

# MORTGAGE INTEREST RATES may trend up or down.

But when you stop to think about it, Isn't it more Important that you live in the home that best suits your needs?

We have an excellent selection from which to choose. Let us show you some fine places to live.

## Weir, Manuel, Snyder & Ranke



**A WONDERFUL BIRMINGHAM COLONIAL** with many updates. Master bedroom with dressing area. Gallery room, vaulted ceiling, skylights, sunroom with doorwall to deck & hot tub. Huge wrap around deck. \$619,000 (248-644-6300) 749449 □ 4148



**FABULOUS SOFT CONTEMPORARY RANCH** in the City of Bloomfield Hills! Gourmet kitchen, marble master bath with custom cabinetry & whirlpool tub. Each bedroom has own bath. Many custom features! \$1,200,000 (248-644-6300) 749602 □ 4136



**SERENITY AND PEACE** on this Bloomfield Hills estate! "Old World" library and great wood accents. Magnificent family room with cathedral ceiling has panoramic view of Vhey Lake & terraced acreage. \$1,595,000 (248-644-6300) 750142 □ 4139



**CHARMING COLONIAL** on two lots in prime Birmingham area! Gracious foyer, living room and dining room. Cherry kitchen, family room, 3 fireplaces, library, 3 baths up. Garden room, extensive brick patios & walkways. \$799,000 (248-644-6300) 745841



**SMASHING DOWNTOWN BIRMINGHAM LIVING!** Bright and cheery colonial. Hardwood floors throughout main level. Fabulous open white kitchen, vaulted ceilings in bedrooms. Private backyard with deck. Must see! \$569,000 (248-644-6300) 742757 □ 4016



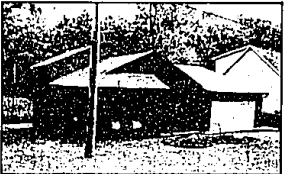
**OPEN TODAY 1-4**  
**CHARMING QUARTON LAKE CAPE COD** on large site with room for expansion. Many hardwood floors, fireplace in living room & family room, eat-in kitchen, brick patio. Walk to Quarton School! \$415,000 (248-644-6300) 749157 □ 4144



**BEAUTIFUL NEWER HOME** in prestigious Tanglewood golf course community! Over 3,300 square feet, volume ceilings, 2 staircases & hardwood floors. Side entry 3 car garage, totally private rear yard. \$369,900 (248-851-5500) 756991 □ 4147



**PREMIUM SERENE COURT LOCATION!** Views of protected commons area from most rooms. Large open floor plan, two story foyer with slate entry. Professionally finished lower level walk-out. \$459,900 (248-644-6300) 749528 □ 4137



**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



**OPEN TODAY 1-4**  
**BEAUTIFUL CAPE COD!** Wonderful trees and attractive landscaping on 1.37 lot. Extensively updated, many windows in family room offering great views. Large deck for outdoor enjoyment. \$342,500 (248-644-6300) 743843 □ 4105



**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. \$239,900 (248-644-6300) 752898 □ 4164



**NATURE'S RETREAT!** Hilltop ranch graced by woodlands and pond. Breathtaking views, serene 1.4 acres, "Up North" feeling. Vaulted ceiling and living room, many built-ins, 2 tiered deck. West Bloomfield schools. \$219,900 (313) 455-6000 746786



**CONTEMPORARY TOWNHOUSE CONDO!** Beautiful loft overlooks great room with open staircase, vaulted ceiling. Upgraded kitchen and light fixtures, doorwall to patio, neutral decor, first floor laundry. Easy living! \$135,000 (248-851-5500) 755822



**IN THE HEART OF DOWNTOWN BIRMINGHAM!** Wonderful end unit on 1st floor. Lovely white kitchen with Corian counters, 6 panel doors, brass hardware. Fabulous crown moldings and recessed lights. Location! Location! \$229,900 (248-644-6300) 748627 □ 4093



**LOCATION, LOCATION, LOCATION!** This wonderful home is convenient to expressways, shopping & fun. Many improvements including carpeting, painting and some marble floors. Extra deep lot with 3 car attached garage. \$185,000 (248-644-6300) 749937 □ 4147



**MAGNIFICENT COLONIAL** in Rochester Hills, 4 bedrooms, 2 1/2 baths, elegant foyer with white ceramic tile and hardwood floor, family room with vaulted ceilings, fireplace, spacious deck with retractable awning. \$289,900 (248-651-3500) 753731 □ 4170



**COUNTRY SERENITY ABOUNDS** in this charming Clarkson Cape Cod! Library, formal dining room, hardwood floors, and heated sunroom. Also has central air and 2 car detached garage, on a beautiful, spacious lot. \$144,900 (248-651-3500) 755904 □ 4179



**WALK TO BIRMINGHAM SCHOOLS** from this charming Cape Cod! Plaster walls, hardwood floors, neutral tones. Newer roof, siding, landscaping, many new windows, 10x20 Florida room & very large fenced yard. \$239,900 (248-644-6300) 734175 □ 4019



**YOU'LL FEEL RIGHT AT HOME** in this Rochester colonial! Included are 3 bedrooms, 1 1/2 baths, living room with fireplace, screened in porch, central air, large deck, and a fenced yard. Conveniently located. \$178,500 (248-651-3500) 756497 □ 4104



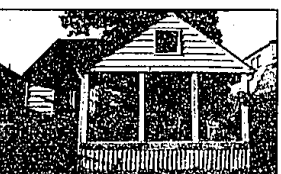
**WONDERFUL FAMILY HOME** on treed private site. Updates include kitchen, bath, deck, vinyl storms & screens. Other appealing features include wood floors, rare fenced yard, and Bloomfield Schools. \$210,000 (248-644-6300) 733888 □ 4022



**ENJOY THE CONVENIENCE** of this City of Bloomfield Hills condo! Many updates include carpeting, paint. Large living & dining room, library or 3rd bedroom. Two car garage, private treed setting. \$146,500 (248-644-6300) 733478 □ 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



**CHARMING BUNGALOW FOR FIRST TIME BUYER** or investment. Great condition, newer roof shingles, furnace, hot water heater. Large kitchen, separate dining room. Just move right in! \$71,750 (248-644-6300) 740940 □ 4104



**BIRMINGHAM CONDO** convenient to downtown and shopping. Neutral decor, ranch style second floor unit with balcony. Courtyard views. Terrific location for city living! \$51,900 (248-644-6300) 740409 □ 4089

**HOW TO USE THE HOME HOTLINE**  
CALL 1-800-778-9495  
Enter the code shown next to the address or a code below the picture  
Our HOME HOTLINE is available 24 hours a day, 7 days a week  
Calling your home? List it with us and get more brochures through the HOME HOTLINE

## WEIR, MANUEL, SNYDER & RANKE REALTORS

**HOURS - weekdays from 8:30 in the morning until 6:00 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  
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498 South Main Street  
325 East Brown Street

Birmingham/Bloomfield Hills  
West Bloomfield/Farmington Hills  
Rochester/Rochester Hills  
Plymouth/Northville/Canton/Nov  
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