309 Northville-Novi

NOVI

WAKE UP GEORGE

IF HE SLEPT HERE in this lovely colonial condo, George Washington would have enjoyed it. Not only 2½ baths, but a luxurious master bedroom suite with a full bath and doorwall to a private balcony, it's an Olde Orchard end unit, too – air conditioned, carpeted thru-out, with tiled basement and lots of closet space. Drapes, curtains and all kitchen appliances stay, only $32,900. See this bright cheerful country home at 24811 Olde Orchard, Novi

RYMAL SYMES
478-9130

310 Union Lake Commerce

UNION LAKE
VENICE of the WOODS. Canal frontage plus lake privileges provide excellent year round recreational opportunities to the lucky family buying this home. Features 4 bedrooms, formal dining, family room with fireplace, 2½ baths, built-in kitchen appliances, basement and 2 car garage. Immaculately maintained. $71,500. Call Carlene McKechnie, 651-3910 or office. Girardot, Inc Realtor 651-5005

Hidden Paradise
SECLUDED 3 bedroom ranch among the pines. 1¼ acres with state land behind property. 30x32 barn. $41,500.
Holcomb Realty
624-5000

311 Homes For Sale Oakland County

BY OWNER
NEWLY DECORATED
5 BEDROOM HOME 2½ Baths, finished basement, carpeted, pool. Many Extras, walk to Shrine, with this ideal home
542-8879 334-0567

GLOBETROTTER TICKET WINNER

Mrs Barbara Johnson
26135 Margareta
Redford MI 48240

But you must call the Promotion Dept of The Observer & Eccentric by 5 p.m. Friday, April 8, 1977, to claim your TWO FREE HARLEM GLOBETROTTER TICKETS 261-8600 ext 243

CONGRATULATIONS!

A MOST charming home in lovely Vassetta Park Sub., Living room, dining room, 3 bedrooms plus family room with beamed cathedral ceilings. Immediate occupancy. $51,500.

Century 21
FAIR TOWNE CO.
626-8000

NEWLY DECORATED tri-level, excellent condition, 3 bedrooms, 1½ baths, family room with brick fireplace wall. $39,900 Call Fred Pierce, Inc. 647-1414

10 ACRES
View for miles, attractive 3 bedroom home, balcony surrounds the living area, formal dining room, walk-out recreation room, woman's dream kitchen, small barn for the horses. $120,000

LOWER STRAITS
LAKEFRONT, 4 bedroom home, with glassed in porch, includes a 2 bedroom rental home, a perfect in-law solution. $ 81,500

MILFORD AREA
Large family wanted for this 4 bedroom home, spacious country kitchen, den plus family room. Treed rural setting, $34,500.

HIGHGATE ON THE LAKE
Deluxe, almost new 3 bedroom colonial with formal dining room, full walled fireplace in family room, heavily treed lot on a cul de sac, lake privileges on Twin Sun Lake, $75,900.

CARRIAGE REALTY
M-59 at Milford Rd
1-887-4107

OAK PARK - Sharp clean home in excellent area. Brick 1½ story home features three bedrooms, 1½ baths, finished basement, hardwood floors, and 1½ car garage all on completely fenced lot. Call today. Asking $26,900.
REAL ESTATE PROFESSIONALS
649-0200

LAKE ORION - Hi-Hill Village, 1½ mile N. of I-75, 3 bedroom quad level, 1½ baths, family room, formal dining, completely carpeted, corner lot, beautifully landscaped, inground pool. Appointment only, by owner, $81,900. 391-3441

HUNTINGTON WOODS
3 bedroom, 2½ bath brick bungalow in excellent condition throughout. Beautifully finished rec room with wet-bar. Large living room with fireplace, dining room, glassed in screened Florida room, 2½ car garage. $63,900.
HUNTINGTON WOODS
4 bedroom colonial, 1½ baths, central air, 2 wood burning fireplaces, finished basement, large dining room, 1½ car garage. $62,900.
REITMEYER 435-2222

