

ATTENTION ALL DISCRETIONARY BUYERS!

Now is an excellent time to buy a home
In fact, it's one of the best times we've ever seen. WHY?

- Homes available in just the **LOCATION** you want
- An assortment of homes in the **CARED FOR CONDITION** you want
- A wide choice of **REASONABLE MORTGAGE TERMS** to consider
- **YOU DESERVE IT**

WEIR, MANUEL, SNYDER & RANKE It's a good time to move up!



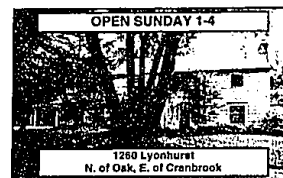
LOVELY WOODED SETTING for this 6,000 square foot site condo in City of Bloomfield Hills! 1st floor master with marble bath, 3 additional bedrooms, 2 baths, lot on upper level. Fully finished lower level walk-out. \$1,085,000 (248-644-6300) 734232



EXCLUSIVE HERON BAY! Magnificent two story foyer welcomes one to a home that is impeccably crafted. Distinctive detailing, first floor master, elegant dining room, gourmet kitchen. Gorgeous pool and privacy deck! \$1,850,000 (248-644-6300) 744164



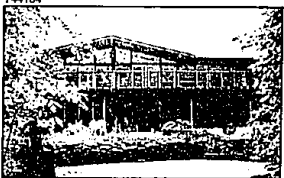
A TRULY EXQUISITE HOME with warmth, quality and charm on prestigious Island Lake! Fabulous secluded property and views. Sleamatic kitchen from Germany, master bedroom with fireplace and 20x21 bath area. \$2,999,000 (248-644-6300) 728338 = 2812



CHARMING CENTER ENTRANCE COLONIAL on two lots in prime Birmingham area. Gracious foyer, large living room, formal dining room. Cherry kitchen, library, 3 baths up. Newer garden room, extensive brick patios & walkways. \$799,000 (248-644-6300) 745841



LOVELY COLONIAL in one of Bloomfield's most prestigious neighborhoods. Library, finished lower level with full bath, 2 activity areas, wet bar and snack bar. Almost a half acre of wooded property. \$399,000 (248-644-6300) 729961 = 4102



FANTASTIC BEVERLY HILLS RANCH on private treed acreage backing to Rouge River! Spacious rooms, newer whirlpool in hall bath, skylight. Living room overlooks wonderful deck with incredible views. \$389,000 (248-644-6300) 736766 = 4062



SPECTACULAR SUNSET VIEWS from most rooms of this Walnut Lake front home. Dynamic great room, gorgeous Euro style kitchen. First floor master. Incredible view of yard, boat & lake. \$799,900 (248-644-6300) 736712 = 4063



SOARING CEILINGS AND WALLS OF GLASS highlight this custom condo in gated Hills of Lone Pine. Spacious open floor plan, library adjoining master. Lower level has bedroom, steam bath, hobby and exercise rooms. \$779,900 (248-644-6300) 660413 = 2796



WALK TO BIRMINGHAM SCHOOLS from this charming cape cod. Plaster walls, hardwood floors, neutral tones. Newer roof, siding, landscaping, many new windows, 10 x 20 Florida room & fenced yard. \$239,900 (248-644-6300) 734175 = 4019



BEAUTIFUL CAPE COD! Wonderful trees and attractive landscaping on 1.37 acre lot. Extensively updated, many windows in family room offering great views. Large deck for outdoor enjoyment. \$339,900 (248-644-6300) 743643 = 4105



WING LAKE PRIVILEGES accompany this wonderful Bloomfield Hills ranch on over 1 acre, new windows, updated master bath, updated kitchen. Well maintained and ready to move-in! \$219,900 (248-644-6300) 751801 = 4167



WONDERFUL FAMILY HOME on treed private site. Updates include kitchen, bath, deck, vinyl storms & screens. Other appealing features include wood floors, rare fenced yard, and Bloomfield Schools. \$215,000 (248-644-6300) 733888 = 4022



SHOWS BEAUTIFULLY! Newer neutral carpeting & freshly painted. Updated almond kitchen, cabinets, counter tops & no wax almond floor. Beamed family room w/raised brick hearth fireplace. \$158,900 (248-851-5500) 752685



TROY COLONIAL on large corner setting deep in subdivision. Neutral decor, spacious kitchen w/leaving area. Master bedroom w/walk-in closet & private bath. Fireplace in family room & doorwall to attractive patio. \$181,900 (248-644-6300) = 4166



SURROUNDING TREES provide fantastic year round view for this absolutely charming colonial in Troy. Features updated kitchen, cherry cabinets, Jenn-Air range, hardwood floors, bay windows, & first floor laundry. \$254,900 (248-651-3500) 735860 = 4031



COUNTRY LUXURY! Orion Township Colonial features library, master suite with garden tub, walk-in closet, central air, cedar deck, all in a popular neighborhood with sidewalks, pool & tennis courts. \$254,900 (248-651-3500) 750618 = 4155



ENJOY THE CONVENIENCE of this City of Bloomfield Hills condo! Many updates include carpeting, paint. Large living & dining rooms, library or 3rd bedroom. Two car garage, private treed setting. \$146,500 (248-644-6300) 733479 = 4025



LOVELY BUNGALOW with four bedrooms and two full baths. Updated kitchen and bath, breakfast room with bay window, 6x11 dressing room off master bedroom, newer stripped roof. \$128,900 (248-644-6300) 752875 = 4165



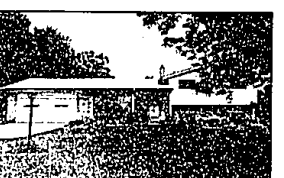
PERFECT STARTER HOME in Berkley! This charming ranch features cove ceilings in living room, wet plaster walls, hardwood floors, & finished basement. Newer detached garage and fenced backyard. \$99,900 (248-644-6300) 752872



ATTENTION NATURE LOVERS! Treed, 1.5 acre secluded yet convenient setting for this terrific contemporary. Spacious, wood burning fireplace in finished walkout lower level. Two nice decks, 4 car garage. \$147,900 (248-644-6300) 743075 = 4095



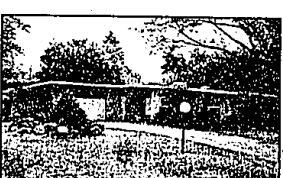
LAKE PRIVILEGES ON CASS & ELIZABETH LAKES! Available cozy open floor plan backing to nature. Formica kitchen with island, ceramic tile floor, spacious family room, built in aquarium, door wall to deck. \$155,900 (248-851-5500) 752178



THE PERFECT HOME! This quad level home features spacious family room, with full-wall fireplace, roomy master bedroom with deck, hardwood floors, first floor laundry, and large covered patio. \$159,500 (248-651-3500) 748756



RECENTLY UPDATED SPACIOUS RANCH! Updates include paint, carpet, blinds, doors, fixtures, kitchen with oak cabinets, new roof. Large master bedroom with bath. Family room with fireplace & doorwall to patio. \$239,000 (248-644-6300) 752858 = 4164



SPECTACULAR CONTEMPORARY ON CUL-DE-SAC for those who prefer open rooms, soaring ceilings. Great for entertaining. Brick pavers, large windows. White kitchen with sitting area. Bloomfield Hills Schools. \$249,900 (248-851-5500) 752860

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.

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1205 West University Drive
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Plymouth/Rochester Hills
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