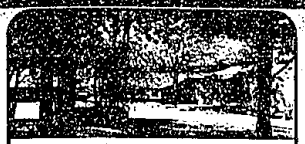
RALPH MANUEL
ASSOCIATES • REALTORS



MAGNIFICENT LAKEFRONT CONTEMPORARY! – Award willing Lukenback design. Copper roof, gorgeous site, incredible views from every room. Great room, banquet sized dining PLUS 2 story atrium. $1,750,000. 851-6500 LAS-751345.

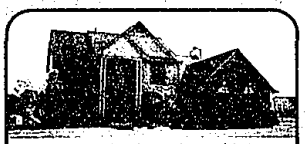
VINTAGE EUROPEAN ESTATE! – True French style Country Chateau complete with guest house, 3300 sq. ft. patio, fish-shaped heated pool, Gilbert Lake beach & boat privileges. Bloomfield! $895,000. 851-6900 WAD-743904

FABULOUS CONDO– End unit on ravine setting with awesome views. Finished lower level with deep windows. Beautiful atrium enhances both living room & dining room. $569,000 (248) 647-7100 VIS 752418

BACKING TO WOODS – In popular Farmington Hills subdivision. Private cul-de-sac setting for this country French 4 bedroom home.Gourmet kitchen, French doors, 2 story foyer and tiered deck. $339,900 (248) 647-7100 FDT 715830

JUST SPECTACULAR! – White contemporary home features 2-1st floor bedrooms, plus 2 additional bedrooms on the 2nd floor with loft overlooking the great room & foyer. Quality features thru-out! $599,000. 851-6900 WAK-559330.

WABEEK SOUTH – Bloomfield Hills schools - Land contract terms available - all wrapped up into one package. Unique 4 bedroom ranch with walk-out lower level, over 5500 sq. ft. & fabulous 1 acre setting. $739,000. 851-6900 SHD-743708



TROY BEAUTY– Featuring 4 bedrooms, 2½ bath, 3 car garage, 2 story foyer, wonderful master suite, neutral decor. Move-in condition. $339,900 (248) 647-7100CRW 751862

BEVERLY HILLS CHARMER – Park like setting, for this tastefully renovated ranch home, with a wide open floor plan, new roof, cathedral ceilings and much more. $159,000 (248) 647-7100 BUM 744695

NEW CONSTRUCTION - MILFORD – Beautiful 2 story home situated on a 2+ acre lot in the distinctive Berwyck Place Community. Luxurious 1st floor master suite with whirlpool bath. Gourmet island kitchen with oak flooring. $484,900. 851-6900 HUR-734707

READY FOR SUMMER ON WING LAKE!– Exceptional 3500 sq. ft. Colonial with lake privileges. 4/5 bedrooms, master with dressing room, huge kitchen plus breakfast & dining rooms. Vintage doors! $674,900. 851-6900 WIG-710918

GRACIOUS HOME – lovely wooded lot in prime area. Beautiful wood floors, 6 fireplaces, fabulous lower level walk-out w/oak bar, theater & wine cellar are just a few of the features of this quality home. Must see to appreciate! $1,300,000 COD 752038 (248) 647-7100

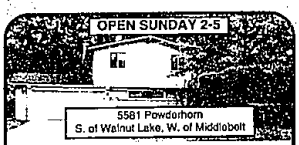
LAKE ORION RANCH – Open great room floor plan w/hardwood floors, 3 bedrooms, finished basement w/office. 10x20 screened porch w/skylites. Newer stove & fridge. Super family room neighborhood near Bald Mountain. 2 car garage, fenced yard. Fast possession. $149,900 (248) 647-7100 FRN 746261

CHARMING REMODELED HOME! – 4 Bedroom, 2 story home on a private treed lot. Remodeled custom kitchen & baths, wood floors, newer windows & plenty of extras. $229,900. 851-6900 HAS-750539

BLOOMFIELD HILLS SCHOOLS! – Soft contemporary showplace features 4 bedrooms, 3 full & 2 half baths, gourmet kitchen with center island, garden windows & hardwood floors. Basement with rec room, wet bar & kitchen. $549,900. 851-6900 LAE-557555

BIRMINGHAM – Truly turn key in Quarton Lake Estates! Renovated white kitchen with hardwood floors wonderful living room, dining room, family room. Master bedrooms and baths. $470,000 (248) 647-7100 CHD 745636

NORTH ROYAL OAK – 3 bedroom ranch with basement. New 2 car garage & driveway. New roof, furnace & central air. Professionally finished hardwood floors. Beautiful gardens with paver patio & deck. $139,900 (248) 647-7100 HUR 743940



TOTALLY UPDATED CONTEMPORARY boasts an open floor plan of over 2800 sq. ft. Beautiful updates include ceramic tiles, formica kitchen & fabulous baths. Private backyard has in ground pool! $278,000. 851-6900 PON-743696