BLOOMFIELD TOWNSHIP - 12 acres, house, small barn. Corral fencing up. Many, many mature trees. Days, [illegible]; Evenings, 852-8417

POQUOSIN
CLARKSTON CONTEMPORARY - A visit to this super-exciting Frank Mohr designed & built home is a [illegible] of glass, open rooms and [illegible] brings all of [illegible]. This new home [illegible] everything plus the Poquosin Concept of creating living [illegible] that share the land and water with nature through [illegible] For a private showing of this unique contemporary village, call Hargreaves & Pilarck, Inc. 1-[illegible]

O&E

311 Homes For Sale Oakland County

PRIVATE LAKEFRONT
Large brick Ranch home with 4.44 acres and 350 feet of lake frontage. Custom built. Loaded with extras. Decks off master bedroom and family room. Three fireplaces and walkout basement. All this and more for $89,900. Twsp. of Brandon. #900.
EXECUTIVE HOME
Springfield Twsp. Easy access to I-75. Four bedrooms, family room with fireplace, large kitchen, living room, dining room, both with cathedral ceilings. Central Air, 5 acres and large bar. It's beautiful! $78,500. Call and ask for #859.
5 ACRES-BEAUTIFUL HOME
This house is a 'Gem', well built, it will last forever. Features 3,650 sq. ft., three fireplaces, 3½ baths, four bedrooms and an enclosed sun deck and more. Nearby recreational facilities for all four seasons. Call to see #914. Springfield Twsp.
A RARE FIND
Spanish Ranch in Rose Township on 4.34 acres in desirable area. Four bedrooms, 3½ baths, sauna, intercom, full basement, two car attached garage. All this and more for only $69,900. Call today to see #973
McANALLY REALTY CO.
6637 Highland Rd., Pontiac
666-3300

HUNTINGTON WOODS
STUNNING custom contemporary Ranch. Over 1 Acre professionally landscaped lot. 4 Bedrooms, 3 full baths, family room, study, pool. ALL EXTRAS!
$135,000
424-8575 661-1206

312 Livonia

OWNER
Will consider any reasonable offer on my 4 bedroom brick quad, 1½ baths, formal dining room, country kitchen, built-ins, basement, garage, excellent area. 19691 Ingyam, Livonia. Purchased another home MUST SELL. Phone my agent Bob Moore, 261-0700.
REAL ESTATE ONE

LIVONIA BEAUTY
Completely carpeted, this huge home offers a family room with fireplace 2 bedrooms down and room for 3 more up. A 15 x 15 kitchen made for Mother plus more. Just listed. $38,900
REALTY WORLD
478-4100

BEAUTIFUL area - 18040 Fairway Dr., between 6 and 7 Mile Rds., near Levan. Brick ranch, 3 bedrooms, 2 baths, brick foyer, large family room with fireplace, full basement, 2 car attached garage. Immaculate condition. Immediate occupancy. $54,500. By appointment. 421-7656

CHARMING
Is the only way to describe this 2 bedroom home just perfect for starter home or for those who don't need that enormous home anymore. Features: Modern kitchen, dining room, enclosed porch & more! ONLY $18,900.
CENTURY 21
CORNERSTONE 478-4660

SUMMER IS ....
COMING. So now is the time to think of how wonderful it would be to have central air for the summer. You can in this beautiful Ranch located in Livonia with 3 bedrooms, full finished basement, carpeting thru-out & more! $35,900
CENTURY 21
CORNERSTONE 478-4660

BY OWNER, 3 bedroom brick ranch, central air, patio with gas grill 1½ baths, finished basement with wet bar. 2½ car garage, buyers only. $39,500. If before 6 pm, leave message. 477-4769

LIVONIA - Cape Cod - By owner, 3 bedrooms, 2 full baths, full basement, 2 car garage, clean. Buyers only. $45,500 261-8198

