



RALPH MANUEL

ASSOCIATES • REALTORS

810-647-7100 / 1821 W. Maple, Birmingham



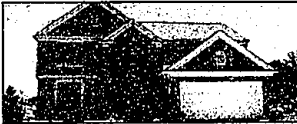
WEST BLOOMFIELD

STUNNING TUDOR in a great neighborhood, cul-de-sac location, complete new kitchen in 1996. Great family home with 4 bedrooms and Bloomfield Hills schools. \$420,000 (STC743943) 248-647-7100



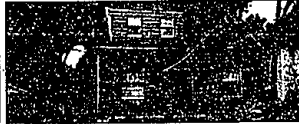
FARMINGTON HILLS

GREAT SETTING. Popular Hunter's Pointe sub in Farmington for this 4 bedroom colonial with great private yard, 3 car garage, finished basement. Light bright neutral decor. Fabulous kitchen. \$350,000 (FOT738678) 248-647-7100



ORION

THREE YEAR OLD brick, cedar, and fieldstone colonial with all the bells and whistles. Island kitchen and 2 story foyer both oak floored. Cul-de-sac location. \$269,900 (LOW742716) 248-647-7100



BIRMINGHAM

GREAT BIRMINGHAM LOCATION. Charming 2 bed room, some updates including furnace, central air and kitchen. Terrific potential for expansion. \$275,000 (HAD741783) 248-647-7100



ROCHESTER HILLS

WILDFLOWER SUBDIVISION. Immaculate tudor home backs to common area. A gracious foyer with circle stair and crown moldings, 3 bedrooms, 2 1/2 large family room and kitchen, screened porch and deck. \$244,900 (BUP738198) 248-647-7100



BLOOMFIELD

TRANQUIL WIND LAKE. 3 bedroom ranch home on a beautiful lot near Wing Lake beach. Nice family room with fireplace. Updated kitchen, two full bathrooms. \$239,000 (WON731329) 248-647-7100



SOUTHFIELD

GREAT FAMILY HOME. Large 4 bedroom, 2 1/2 bath center entrance colonial. Space for everyone and a lot of storage. Beautiful lot with flowers and trees. 2 car side entry garage. \$199,000 (SHN742152) 248-647-7100



WATERFORD

LIKE NEW DETACHED RANCH CONDO in a 24 unit Crystal Villas. Like new but better! 2 bedrooms, 2 baths, basement, central air, white kitchen, 1st floor laundry. Doorwall to large 16x16 deck. \$168,900 (CRF740222) 248-647-7100



ROYAL OAK

3 BEDROOM RANCH with basement. New 2-car garage & driveway. New roof, furnace & central air. Professionally finished hardwood floors. Beautiful gardens with power patio & deck. \$148,800 (HUR743940) 248-647-7100



SOUTHFIELD

BIRMINGHAM SCHOOLS. Wonderful 3 bedroom, 1 1/2 bath ranch in a lovely subdivision with natural fireplace. Nicely maintained & updated. What more could you ask! \$147,000 (WOK74639) 248-647-7100



ROYAL OAK

PEOPLE PLEASER. Royal Oak three bedroom brick ranch on tree-lined street. Two full baths, central air installed May 1997. Full finished basement, deck, two car garage. \$129,500 (MID731794) 248-647-7100



AUBURN HILLS

COLONIAL FARM HOUSE situated on choice property! 3 bedrooms, 2 baths, living room with fireplace, first floor laundry. Updates include: all plumbing, roof, most electrical, kitchen and baths. Large lot. \$125,000 (SQL739503) 248-647-7100

MARKET POWER

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LIVONIA

OPEN FLOOR PLAN in this lovely 3 bedroom brick ranch. Set on 70x120 corner lot. Doorwall to covered patio, 1 1/2 car garage, fenced yard. Full basement, all appliances included. New Wallside windows. \$132,900 (317BRE) 248-559-2300



FARMINGTON HILLS

HOME SWEET HOME! Solid home with a lot of charm: front porch, hardwood floors, oak trim, and brass knobs. Three bedrooms, full basement and heated garage. \$119,900 (COL2) 248-477-1111



BLOOMFIELD HILLS

CHARMING SALTBOX COLONIAL in prime Bloomfield area. Over 1/2 acre lot with lawn, woods & stream. Family subdivision with commons & walking paths. Featuring 4 bedrooms, 2 full & 1 half baths, family room & den. \$289,900 (741363) 248-644-4700



