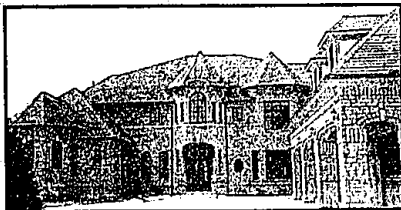


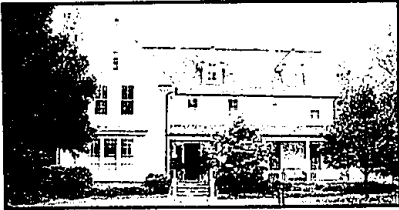
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NEW CONSTRUCTION ON ORCHARD LAKE | \$3,499,000

Enjoy sunrises over Pine Lake and sunsets on over 100 ft. of Orchard Lake frontage. Great room with large stone natural fireplace & wet bar. Oak floors, w/linoleum, brass trim, 1st & 2nd floor laundry. Huge bonus room over garage. IND22004407


CENTRAL UPTOWN BIRMINGHAM | \$2,985,000

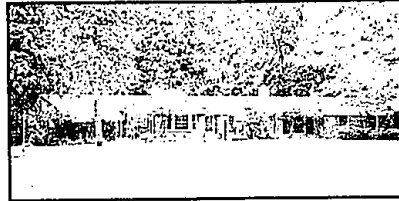
Construction by Mosher Dolan & Cataldo. Spacious first floor master suite, fabulous walk-out level. Seven bedrooms/baths. Designer perfect decor. Three car garage. GRE21100867


2001 DESIGNER SHOWCASE HOME | \$2,650,000

Federal farmhouse on estate-like grounds. Spacious master suite has fireplace & room sized closet. Huge country kitchen has all new appliances and French doors to patio. Six baths. Coach house includes a two bedroom apartment. LAH21000357


NEWER HOME IN QUARTON LAKE AREA | \$1,495,000

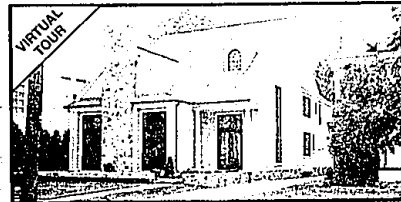
Situated on 1.5 lots, this gorgeous home offers an open flowing floor plan ideal for entertaining. Gourmet kitchen, h/dwd floors, & palladian windows. Luxury master suite & all bedrooms w/priv. baths & walk-in closets. Pool & cabana w/shower. PIL22017276


NEW CONSTRUCTION IN BLOOMFIELD | \$1,200,000

Award-winning Dominic Tringali design to be built by Blair Bldg & Design. Featuring 2-story foyer, h/dwd floors, family room w/FP. Kitchen w/granite island & breakfast area. Luxury master suite, all BR's w/baths. Fin walk-out lower level. IND22000521


FABULOUS DOWNTOWN WILLITS | \$1,195,000

Fourth floor luxury downtown condo with hardwood and marble floors, 2 bedrooms, 2.5 baths. Full kitchen with granite, dining room. Walk out facility w/pool. Private secured entrance with 24-hour concierge/dorman. WIL21101035


READY IN DOWNTOWN BIRMINGHAM | \$1,250,000

Walk-to-town. Sophistication and elegance in this new 4-bedroom home offering stylish design and customized quality. Huge master suite, ceramic baths, and hardwood floors throughout. Large kitchen w/granite. PIE21100154


BRAND NEW LISTINGS

3 ACRE SITE IN BLOOMFIELD TWP \$495,000
Premium three acre building site situated on a quiet cul-de-sac in the heart of Bloomfield Township. Plans available for beautiful estate size home or w/d build to suit. VOO2201539

OPEN SUNDAY 1-4 # 2374 Ivanhoe (N/Square Lake, W/Middlebelt) \$149,900
4-BEDROOM SPRAWLING RANCH
Sited on a double lot & surrounded by multi-million dollar real estate make this a perfect starter home. Flowing floor plan great for entertaining, plus many updates including ceramic tile, new carpet & Anderson windows. IVA22015712

IMMACULATE CONTEMPORARY \$499,900
Set on a wooded lot, this home offers a 2-story great room w/fireplace, new kitchen w/breakfast rm opening to screened porch & multi-level deck, 5 master suite w/lin room. Walk-out lower level w/family room, 4th bedroom, exercise/5th bedroom, & full bath. EVE22015906

OPEN SUNDAY 1-4 # 1019 N Wilson (S/Twelve Mile, W/Campbell) \$169,900
ROYAL OAK BUNGALOW
Very sharp 3 bedroom bungalow in move-in condition. New kitchen, roof, & windows. Plus updated electrical. Finished basement w/separate laundry room and 2-car garage with opener. WIL22017726