312 Livonia

SIX MILE - Levan, by owner, 3 bedroom brick ranch, 1½ bath family room, fireplace, carpet throughout, 2 car attached garage. Immediate occupancy. $53,500 464-6965

KIDS, KIDS, KIDS
You have all the room you need for your children in this large 3 bedroom Ranch with full basement, family room with fireplace, 2 full baths, carpeting thru-out, patio, attached garage & More! $49,900.
CENTURY 21
CORNERSTONE 478-4660

S-P-E-C-T-A-C-U-L-A-R
FIRST OFFERING! WON'T LAST! Beautiful Ranch with so much to offer and no room to list all the features such as 3 bedrooms, full finished basement, family room IMMACULATE, professionally decorated, insulated 2½ car garage. Professionally landscaped. FUSSY BUYERS W A T C H - O U T!!!! ONLY $42,900
CENTURY 21
CORNERSTONE 478-4660

TWO BEDROOM ranch, formal dining room, 1½ bath, built-ins, 1½ car brick garage, full finished basement, fully carpeted. Close to schools, church, shopping center Merriman, 1 block south of W. Chicago. Asking $32,000. 525-6678

COUNTRY GENTLEMAN
Farmington Rd - 7 Mile area, here's your paradise. Over 2 acres of park-like setting, seclusion, towering trees, dandy 4 bedroom ranch, 2 full baths, dining room, family room, 2 natural fireplaces, enclosed porch, central air, attached 2 car garage, lots more. Only $69,900. Call 349-8700
BRUCE ROY REALTY INC

STARTER HOME
Beautiful 3 bedroom ranch, carpeting thru-out, newly remodeled kitchen, phone jacks, covered patio, garage, deep fenced yard. Only $26,900
Castelli
525-7900

THREE bedroom brick ranch, 2 car attached garage with door opener, 1½ baths, family room with fireplace, central air, and pool. $46,500 425-8368

RAVINED ½ LOT
Watch Spring unfold on your own ½ acre lot with this almost new 5 bedroom brick ranch. Home offers large family room with fireplace, country kitchen, full basement. Only $42,900
Red Carpet
REALTORS 522-3500

YOU'LL WIN --
If you call on this Great Buy! $46,900 will buy you this beautiful Colonial located in gorgeous area of Livonia with 4 BEDROOMS, DINING ROOM, NATURAL FIREPLACE, THRU-OUT, FAMILY ROOM, TERRACE, & 2 CAR GARAGE. $46,900
CENTURY 21
CORNERSTONE 478–4660

BY OWNER, 3 bedroom brick ranch, fully carpeted, finished basement, dishwasher, air conditioner, 1½ car garage, asking $35,000. 522-2774

BLUE JEANS & COUNTRY WAYS!
Is what you'll love about this Ranch located in Livonia offering 3 Bedrooms, large living room, terrace, 2 car garage, pool, and the convenience of close schools and shopping. BELIEVE THIS PRICE! $32,900.
CENTURY 21
CORNERSTONE 478-4660

312 Livonia

$46,900
4 Bedroom Colonial
LIVONIA, west of Farmington Rd south of 5 Mile. 10 ft. bay window in living room, natural fireplace, screened terrace off formal dining room, pass hall to kitchen. Large oversized 2 car garage. Treed lot.
LOVE
422-9278

LIVONIA
4 bedroom. Ideal for large family. Close to bus, shopping and churches. $19,900. As low as $1,000 down.
SUMMIT
427-3200

IMMEDIATE OCCUPANCY
Beautiful 4 bedroom colonial in prime area. Family room, fireplace, 2½ baths, carpeting throughout, pool and so much more. Bring offers
KAVANAUGH
REAL ESTATE
18224 Farmington Rd 478-2555

