. Finished walk out lower level. Premium lot backs to woods. 2 car attached garage. (810) 647-7100 \$185,000 HIE.



FABULOUS PROPERTY for all seasons enjoyment. 2+ acres of privacy for this Bloomfield ranch with Birmingham schools. 2 1/8 miles to downtown Birmingham. Quality throughout. 3 bedrooms, 2 baths. \$299,000 (810) 647-7100 FOE.



OPEN SUNDAY 2-5

WEST BLOOMFIELD NEW CONSTRUCTION! Elegant 3400 plus sq. ft. Top of the line kitchen appliances, 3 1/2 baths including Jack and Jill's baths between 2 bedrooms. \$510,000 (810) 651-6900 6427 Royal Pointe, N. of Maple, W. of Farmington



TERRIFIC FRANKLIN RANCH with updates-bathrooms including jacuzzi, roof, septic field and windows. Family room, 3 bedrooms, circle drive, PLUS fabulous flower gardens and trees. Offered at \$375,000 (810) 651-6900 WOE-708729



ORCHARD LAKE CONTEMPORARY. Year-round enjoyment awaits you in your dream house on Orchard Lake. Fabulous contemporary with gourmet kitchen, deck, skylights, 10' ceilings. Perfect for entertaining. \$1,200,000 (810) 647-7100 INL.



ROYAL OAK - WHY RENT? Move into this newly redone three bedroom two story with newer furnace, windows, carpet and kitchen. Partially fenced yard and garage. \$34,500 (810) 647-7100 EDN.



CHAMBERD'S MOST EXQUISITE! Three bedrooms with 1st floor master suite with jacuzzi garden tub. Luxury abounds, built in 1987, open, neutral and Bloomfield Hills Schools. \$450,000 (810) 651-6900 CHD-663091



RELAX NEXT TO THE FIREPLACE in the family room while enjoying the view of the lake. Lovely large Colonial with four bedrooms and an additional master room with whirlpool tub. \$350,000 (810) 651-6900 ROG-708435



IDEAL HOME FOR ONE-FLOOR NEEDS. Barrier-free, large rooms, family room with fireplace, first floor laundry. Double master shower. Exceptional eat-in kitchen. New carpet and paint. \$249,900 (810) 647-7100 CLT.



GREAT OPPORTUNITY! Wing Lake privileges. Bloomfield Hills Schools. 3 bedrooms, 2 baths, attached 2 car garage, central air. Lovely setting. (810) 647-7100 \$188,000 THR



WING LAKE ROAD Tranquil, beautiful and well located to expressways and shopping. Country style home in an exquisite natural setting with circle drive. Area of redesigned expensive homes. Potential! \$449,000 (810) 651-6900 WIG-607711



YOUR REALLY HAVE TO SEE this fabulous home to believe that you won't want to change one thing. Four bedrooms, library, family room, PLUS 3 car garage. Offered at \$339,900 (810) 651-6900 TOK-707622



GREAT LOCATION Enjoy the quiet at the end of this no-thru street. 3 large bedrooms with possible fourth or den. Two fireplaces. Loads of storage. \$145,900 (810) 647-7100 AVA.



DOWNTOWN BIRMINGHAM Picturesque, private setting high on a hill. Charming Dutch colonial 2/3 bedrooms. Hardwood floors, built-in bookcases. Charm abounds. Beautifully maintained. Many updates throughout. \$280,000 (810) 647-7100 PAX.



ROLLING OAKS! Soft contemporary with many updates, private library has vaulted ceiling, tiered deck to view park commons. 4 bedrooms, 3 1/2 baths and terrific finished lower level. \$269,900 (810) 651-6900 HIH-700507



BEAUTIFUL UPDATED HOME in West Bloomfield situated on a lovely private park-like setting. Kohler fixtures in kitchen with oak floor and cabinets. Enjoy the built-in pool situated in the back of the yard. \$265,000 (810) 651-6900 WOE-707679



1860'S CHARM 1990'S COMFORT Historic Franklin Village is setting for charming totally renovated home, featuring country kitchen w/ top of the line appliances, closets galore, jacuzzi tub, separate library & office, 1st floor laundry & much more. \$425,000 (810) 647-7100 CAT.



PINE LAKE BEACH privileges & dock! 3,564 sq. ft. walk-out ranch w/ Bloomfield Hills Schools. 4 bedroom, 3.5 bath, 1st floor master, marble foyer, cathedral ceilings in living room, 2 level decks to wooded lot. \$424,900 (810) 647-7100 PIS.



