



**RALPH MANUEL ASSOCIATES**  
THE REAL ESTATE ONE FAMILY OF COMPANIES



**RALPH MANUEL ASSOCIATES, WEST**

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**WOODCLIFF CONDO** on a fabulous lot! Elegant decor features cherry kitchen cabinets and neutral classic colors. Huge great room/dining combo, 3 bedrooms, den, and amazing master suite. \$500,000. CLF-21093910 851-6900



**LAKEFRONT!** Over 2 spectacular acres of privacy and almost 200 feet on Dow/Cass Lake. A serene and naturally beautiful bay. Totally renovated with first floor master suite and finished walk-out. \$2,200,000 THE-21093153 851-6900



**NEWER TROY HOME ON .65 ACRES.** Located deep into Crescent Ridge Sub. on beautiful private lot, this 4 BR., 3 1/2 BA. home offers too many amenities to mention. \$374,900 BAE21076300 248-647-7100



**EASY TO GET USED TO** Better than new, all upgrades available, double chandelier, deck, masonry fireplace, wood burning. Large kitchen, expanded closets and more. \$279,900 DOY21059880 248-647-7100



**GORGEOUS BLOOMFIELD COLONIAL** on a beautiful tree lot offering 4 spacious bedrooms, 2 1/2 baths, family room with fireplace and finished basement. Many updates in the last 4 years PLUS Birmingham Schools. \$359,000. QUN-21030508 851-6900



**MAGNIFICENT VIEWS** of all sports Pine Lake from this elegant penthouse condo. New kit., new mstr. BA, recessed lights, oak plank flrs., granite and stone PLUS motorized blackout blinds. Elevator from parking gar. to this 3rd floor unit. \$749,000 ORD-21098446 851-6900



**GREAT CONDO ALTERNATIVE IN BIRMINGHAM.** Vintage 20's home with 90's updates. Gourmet kitchen, hwd. floors, cove ceilings, 2+ car garage, 3 BR., 1 1/2 BA. Walk to town, park and school \$295,000 BID21074293 248-647-7100



**ORCHARD LAKE FRONT.** Totally renovated, spectacular great room, a kitchen with vaulted ceiling. Dramatic views. 5 car garage. Fantastic home for large family and gracious entertaining. \$1,299,999 IRL21055356 248-647-7100



**ALL SPORTS LAKEFRONT** contemporary. Newly built in '95 with an excellent floor plan & views from every room. Cooks kitchen with top of the line appliances. Huge master suite, beautiful landscaping and newer seawall. \$450,000 COY-21086834 851-6900



**WEST BLOOMFIELD SCHOOLS!** Great open floor plan and spacious rooms in this 4 bedroom, 2 1/2 bath Colonial. Updated windows, roof and furnace. Large lot! \$269,000 POO-21098985 851-6900



**CUSTOM BUILT** multi-level home on fabulous, private 1 acre, wooded cul-de-sac lot. One of Oakland Twp's finest treasures. Over 4400 sq. ft. plus a finished walk out bsmt. \$489,900 CAE21060045 248-647-7100



**PRICED TO SELL!** Gorgeous colonial in desirable Mission Springs on quite cul-de-sac. Huge Master with cathedral ceiling, 2 walk-in closets and a jacuzzi tub. \$398,900 LAT21100264 248-647-7100



**AN OPPORTUNITY - WOODED LOTS!** Up North feeling, 1.25 acres, West Bloomfield Schools and lake privileges. Area where new constr. of very expensive homes is in progress. Don't miss your chance to live here! \$289,900 ARE-21042116 851-6900



**NEWER RANCH!** Vaulted ceiling GR., FR with hpl., master suite with private BA, and walk-in closet. Bright kit., finished basement with office, exercise room, wet bar and large rec. room. Gorgeous fenced yard with pool! \$259,900 CUL-21098770 851-6900



**ABSOLUTELY MAGNIFICENT!** This soft contemporary will bring out the artist in you! Only the finest appointments + ultra-superior construction. The lot is very private/beautiful gardens. \$1,800,000 CLN21032726 248-647-7100



**BEAUTIFUL WING LAKE RENOVATION.** Like-new condo alternative on Wing Lake. Richly decorated, Euro-style. Spacious open floor plan. Rebuilt 1995. W/creature comforts galore! Dramatic & beautiful. \$950,000 NAT21063016 248-647-7100



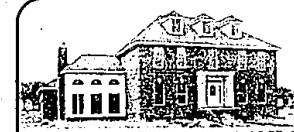
**GREAT LAYOUT** for entertaining large groups of people. Some updating, open floor plan, skylites, white formica island kitchen with ceramic floor, 2 story foyer, circle drive and nicely located in gated community. \$349,900 APD-21067784 851-6900



**PEACHES AND CREAM!** Three bedroom, 2 1/2 bath townhouse condo offers a fresh custom white kitchen. Private brick paver patio courtyard entryway. Finished basement, 1 car garage and excellent Southfield location! \$165,000 SUE-21099183 851-6900