$22,900
Just listed cute starter or retiree all brick ranch that offers a full basement, completely fenced yard, extra low taxes, in convenient location
Red Carpet
REALTORS 522-3500

SIX Mile-Levan. Immaculate 3 bedroom, 1½ bath colonial. Formal dining room, family room, central air, many extras. $59,900 425-2158

LIVONIA
3 bedroom ranch has lovely family room with fireplace, 2 full baths and finished basement. Hurry! Call BETTY JO HAMMER
Norwood
No. 7, Inc. 478-2200

LIVONIA PRIME
5 MILE - NEWBURGH
IMMACULATE 3 bedroom brick colonial, sharp carpeting throughout, family room with natural fireplace, master bedroom 17x11, 1½ baths, attached 2 car garage. Call GENEVIEVE PATTERSON
Norwood
No. 1, Inc 464-2800

312 Livonia

SPACIOUS RANCH
Sharp 3 bedroom brick ranch, formal dining room, family room, fireplace, 2 baths, 2 car garage, large terrace. Situated on a 100 ft. wide lot. Great area of Livonia. Close to shopping and schools. Only $43,900.
Realty World
CAMELOT 525-5600

LIVONIA
BEAUTIFUL
BRICK RANCH with attached garage, in desirable location. Sharp and clean, 3 bedrooms, carpeted, modern kitchen with built-ins, family room, 1½ baths and rec. room
EARL KEIM
538-8300
REDFORD INC.

$26,900
3 bedroom ranch with heated breezeway and heated attached 2 car garage, large 60x175 lot, gas heat
IMMEDIATE OCCUPANCY
Call WOODY USHER
Norwood
No. 7, Inc. 478-2200

ATRIUM family room, gunite pool, 3 bedrooms, 2½ baths, finished basement, automatic garage, K-12 walking distance. Much more. $55,000 421-6018

$25,500
LIVONIA, super sharp 4 bedroom - large kitchen and dining area, newly decorated, 60x120 lot, 2½ car garage. Ask for KAREN SWYSTUN
Century 21
Boardwalk Div 459-3600

COUNTRY SETTING
Half acre lot, with a maintenance free home, 9 rooms in all, 3 bedrooms, natural fireplace in the living room, family room with a doorwall. And would you believe a fenced yard? All this for $34,900 Call 525-4200
Integrity
Realtors

THREE bedroom brick ranch, excellent condition, central air, finished basement. Assumable 7% mortgage. Asking $35,500 261-7244

312 Livonia

TIFFANY PARK
Freshly decorated 4 bedroom brick colonial, 2½ baths, formal dining room, family room, natural fireplace, large entrance foyer, attached 2 car garage. Asking $56,900 with a 7½% assumption
Century 21
HARTFORD S. 261-4200

LARGE FAMILY
Wanted for this 4 bedroom brick ranch with a queen size kitchen 20x10, large living room with natural fireplace, 1½ baths, full finished basement. Must see this bargain at $33,900
Century 21
Hartford 424 Inc 525-4444

BY owner. 5 bedroom Colonial. Formal dining room, family room with fireplace, 2½ baths, 2 car garage, laundry on first floor, full basement, newly redecorated. Carpeting & drapes included. Close to I-275. Buyers only. 464-8990

312 Livonia

NEW LISTING
Immaculate, contemporary 3 bedroom brick ranch, 1½ baths, professionally finished rec room, 2½ car garage, terrace, fenced yard and much more. $11,300 assumes. 1st offering. $39,900.
Century 21
HARTFORD S. 261-4200

OWNER ANXIOUS
Sharp 3 bedroom brick ranch, 1½ baths, full finished rec room, large kitchen and dining area, 2½ car garage nd much more. Asking $37,900.
Century 21
HARTFORD S. 261-4200

LIVONIA - Immaculate little 2 bedroom with garage and large lot. Excellent area. Quiet street. $22,900, terms 421-1459