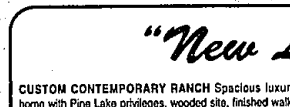
COUNTRY LIVING! Sprawling ranch on 1.3 acres. Horseshoe drive, 4 bedrooms, 2 baths, updated, new roof and new carpeting. Wonderful location and great privacy. Offered at \$125,000 (810) 651-6900 RAD-701093



GREAT VIEWS from this 4 bedroom home boasting top of the line custom features. Great custom gourmet kitchen, Kohler fixtures, huge walk-out lower level PLUS bonus room above garage. Offered at \$239,900 (810) 651-6900 JAN-708234



FARMINGTON HILLS 2-4 bedroom 1980's home on a lovely wooded lot, easy access to expressways, freshly painted, new neutral carpet, large eat in kitchen. \$99,000 (810) 647-7100 PEG.



ALL SPORTS LOON LAKE WATERFRONT home offering 4 bedrooms, 2 baths, 2 fireplaces, 2 car attached garage. 62 feet of sandy beach with deck, gazebo, patio overlooking all sports lake with boat slip. Walk out lower level with all the goodies. \$319,900 (810) 651-6900 SHF.



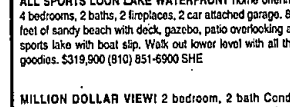
LAKEFRONT OF 106 FEET on all sports Lower Straits Lake. New construction now drywalled awaiting your choice of finishes to customize completion. Contemporary with high ceilings, open floor plan, 1st floor master suite and more. \$899,900 (810) 651-6900 PIE.



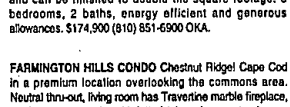
GOLF LOVERS DREAM/ENTERTAINERS DELIGHT! Enjoy the cedar deck along the entire rear of this beautiful 2 bedroom Condo overlooking the 5th hole in The Maples of Novi. \$169,900 (810) 651-6900 BLF-708256



SOPHISTICATED SPACE AND LOCATION! 3 bedroom townhome needs new owner. Combination breakfast room - den, kitchen with all appliances, fireplaces, hardwood floors & 2 car attached garage. (810) 647-7100 \$294,900 BIE.



MILLION DOLLAR VIEW! 2 bedroom, 2 bath Condo situated in a prime location with a premium view of the scenic pond. Attached garage, doorwall to balcony, in-unit laundry and more. West Bloomfield location. \$86,900 (810) 651-6900 LOE.



FARMINGTON HILLS CONDO Chestnut Ridge Cape Cod in a premium location overlooking the commons area. Neutral thru-out, living room has Travertine marble fireplace, 1st floor master suite with jetted tub and separate shower. Courtyard entry, 2 decks, (front and back), security system, 2 car garage, 3 bedrooms and 2 1/2 baths. \$239,000 651-6900 SIA



GREAT INVESTMENT! Ranch with Birmingham schools, Walnut Lake privileges and 100x130 lot. Neighborhood of appreciating homes. Two bedrooms, den, great room, 2 car attached garage and easy to add onto. \$165,000 (810) 651-6900 PUM-660527

"New Listings"

CUSTOM CONTEMPORARY RANCH Spacious luxury home with Pine Lake privileges, wooded site, finished walk-out lower level. Elegant master suite with fireplace/garden room-marble spa bath. High ceilings, maple floors, formal dining room, 3 car garage. Bloomfield Hills Schools. 4 bedrooms, 2 1/2 baths. Library, family room, 3 car garage. (810) 647-7100 \$509,500

ALL SPORTS LOON LAKE WATERFRONT home offering 4 bedrooms, 2 baths, 2 fireplaces, 2 car attached garage. 62 feet of sandy beach with deck, gazebo, patio overlooking all sports lake with boat slip. Walk out lower level with all the goodies. \$319,900 (810) 651-6900 SHF.

MILLION DOLLAR VIEW! 2 bedroom, 2 bath Condo situated in a prime location with a premium view of the scenic pond. Attached garage, doorwall to balcony, in-unit laundry and more. West Bloomfield location. \$86,900 (810) 651-6900 LOE.

LAKEFRONT OF 106 FEET on all sports Lower Straits Lake. New construction now drywalled awaiting your choice of finishes to customize completion. Contemporary with high ceilings, open floor plan, 1st floor master suite and more. \$899,900 (810) 651-6900 PIE.

NEW CONSTRUCTION and lake privileges on Cass Lake. Master suite, vaulted ceilings, lower level has high ceiling and can be finished to double the square footage. 3 bedrooms, 2 baths, energy efficient and generous allowances. \$174,900 (810) 651-6900 OKA.

FARMINGTON HILLS CONDO Chestnut Ridge Cape Cod in a premium location overlooking the commons area. Neutral thru-out, living room has Travertine marble fireplace, 1st floor master suite with jetted tub and separate shower. Courtyard entry, 2 decks, (front and back), security system, 2 car garage, 3 bedrooms and 2 1/2 baths. \$239,000 651-6900 SIA



647-7100
1821 W. Maple
Birmingham-Bloomfield

851-6900
32961 Middlebelt
Farmington Hills-West Bloomfield