**GREAT TROY LOCATION.** Beautiful greatroom ranch built in 1993. Kitchen w/light oak cabinetry, sub zero & double oven. Great room w/marble gas FP. Professionally finished basement. \$379,900 CRE21062108 248-647-7100



**GREAT OPPORTUNITY.** Unbelievable value! 5 BR., 3 BA., energy star home, bella windows, granite counters, computer network, alarm, central vacuum. \$589,900 PAE21072082 248-647-7100



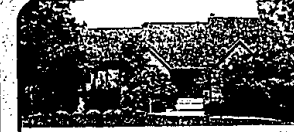
**ORCHARD LAKE!** Quality built French Tudor on over an acre overlooking a nature preserve. Features 4 bedrooms, 5 full baths, library, family room, vaulted ceiling in living room, 2 fireplaces, center island kitchen, finished lower level. \$725,000 CRK-21075814 851-6900



**WARM, INVITING AND CLASSICALLY** decorated best describes this Farmington Hills Colonial. Beautiful family room, huge library, fabulous flowing floor plan and much more! Offered at \$310,000 CLB-21099472 851-6900



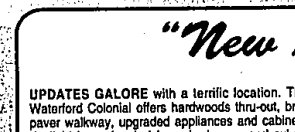
**BIRMINGHAM ESTATE.** You haven't seen a home like this! Gracious property includes 3 lots, 6 bedrooms, 4 baths, 2 half baths, 3 car garage, maids quarters, new roof. \$1,299,000 DEE21072010 248-647-7100



**CONTEMPORARY ON A LAKE.** Spacious rooms, high ceilings and an open floor plan are features in this 6000 sq. ft. 1.5 story home. Main flr. master suite partly finished walk-out lower level. \$699,900 SHT21041155 248-647-7100



**PRISTINE HOME BUILT IN 1997.** Family subdivision with Huron Valley school district. This newer Colonial has over 2455 square feet and is situated on a corner lot. Offered at \$310,000 GRW-21084298 851-6900



**WONDERFUL WATERFRONT LIVING!** 4 BR., 2 1/2 BA., Colonial with finished walk-out lower level overlooking lake and pool. Updated country kitchen, ceramic floors, screened-in deck, sprinklers and more. Won't last long at \$210,000. RIE-21099836 851-6900



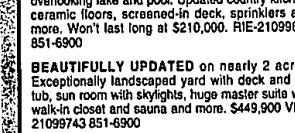
**COLONIAL IN CRANBROOK VILLAGE.** Traditional 4 BR., 2 1/2 BA. colonial in Cranbrook Village with Birmingham Schools! Full basement, 2-car garage, private fenced yard. Move Right In! \$228,900 SHM210995545 248-647-7100



**QUALITY ABOUNDS!** This 5000 sq. ft. Cape in Oakland Township, 5.62 wooded & rolling acres, 5 BR. plus a 3x12 bonus room. Extensive use of hardwood, granite and marble. \$799,900 STK21049368 248-647-7100



**NEW CONSTRUCTION!** 4 bedrooms, 3 1/2 baths, fully landscaped, 1st floor master suite, walk-out lower level and more all on a gorgeous, wooded corner lot. \$234,900. 851-6900 47453 Sechenham, Northwest corner of 9 Mile and Beck Rd.



**BEAUTIFULLY UPDATED** on nearly 2 acres. Exceptionally landscaped yard with deck and hot tub, sun room with skylights, huge master suite with walk-in closet and sauna and more. \$449,900 VEA-21099743 851-6900



**130 FEET OF UPPER STRAITS LAKEFRONT!** One look and you'll fall in love with this mint condition soft contemporary on one acre. Offers all the bells and whistles - alarm, sprinklers, sauna, deck, intercom and more. \$1,900,000 SOH-21100235 851-6900



**ENJOY BEAUTIFUL SUNSETS.** from this quality built lake front ranch with finished walkout lower level. Custom design with 4 BR., 2 1/2 BA. Plenty of storage and spacious rooms. \$569,000 SPE21100301 248-647-7100

## "New Listings"

**UPDATES GALORE** with a terrific location. This Waterford Colonial offers hardwoods thru-out, brick paver walkway, upgraded appliances and cabinets, daylight lower level, 4 huge bedrooms and cul-de-sac backing to wetlands. \$299,900 OAD-21099111 851-6900

**WONDERFUL WATERFRONT LIVING!** 4 BR., 2 1/2 BA., Colonial with finished walk-out lower level overlooking lake and pool. Updated country kitchen, ceramic floors, screened-in deck, sprinklers and more. Won't last long at \$210,000. RIE-21099836 851-6900

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**BRAND NEW AND BEAUTIFUL.** Wonderful home - only months old, neutral decor, open floor plan with fireplace, cathedral ceilings, walkout basement, backs to protected lands. \$171,900 CRE21100095 248-647-7100

**COLONIAL IN CRANBROOK VILLAGE.** Traditional 4 BR., 2 1/2 BA. colonial in Cranbrook Village with Birmingham Schools! Full basement, 2-car garage, private fenced yard. Move Right In! \$228,900 SHM210995545 248-647-7100

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