312 Livonia

FIRST Offering, 7 Mile-Merriman, 3 bedroom, 1½ bath, brick Ranch, large family room, full brick wall natural fireplace. Central air, 2½ car garage, part finished basement. Dishwasher, gas barbecue, many other extras. $42,900. Quick occupancy 474-1843

PRESTIGIOUS COLONIAL
$79,900
North Livonia hosts this 4 bedroom plus a den brick with natural fieldstone front. Bay window, stained natural wood work, self-cleaning range, luxury tile and carpeting, 1st floor laundry, family room with beamed, studio, stucco ceiling, and brick wall fireplace with natural wood stained bookshelves, wood thermo windows, side-entrance garage. Trade in your present home. Don't delay, call One Way 522-6000
One Way

312 Livonia

TRI-LEVEL
This model home has 3 bedrooms, carpeting throughout, family room, central air, 1½ baths, all aluminum trim, 2½ car garage, large lot. Asking $43,900.
GRAMCO
525-7400

LIVONIA
$1500 DOWN
NATURAL FIREPLACE
60 X 207 LOT
Sharp 3 bedroom ranch, 2 car garage, wooded lot, deck terrace, only $27,900 Call Jim Wilbanks EHO
MAYFAIR REALTY
522-8000

SHARP - 3 bedroom brick Ranch. Finished basement, 1½ baths, 1½ car garage. Fenced yard. Excellent shape $33,300 522-1988

AB-RO
AB RO REALTORS AB RO RELOCATION MANAGEMENT LTD

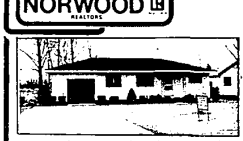
COMMERCE LAKE $92,500
Five bedroom, 2900 sq. ft., two story home with terrific view of lake and woods. Truly a classic home. Four years new Call Terry Abraham 685-7473

NOVI $62,500 SOLD
This colonial features central air, purifier, humidifier, formal dining, 2 car garage, full basement, master bedroom, full bath, walk-in closet and its own fireplace. Let Andy George show you through.

BLUE SKIES DRIVE $58,900
This fine California ranch style brick home backs up to golf course. 2000 sq. ft., 3 bedrooms, 2 baths, family room and fireplace. Privacy abounds. Close to new I-275. Ask for Andy George.

HARTLAND-MILFORD 685-7473 | WEST BLOOMFIELD-FARMINGTON 682-4544
NORTHVILLE-NOVI 591-6330 | LIVONIA-PLYMOUTH 421-1210

Your Needs Come First at...
NORWOOD REALTORS



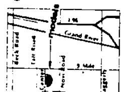
2951 Belfast, Farmington Hills. Live in Luxury three bedrooms, large kitchen, beautiful Master bedroom with glass door wall situated on a picturesque 206 foot lot located in area of quiet country living. Call 522-3010

NORWOOD NO. 11, INC.
15530 Farmington Rd. • Livonia
522-3010

NORTH HILLS
Where The Action Is
IN SINGLE FAMILY HOUSES!!

A Luxurious Community of fine homes in the Northville/Novi Area

Take your pick of these new 3 and 4 bedroom colonial and ranch models designed and built in the true tradition of Greenspan quality construction that has been the trademark of excellence for nearly half a century.
The very highly rated Northville Community Schools are available for your children.
See all our furnished models now.
Your next move will be to NORTH HILLS
Priced from $66,200.00



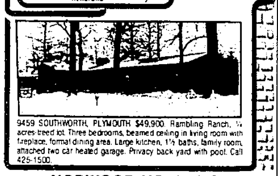
Model Located on Center ST (Sheldon Rd.) 3 blocks N. of 8 Mi. Rd

Some models available in 30 to 60 days

Sales by Frank L. Braun Realty Co
Office Phone 455-8220
Model Phone 348-1230
Models Open Daily and Sunday 1 pm to 8 pm. Open Saturday 1 pm to 6 pm (closed Thursday)

BLOOMFIELD VILLAGE, 336 Hamilton Road. Charm of New England architecture and large wooded lot. Four bedrooms, three baths. Gracious living room, dining room, library, modern kitchen - custom cabinets, built-in range-oven, dishwasher and disposal. Aluminum insulated siding. Excellent condition. Westchester, Covington and Seaholm schools. $125,000. Call owner at 642-0122.

