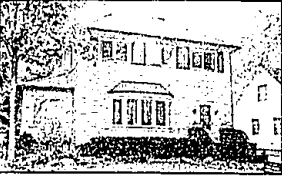


# CHANCE FAVORS THE PREPARED

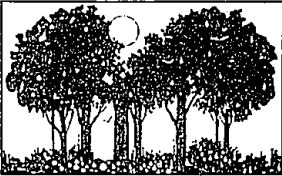
Some people in the real estate market are luckier than others, "The harder I work, the luckier I get."

So we're lucky - and so are our customers.

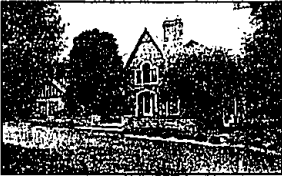
WEIR, MANUEL, SNYDER & RANKE



**WALK TO DOWNTOWN BIRMINGHAM!** Updated colonial with hardwood floors in living and dining rooms. SubZero and oak cabinets in gorgeous kitchen, large master suite with dramatic bath, whirlpool and separate shower. \$374,000 (248-644-6300) 723607    4061



**THE MAKINGS OF A GREAT ESTATE!** One of few remaining almost 4 acre parcels in Bloomfield area. Beauty, privacy, fabulous landscaping. Existing ranch could be gate/guest house plus a wonderful walkout building site. \$975,000 (248-644-6300) 725942    4067



**IMPRESSIVE CUSTOM BUILT** home in City of Bloomfield Hills! Beautiful, lush setting, intricate millwork, handsome judge's paneled library, custom designed leaded glass. Finished lower level. Enjoy year round Florida Room. \$969,000 (248-644-6300) 745552    4120



**WONDERFUL QUARTON LAKE ESTATE COLONIAL!** Spacious immaculate, move-in condition. Gracious foyer and large kitchen. Florida room, lovely. Private yard. Enjoy the summer in this beautiful home! \$539,000 (248-644-6300) 737619    4052



**BEACH & BOAT PRIVILEGES ON WALNUT LAKE!** Generous room sizes and an open floor plan. Fieldstone gas fireplace & finished lower level. Newer custom kitchen & 1/2 bath. Bi-level deck with hot tub. Beautiful! \$529,900 (248-644-6300) 735152    4038



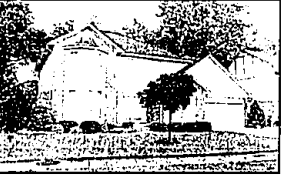
**IN-TOWN BIRMINGHAM LIVING!** Quality shows throughout this beautiful home with two story foyer. Doorwalls open to private yard, lovely landscaping. Gorgeous kitchen, finished lower level with office. \$700,000 (248-644-6300) 745239    4122



**IN-TOWN BIRMINGHAM CHARMER!** Extensively renovated, fantastic location and curb appeal galore. Move-in condition, white kitchen, granite counters. Master suite, huge dressing area/custom closet. Private dock. \$499,000 (248-644-6300) 748180    4129



**CAPE COD IN BLOOMFIELD VILLAGE!** Sprawling, Southwest style offering privacy, beautiful serene setting with gorgeous custom pool with hot tub and landscaping. Luxurious 1st floor master suite, 2 separate bath areas. \$649,000 (248-644-6300) 745504    4121



**CENTER ENTRANCE COLONIAL** on fantastic wooded site! Wood floors in foyer, kitchen, dining room. Large dining room and master with bay windows. Oak kitchen with doorwall to 2 tiered deck, sprinkler system. \$227,800 (248-644-6300) 732225    4060



**BLOOMFIELD COLONIAL** on 1.5 acres! Over 3700 sq. ft., gourmet's kitchen, 2 libraries, greenhouse, Florida room, 4 large br., luxury master bath. Pool and deck, Meadow Lake privileges, Birmingham schools. \$479,000 (248-644-6300) 737613    4053



**GORGEOUS RANCH CONDO** on wonderful setting! Beautiful moldings, vaulted ceilings, built-ins throughout. Master suite with double walk-in closets. Enclosed atrium, finished lower level has full bath and office/bedroom. \$329,900 (248-644-6300) 738494    4058