IMMACULATE COLONIAL IN ROCH HILLS \$369,900
Decorator perfect with many updates including windows, roof, carpeting, & appl's. Large family room w/fireplace & door w/lead to private park-like setting. Huge master suite, 1st floor laundry & 2-car side entry garage. LEN22016295

OPEN SUNDAY 1-4 # 306 Quail Ridge Court (N/Cooley Lake, E/Williams Lake) - VIRTUAL TOUR \$219,000
ALMOST NEW IN WATERFORD
Quality Pulte home built in '99 & decorated in neutrals. Featuring great room w/wide FP, large island kitchen w/cab. & premium appl's. Master suite w/WC, cathedral ceiling, & dbl sink vanity. Newer deck & sprinkler. QUA22016727

RANCH STYLE HOME ON WOODED LOT \$489,000
Sited on a picturesque wooded lot w/pond & featuring a flowing floor plan. Cozy kitchen w/ceramic tile, FP & hearth. Dual staircases to walk-out LL w/2nd bath, 2nd FP & hobby room, many updates. WIL22016287

WONDERFUL HARBOUR CONDO \$229,000
3-BR, 2.5 bath, waterfront condo w/boat dock offers open floor plan, great room w/vaulted ceiling & door w/lead to private patio. First floor master suite. All appliances. AUD22017682
+ 2-car garage.


HILLS OF LONE PINE | \$1,125,000

Immaculate walk-out ranch looks & feels new. With breathtaking views of the pond & offering a large master suite w/stunning marble bath & spacious walk-in closet. Kitchen w/granite & top of the line appliances. Landscaping second to none. OVE22015540


NATURE LOVERS PARADISE IN TROY | \$524,900

Enjoy the stunning Rouge River in your backyard! Beautiful views from the oversized family room, sun room, kitchen, & formal dining room. Decorator perfect & updates throughout. Master w/fireplace & walk-in closet. 1st floor laundry & library. KIN22015235


EXQUISITE TRANSITIONAL HOME | \$595,900

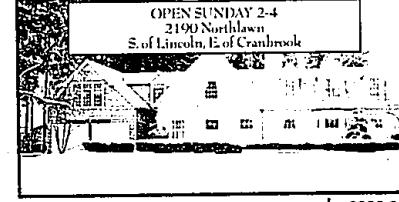
Distinction of design & workmanship featuring 2-story foyer, oak hardwood floors, & tray ceiling in living/dining rooms. Gourmet kitchen w/custom raised panel cabinets, & granite. Master w/2 walk-in closets, dressing area, & marble bath. HID22015267


GREAT COLONIAL ON PICTURESQUE LOT | \$349,000

This lovely home features a warm and inviting entrance with formal living and dining room. Family room w/fireplace and pegged hardwood flooring. Spacious kitchen w/marble island. Huge 1st floor laundry & Birmingham Schools. PEB22007714


CRAFTSMAN DESIGNED BY SARKESIAN | \$1,150,000

Walk to town from this magnificent renovated home. Features open floor plan with dramatic cathedral ceilings, premium kitchen, and finished lower level. Superb use of Pewabic tile, granite, & cobblestone. HAN22002150


A BIRMINGHAM TREASURE | \$980,000

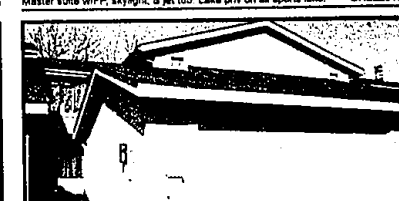
Cedar shake New England colonial loaded with charm and many updates. New white kitchen w/Cortan & premium appl's, lovely breakfast room, & great master suite w/luxury bath. Large formal LR w/FP, cozy FR & beautiful lot. NOR22015259


3+ ACRES IN WEST BLOOMFIELD | \$479,900

Classic historic charm + modern amenities, featuring updated kitchen w/white cabinets & Corian counters, h/dwd floors, & newer windows. Step down FP w/lot library & wet bar. Master suite w/FP, skylight, & jet tub. Lake priv on all sports lots. GRE22015275


BEAUTIFUL DETACHED CONDO | \$425,000

Beautifully decorated and situated on a lovely wooded lot, this condo offers 2 bedrooms, 2.5 baths, kitchen w/steering area, 1st floor master suite & laundry, and a nice deck off great room. Second level has bedroom, full bath & lot sitting area. SAN22015770


UPDATED CONDO ON PICTURESQUE LOT | \$270,000

Enjoy breakfast while being drenched in sunshine from this lovely all white kitchen. Large living room w/fireplace & dining room overlook yard w/view of stream. First floor laundry, master suite w/whiting area, ample storage, & 2-car garage. PEB22011434

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