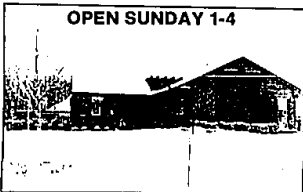
**"LARGE BALANCE ASSUMABLE MORTGAGE"**

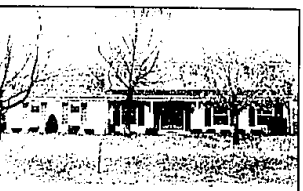
With no rate change! Spacious Condo in popular Wabook offering 3 bedrooms, family room, 1st floor laundry, full basement, private courtyard entrance and a large deck for spectacular views of woods and Wabook third green. Large master suite, good storage and traditional decor. Reduced to \$199,900. TUY-52165

**OPEN SATURDAY AND SUNDAY 1-4****CONTEMPORARY HOMERAMA MODEL**

Completely landscaped with decks and walk-out lower level. Move right into this fantastic new home featuring a two story foyer and open stairway, extremely spacious rooms and built for energy efficiency. Offered at \$245,000. 39611 Cedarbrook, N. of 12 Mile and E. of Haggerty.

**OPEN SUNDAY 1-4****CONTEMPORARY RANCH - BRAND NEW!**

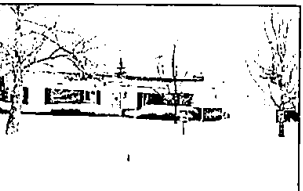
Spacious great room with vaulted ceiling, den with wet bar, large deck, atrium, jet whirlpool tub, skylite and travertine marble fireplace. Plus a full basement. \$139,500. 28530 Glenbrook, N. of 12 Mile and E. of Haggerty.

**WARM AND CHARMING**

Well cared for family home in Birmingham offering 5 bedrooms, 2½ baths, large Florida room which overlooks a beautiful treed yard. Plus country kitchen, 1st floor laundry and recently decorated. A great value at \$137,000. WAT-80686

**OPEN SUNDAY 1-4****BLOOMFIELD HILLS SCHOOLS!**

Delightful, well-constructed and maintained. Four bedroom, 2½ bath home features both family room and library. Situated on a premium lot well located in the subdivision. \$114,500. 6780 Spruce Drive, S. of Maple and W. of Telegraph.

**ABUNDANT LIVING SPACE**

In this clean, tastefully decorated ranch home. Large living room, family room with fireplace, 3 bedrooms and a 10 x 24 heated play room. Located in popular Kendallwood Subdivision of Farmington Hills. \$82,900. OLD-64590

**GREAT STARTER HOME**

Located in a nice Oak Park neighborhood. Comfortable ranch offering 3 bedrooms, 1½ baths, living room and separate dining room. Attached porch overlooks yard. Affordable at only \$29,500. MAW-57757



RALPH MANUEL

ASSOCIATES, INC. • REALTORS

1821 W. Maple, Birmingham

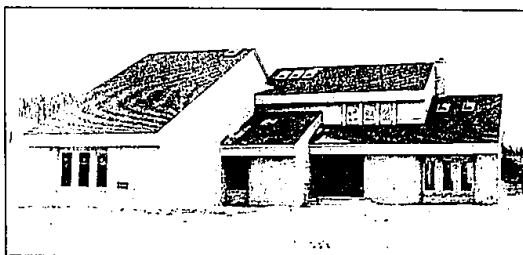
647-7100



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Call Dennis P. Dickstein for confidential interview at 647-7100.

NEW HOMES AVAILABLE**BUILT BY KARP CUSTOM HOMES****BEAUTIFUL CONTEMPORARY HOME**

In prestigious Wabook Forest. Very private master suite has studio ceilings, his and hers walk-in closets, jacuzzi in master bath. Exercise room, living room with a breathtaking view of woods, media room for all your electronic gadgets, custom furniture, recessed lighting and extra energy package. Still time to make your personal selections. Bloomfield Hills Schools. \$390,000.00

Model Open Saturday and Sunday 1-5. 5136 Fawnwood, N. of Lone Pine and S. of Wabook Lake.

SOPHISTICATED WABOOK MANOR

Beautiful Tudor offering a gorgeous 2 story Great Room, media room, master suite with studio ceiling, whirlpool, central air, sprinklers and central vacuum and intercom system. New construction at \$449,000.

Model Open Saturday and Sunday 1-5. 1743 Beachwood, N. of Long Lake and E. of Middlebelt.

WEST BLOOMFIELD MODEL

Fantastic 2 story home offers a spacious master suite with private dressing room, walk-in closet and super bath with step tub and stall shower. Spacious kitchen offers dishwasher, Jenn-Aire and microwave/self-cleaning oven, oak cabinetry and center island work center. New construction offered at \$159,000.

Model Open Saturday 1-5. 5955 Crestwood Drive, N. of Maple and E. of Drake.

BUILDERS MODEL OPEN DAILY 1-5

Spacious 2 story contemporary home features ceramic foyer, island cooktop microwave oven in kitchen, energy package, alarm, intercom, air-vacuum system, master suite with step-up tub and shower and landscaped with sprinklers. Troy Schools! \$189,000.

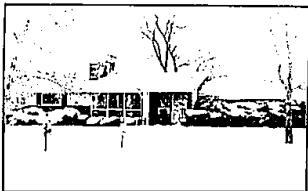
MODEL OPEN DAILY 1-5 except Thursdays - 5038 Cardinal Drive, N. of Long Lake! and W. of Coolidge.

**OPEN SUNDAY 1-4****BACKS TO WOODS**

Exceptional 3 bedroom Colonial with professionally landscaped yard. Neutral decor, 2½ baths, 1st floor laundry and family room with fireplace. Reduced to \$112,900. 34735 Valley Forge, N. of 12 Mile and E. of Drake.

**LATHRUP DUTCH COLONIAL**

Quiet, tree lined street in super family neighborhood within walking distance to shopping, restaurants and more. Custom built with 3 bedrooms, 2½ baths, hardwood floors and 2 fireplaces. Affordable at \$89,900. SAN-62615

**OPEN PLAN RANCH**

This all brick 3 bedroom home on a corner lot features a super lower level recreation room with bar and possible fourth bedroom. Quiet corner setting. Within walking distance to Farmington School and shopping. Priced to sell at \$73,500. MAN-64706

**SOUTHFIELD LOCATION**

On this solidly built custom 3 bedroom Colonial. Located on a lovely street with an extra treed lot for children to play and for privacy. Easy access to freeways. \$54,500. DOT-63153

**GREAT SOUTHFIELD NEIGHBORHOOD**

Excellent home for a young family or empty nesters. Finished basement, beautifully done rec room with ¼ bath. Brick ranch, treed lot and high assumable mortgage can be assumed with bank approval. Must See! \$47,900. LEN-58902