FARMINGTON HILLS

PEBBLEBROOK ESTATES. Custom contemporary ranch on an acre lot backing to stream & woods, 3 bedrooms plus library. Finished basement. Fabulous house! Fabulous setting! \$270,900 (HRN) 248-651-1900



LAKE ORION

SOFT CONTEMPORARY with natural tones throughout, 1st floor master bedroom, Marble foyer leading to curved stairway. Custom home. Better than new. \$274,500 (733BOLC) 248-644-4700



HIGHLAND

DUCK LAKEFRONT RANCH! Solid brick with finished walkout is a great buy! 4 bedrooms, 2 1/2 baths, 2 fireplaces, central air, Lakeside decking, 163 built. 2nd kitchen in walk-out. Possible in-law quarters. \$207,911 (15422) 248-684-1065



FARMINGTON HILLS

FAMILY HOME! Don't miss this 4 bedroom, 3 1/2 bath colonial with first floor library. Located in beautiful bluffs, 2 full baths, full basement, one car garage. Fully finished lower level. \$264,900 (CAMI) 248-651-1900



ROCHESTER HILLS

RANCH CONDO! Sweet living in Rochester Hill's Sugar Creek! Beautiful 3 bedroom detached condo. Great setting with all the extras that you deserve! This one is an "11"! \$269,900 (11SUG) 248-652-5590



WEST BLOOMFIELD

CLASSY SUBDIVISION LOCATION. Close to schools, entertainment mecca, (32 ft.) living room, (22 ft.) master bath. Game room, finished basement. \$239,890 (HAR) 248-651-1900



WEST BLOOMFIELD

SPACIOUS & BEAUTIFUL CONDO. This is located off pond. Spacious great room with natural fireplace. Formal dining room. Large kitchen with rock, pantry area. Deck facing pond. \$239,900 (557WAT) 248-559-2300



SOUTHFIELD

THREE BEDROOM three bath ranch condo located on premium site. Features great room, eat-in kitchen, master suite, first floor laundry, garage, courtyard, vaulted ceilings, fireplace & more! \$242,900 (7425986) 248-644-4700



ROCHESTER HILLS

4 BEDROOM, 3 1/2 bath, completely renovated 2 story home in popular Springhill subdivision. First floor master bedroom, beautifully finished basement. Great house and lot! \$220,000 (MAR255) 248-652-6500



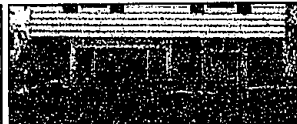
ROCHESTER HILLS

GORGEOUS LOT. Colonial, 4 bedrooms, 2 1/2 baths, kitchen 84, roof '93, furnace, air conditioning '96. Deck, natural brick fireplace, close to major highways, shopping & walking distance to all schools. \$211,000 (124SHE) 248-652-6500



FARMINGTON HILLS

PRIDE & PERFECTION abounds in this beautiful colonial home. Many updates include: newer kitchen, baths, windows, professionally finished recreation room, hardwood floors, summer room. Great location. \$204,800 (PIP) 248-477-1111



HUNTINGTON WOODS

LOCATION! LOCATION! Charming of Huntington Woods. 3 bedrooms, 1 1/2 baths, new windows, furnace, central air, library with built-ins, 2 car garage, finished basement. \$209,899 (LUD) 248-651-1900



ROYAL OAK

IMMACULATE CO-OP. Newer appliances included. Great location. Near Beaumont. Association fees includes taxes, gas for heat, water and outside maintenance. \$204,500 (282WOC) 248-559-2300

FARMINGTON HILLS!
A VIEW OF NATURE and not the neighbors. If you find quiet solitude desirable consider this 4 bedroom colonial backing up to heavily wooded lot, in desirable Franklin Ravine subdivision. \$199,500 (H29126) 313-261-0700

FARMINGTON HILLS
TRADITIONAL ELEGANCE. Brick colonial, new kitchen, hardwood floors, spacious formal living room, large master bedroom, immaculate condition. Accredited elementary school, tennis court in subdivision. \$239,900 (CHA-2) 248-477-1111

BERKLEY
LARGE MASTER BEDROOM, formal dining room, newer formal kitchen, neutral carpet throughout. Custom built 2 full baths, full basement, one car garage, 87, 133 corner lot. \$129,900 (231ELL) 248-559-2300

REDFORD
SOUTH REDFORD SCHOOLS, excellent location, approximately 1,200 sq. ft. ranch with fireplace in living room. Nice also eat-in kitchen, central air, 1 car attached garage & more. \$204,500 (DEB) 248-348-6430

"Real Estate One Continued on Front of this Section"