Your Needs Come First at...
NORWOOD REALTORS



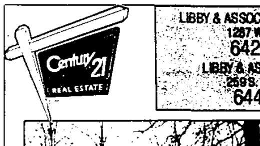
9459 SOUTHWORTH, PLYMOUTH $49,900. Rambling Ranch, ½ acres-treed lot. Three bedrooms, beamed ceiling in living room with fireplace, formal dining area. Large kitchen, 1½ baths, family room, attached two car heated garage. Privacy back yard with pool. Call 425-1500.

NORWOOD NO. 3, INC.
27850 Plymouth • Livonia
425-1500

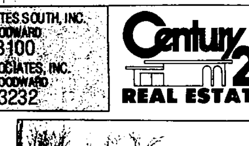
Century 21 REAL ESTATE

LIBBY & ASSOCIATES SOUTH, INC.
1287 WOODWARD
642-8100
LIBBY & ASSOCIATES, INC.
259 S. WOODWARD
644-3232

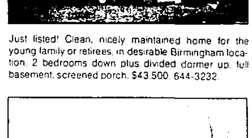
Century 21 REAL ESTATE



Just listed! Clean, nicely maintained home for the young family or retirees, in desirable Birmingham location. 2 bedrooms down plus divided dormer up, full basement, screened porch. $43,500. 644-3232



WEST BLOOMFIELD. Attractive foyer with circular staircase welcomes you to this 4 bedroom, 2½ baths pillared Colonial. Family room doorwall opens to patio and barbecue for summer entertainment. Full basement and 2½ car garage. $89,900. 642-8100



Drastic reduction! Corporation anxious to sell employees vacant home. Over 2,300 square feet, 4 bedrooms, 3½ baths, Birmingham schools. Previously priced at $87,500, now just $79,900. 644-3232

SPARKLING CLEAN & FRESH. Newly painted outside and in. 3 bedrooms, story and half, with family room and full basement. Immediate possession in Birmingham proper. $43,500. 642-8100

OPEN SAT. & SUN.
12 TO 6 PM

BY ORIGINAL owner. 12 Mile -Lasher area. 21175 Glenmorra. Large 4 bedroom 2½ bath Colonial, family room wet bar, track lights with full brick wall fireplace and shelving, central air, and attic fan. Kitchen with builtins, large 2 door refrigerator freezer and dining area with bay window. Living room, formal dining room, large entrance hall, rounded center staircase with landing, upstairs has extra large bedrooms and closet areas. Completely carpeted and newly decorated. Basement has soundproof room, cedar closets and storage room. 20 x 40 inground heated swimming pool with built in whips for cleaning, surrounded by 106 evergreens for privacy with house to house pool chairs. Gas barbeque and extra large deck area. Outside speakers and bug light. Priced at $80,000.

For appointment call Rae at
356-7238 624-0300

Your Needs Come First at...
NORWOOD REALTORS

31176 Hathaway, Livonia. $35,900.00. New on the market. Probably the finest three bedroom Brick Ranch in the area. Sharp carpeting, nicely finished basement, central air, garage. Great location, near schools and shopping. Call today to be the first to see. 464-2800.

NORWOOD NO. 1, INC.
•15373 Newburgh Rd. • Livonia
464-2800

Southfield
Nearly Half Acre
3 bedroom ranch, dining room, attached 2 car garage on landscaped 100'x188' lot. Owner leaving state. Asking $31,900. $3,200 down.