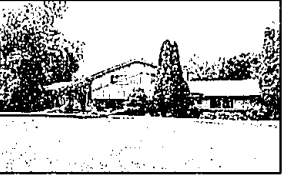
**COUNTRY SIZE LOT IN THE CITY.** This colonial in Rochester Hills features dining room, fireplace in family and living room, 2 car attached garage. Newer gas furnace and air filter. Close to elementary school. \$203,900 (248-651-3500) 723038    4044



**WHAT A GEM!** This Rochester Hills colonial is professionally landscaped with tiered garden and deck. Interior totally redecorated with custom shutters, window treatments, updated kitchen. Beautiful! \$299,500 (248-644-6300)    4049



**BEAUTIFUL BINGHAM FARMS CONDO!** Prime location backing to large wooded green belt area. Fireplace in living room and master bedroom. Ceramic foyer. Enjoy this carefree lifestyle! \$279,900 (248-644-6300) 737907    4056



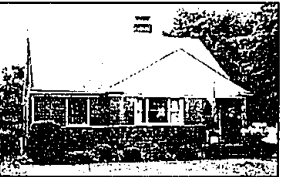
**SOFT BLOOMFIELD CONTEMPORARY!** Newer kitchen, baths. Vaulted ceilings, some hardwood floors. New downspout to large patio and private yard. Lake access to summer and winter sports. Great home for family and entertaining! \$297,000 (248-644-6300) 737609    4059



**SPACIOUS AND OPEN RANCH** on cul-de-sac in terrific Waterford neighborhood! Wonderful 20x12 Florida room with auxiliary heat, impeccable landscaping. Close to Cass and Crescent Lakes. \$138,900 (248-644-6300) 747467    4119



**RENOVATED AND IMPECCABLE END UNIT** with spectacular nature view from every window. Marble foyer, skylights, hardwood floors, master bath with whirlpool tub. Finished walkout with family room and wet bar. \$369,900 (248-851-5500) 746380



**DELIGHTFUL BIRMINGHAM BUNGALOW!** Many updates - kitchen, Andersen windows thruout, 1st floor bath, furnace, air, copper plumbing, lower level bath, glass block basement windows. New roof stripped. \$189,900 (248-644-6300) 745838



**IMMACULATE PICTURE-PERFECT COLONIAL!** Spacious, private master suite with garden tub, separate shower. Elegant 2-story foyer, 4th bedroom and study. Open loft with built-ins. Professional landscaping. \$279,900 (248-644-6300) 746992    4118



**CHARMING COUNTRY LIVING!** New England style ranch on 4 private wooded acres in Washington Township. Library, gourmet kitchen, oak floors, first floor laundry, screened porch, 3 car garage. \$319,000 (248-651-3500) 730499    4084



**ROCHESTER HILLS COLONIAL!** The open floor plan is perfectly suited for gracious living with wood floors, updated kitchen, 2 fireplaces, finished basement with full bath and office area, and large deck with gazebo. \$389,900 (248-651-3500) 732606



**ABSOLUTELY BEAUTIFUL** newer ranch style home. Very open and airy with cathedral ceilings thruout. Skylight in kitchen, oak cabinets, 1st floor laundry. This home backs to a wooded area in the heart of the neighborhood. \$173,900 (248-851-5500) 747359



**A REAL BEAUTY!** This updated ranch features gorgeous custom kitchen, Sub-Zero, Jenn-Air, Pella windows, and ash floor. Newer furnace, air conditioning. Freshly painted inside and out. Sun porch and sprinkler system. \$219,500 (248-644-6300) 745451    4117



**GREAT VIEWS OF CRESCENT LAKE!** Lots of charm in this remodeled home with 3 bedrooms, 2 completely remodeled baths. Possible boat and lake privileges on Crescent Lake and Elizabeth Lake. \$109,000 (248-851-5500) 704888    2902

**HOW TO USE THE HOME HOTLINE**  
 \*CALL 1-800-778-9498  
 \*Enter the code shown next to the address or # code below the picture  
 \*Our HOME HOTLINE is available 24 hours a day, 7 days a week  
 \*Getting your home? List it with us  
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## WEIR, MANUEL, SNYDER & RANKE REALTORS

**HOURS** - weekdays from 8:30 in the morning until 8:00 in the evening, Saturday until 5:00 P.M., Sunday 9 A.M. to 5:00 P.M.

298 South Woodward  
 7285 Orchard Lake Road  
 1205 West University Drive  
 498 South Main Street  
 325 East Brown Street

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 West Bloomfield/Farmington Hills  
 Rochester/Rochester Hills  
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