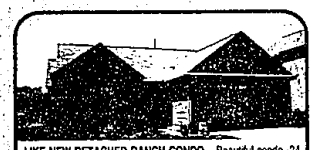
BEAUTIFULLY REMODELED WALLED LAKEFRONT – Colonial offering newer kitchen with oak cabinets & parquet flooring, sliding doorwall from dining room to backyard deck & bay window in living room with views of lake. $219,900. 851-6900 SOH-738969

GREAT FAMILY HOME – Large 4 bedroom, 2½ bath, center entrance colonial. Space for everyone and lots of storage. Beautiful lot with flowers and trees. 2 car side entry garage. $198,000 (248) 647-7100 SHN 742152

ROCHESTER/WILDFLOWER SUB – Immaculate Tudor home backs to Common Area. A gracious foyer w/circle stair and crown dental moldings. 3 bedrooms, 2.5 baths, large family room & kitchen. Screened porch and deck. $234,900 (248) 647-7100 BUP 738199

TRANSFEREE PERFECT! – Fabulous, renovated 3 bedroom, 3 bath Novi home. Living room, family room, dining room, 2 car garage & improvements thru-out. Pool & clubhouse in sub. $169,900. 851-6900 CRK-751533

WALNUT HILLS OF WEST BLOOMFIELD! – 2 story fireplaced great & finished walk-out lower level with family room & exercise area. MAster bedroom retreat with unequalled marble bathroom. Offered at $199,900. 851-6900 HIT-737147



LIKE NEW DETACHED RANCH CONDO – Beautiful condo -24 unit Crystal Villas. Like new but better! 2 bedroom/2 bath/basement/2 car att. garage/1st floor laundry/vaulted ceiling-dining & living rooms. Doorwall to 16x16 deck, move-in condition, tastefully decorated. $156,900 (248) 647-7100 CRE 740222

FANTASTIC PANORAMIC VIEW – From this 3 bedroom quality built ranch style home. Vaulted ceilings, great room with fireplace, your family will enjoy this large country kitchen. $229,900 (248) 647-7100. ROY 751631

GREAT RANCH – $142,700 Kitchen & breakfast room overlook a large family room with natural fireplace. Fenced back yard has large deck & Florida room. Don't wait on this one! 851-6900 LEE-711623

NEW CONDOMINIUM HOMES – ready for fall 1997! Townhouse with open floor plan. 2 master suites both with walk-in closet & private bath. Full basement, attached garage. $142,900. 851-6900 HER-717495

COLONIAL FARM HOUSE – Situated on choice property! 3 bedroom/2 bath, living room with fireplace, 1st floor laundry. Updates include-all plumbing, roof, most electrical, kitchen & baths. Large lot for expansion, garden, or play area. $119,000 (248) 647-7100 SQL

BLOOMFIELD – Private wood and stream side this renovated Colonial newer kitchen and library add to the already fine family room, living room and dining room and master bedroom suite. $579,000 (248) 647-7100 OVK 745220

BEAUTIFUL CRANBROOK VILLAGE – Is the setting for this 3 bedroom Tri-level backing to stream. Hardwood floors, neutral colors, formica kitchen, brick fireplace in living room & more. HURRY! $139,900. 851-6900 WEK-751122

"New Listings"

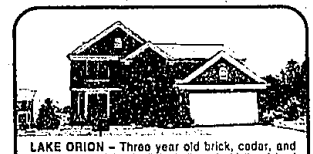
LAKEFRONT RANCH CONDO! Stunning custom Lakefront Condo surrounded by lake views, privacy & nature. 2 full master baths with walk-in closets. The epitome of sophisticated taste! $389,900. 851-6900 SIN.

ELEGANT CUSTOM TUDOR on a wooded lot in Popular "Olde Franklin Towne". One-owner, one-of-a-kind home boasts solid cherry wood in library, fieldstone fireplace in family room, all wood Thermal windows & much more. $275,000. 851-6900 OLE-

OLD WORLD FEELING – Oak floors, plaster walls, cove ceilings add to the charm of this 1937 Tudor on beautiful extra large treed lot. 3 bedroom/1½ bath, library, extra lot. $179,900. 248-647-7100

BLOOMFIELD HILLS LAKEFRONT Very special home on Island Lake. Large private lot. Master suite with "his" & "her" baths. Twelve foot glass wall. Soaring ceilings. $989,000. 248-647-7100

CRANBROOK VILLAGE Desirable location for this 3 bedroom ranch. Charming living room with fireplace, 2½ car garage. No appliances. $125,000 248-647-7100



LAKE 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 (248) 647-7100 LOW 742716

EQUAL HOUSING OPPORTUNITY

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