Livonia
No Cob Webs Here
Clean 3 bedroom aluminum bungalow with 2½ car garage on large lot. Owner ready to move—immediate occupancy; excellent assumption available. Asking $26,900.

1st UNITED Weldon Clark REALTORS
27492 Five Mile Livonia 425-7300

FARMINGTON
OPEN SATURDAY 1 TO 5
33241 KIRBY (E. OFF FARMINGTON RD. S. OF 9 MILE) Spring won't wait, why should you? Combined effort is the good neighbor policy here in lovely Farmington Meadows. This super spacious multi-level 4 bedrooms, two baths, lovely kitchen with built-ins, nice carpeting, family room plus a den that could be 5th bedroom $47,900. HOST Bob Smith 477-6300 or 476-0837 (K-35)

SPRING FEVER?
Then get moving. Quick occupancy into this spacious Redford Township ranch. Three bedrooms plus full living accommodations in the lovely finished basement, nicely carpeted throughout, gas heat, 2 car garage, $29,500. Cut out this ad and phone right now. Ask for Shirley Smith 477-6300 or 478-3775 (G-73).

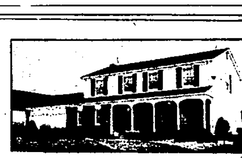
FARMINGTON HILLS
Meanwhile back on the ranch! And what a ranch this one is. Three large bedrooms, 2 full baths, 2 natural fireplaces, gorgeous family room with walkout patio with a beautiful ravine view that will steal your heart. Call Harvey Beadle 477-6300

FARMINGTON $45,900
Think Spring! Super nice 4 bedroom, 1½ bath Colonial in a neighborhood of excellent family environment and culture. Formal dining room, kitchen builtins, nice recreation room, well landscaped. To look for yourself call Bob Smith at 477-6300 or 476-0837. (K-34).

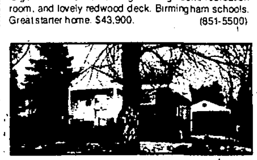
BLOOMFIELD
VACANT
3 Acres prime area, trees galore, all road frontage. Walnut Lake privileges. Call John Kare 477-6300 (EV-39).

good people to know
Westdale
REALTORS
one of the nation's largest

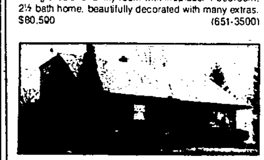
LAKE PRIVILEGES -POWER BOATING! 5-year old ranch with three bedrooms—or 2 plus den—including large master. Vaulted ceiling in living room, recreation room, and lovely redwood deck. Birmingham schools. Great starter home. $43,900. (851-5500)



JUST LISTED! Two-story Colonial in University Hills Subdivision has living room, dining room, kitchen with eating area and family room with fireplace. 4 bedroom, 2½ bath home, beautifully decorated with many extras. $80,500 (651-3500)



GREAT STARTER HOME! This newly carpeted, 3 bedroom ranch features a nicely finished recreation room with wet bar. Wet plaster construction, central air and self-cleaning oven. Fenced yard and convenient location. Only $35,900. (851-5500)



EXCELLENT STARTER HOME in a very nice neighborhood. 3 bedrooms, 1½ baths, living room, kitchen, family room, and a den. This just listed, home is available for immediate occupancy. Call today for an appointment. $34,950. (651-3500)

IDEAL CORNER LOCATION. Just less than one acre with 339 ft. on Franklin Road and 164 ft. on 14 Mile in beautiful Franklin Village. $135,000. (851-5500)

BEAUTIFUL LOT fronting on a small, clean lake in a quiet, peaceful area. Land contract terms available. $13,900. Call listing office for information. (851-3500)

COUNSELING CENTER
WEST BLOOMFIELD OFFICE
7285 Orchard Lake Road
ROCHESTER OFFICE
[illegible]

Weir, Manuel, Snyder & Ranke