

**NO AMENITY HAS BEEN SPARED**

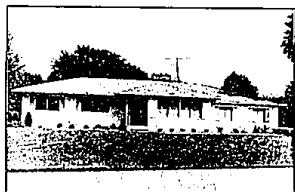
On this elegant 4 bedroom Colonial. Extensive redwood decking surrounds the backyard pool and hot tub. Spacious new Florida room plus gorgeous 10 x 30 greenhouse. Priced below reproduction cost at \$192,000. Located off Adams Road in Troy. BLK-72654

**NEW CONSTRUCTION - CHESTNUT RUN**

Just waiting for buyer to personalize. Exceptional home with 9 ft. ceilings on the first floor, pan ceiling in living room and cathedral ceiling in master suite which also features his and hers dressing room, walk-in closets and private bath with whirlpool. \$379,500. STE-69609

**EXECUTIVE LIFESTYLE**

3400 sq. ft. on professionally landscaped grounds with sprinklers, circle drive and 3 car side entry garage. Four bedrooms, library, family room, finished basement with 5th bedroom and full bath. Heated garden room and kidney shaped pool. \$289,000. FOX-72710

**WEST BEVERLY HILLS**

This light and open, updated ranch features family room with vaulted ceiling and pegged oak floor, 3 bedrooms, 2 1/2 baths and a full basement. Offered at \$112,900. MAR-72647

**MINT CONDITION COLONIAL**

In popular Adams Square. Four bedrooms, library, 2 1/2 baths, large kitchen, family room, central air and underground sprinkler system. Bloomfield Hills Schools. \$139,900. LOT-70058

**STATELY COLONIAL**

Four bedrooms, 2 1/2 baths, family room with fireplace, central air and beautiful landscaping with sprinkling system. Over 2800 sq. ft. In this Southfield home. \$82,900. NEW-72413

**BLOOMFIELD HILLS CONDO**

Enjoy privileges on all sports Square Lake or swim in the private pool. This 4 bedroom home offers much updating and lots of charm. The maids quarters over the 4 car garage has a sitting room with fireplace, 2 bedrooms and a bath. \$178,000. ORD-70568

**MINI ESTATE IN ROYAL OAK**

This gracious home on an acre enjoys views of grape arbors and a beautiful in-ground pool. This 4 bedroom home offers much updating and lots of charm. The maids quarters over the 4 car garage has a sitting room with fireplace, 2 bedrooms and a bath. \$178,000. ORD-70568

**CONTEMPORARY CUSTOMIZED CONDO**

Al Taubman's former residence. Situated on prestigious Wabek Lake in treed setting. Extensive use of marble. Whirlpool tub, steam shower, built-in wardrobe closet in master suite, wet bar in great room and office in lower level which could be 3rd bedroom. \$298,000. PHT-72722

**BLOOMFIELD HILLS SCHOOLS**

Side opening 2 car garage plus a 2 car carport. Situated in a wooded setting this lovely family Colonial offers 4 large bedrooms, spacious family room, separate living and dining rooms, central air and a free-form patio area. Birmingham. Offered at \$179,900. DAN-70620

# RALPH MANUEL

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## "NEW LISTINGS"

**BLOOMFIELD HILLS SCHOOLS**

Outstanding flowing floor plan. Custom Colonial, cheerful and meticulous, offers 4 bedrooms, library with private bath, 2 fireplaces, 3 car garage, family room and central air. \$325,000. NEK-

**THIS HAS IT ALL**

Fabulous family and entertainment home features 6 bedrooms, 3 1/2 baths, living room, dining room, family room, study and large kitchen with breakfast room. Marble foyer leads into a terrific floor plan. Beautiful grounds with exquisite landscaping. \$389,000. CRE-

**NEW CONSTRUCTION - UNIQUE CONTEMPORARY**

From the garden bay window over the sink, to the basement prepped for fireplace. Top to bottom it's a dream come true! Farmington Hills location and still time to make your selections. \$138,500. MAN-71561

**IMMACULATE RANCH**

Move right into this immaculate, well maintained home with 3 bedrooms, 1 1/2 baths, new cement drive and fenced rear yard. Priced for quick sale at \$39,900. GAR-

**CHARMING COLONIAL**

With slate foyer, walk-out family room paneled with brick wall fireplace and beamed ceiling. Newer kitchen with wood cabinets and double oven. Lower level office. \$129,500. MAK-

**PEACEFUL, QUIET NEIGHBORHOOD**

Spacious 3 bedroom, 2 1/2 bath home. Warm friendly family room, cheerful Florida room and large patio. Excellent condition and ready to move in. \$134,900. LIE-

**NEW LISTING!**

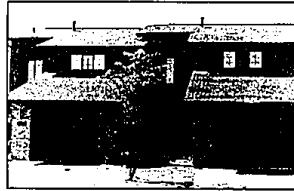
A "New England Colonial" in Bloomfield Hills with 4 bedrooms, 2 1/2 baths, huge family room with fireplace and eating space in the kitchen. Much more!! \$152,500. KEN-

**SUPER COLONIAL**

Completely redone featuring 4 bedrooms, 2 1/2 baths, oak flooring accents family room, large screened porch and 3 car garage. Plush neutral carpet, new roof and Birmingham Schools. \$138,900. OXD-72549

**ESTATE STYLE - COUNTRY LIVING**

This spacious 4 bedroom brick ranch with fireplaced family room and newer kitchen is now available. Large heated garage, solar paneling, inground pool on an acre setting. \$93,500. WID-70859

**WANTED: NICE PEOPLE**

To love this 3 bedroom Condo with finished basement, 2 1/2 baths and a very private patio area. Convenient Southfield location. Original owner has move to larger home. \$79,500. SUE-88997

**SOUTHFIELD RANCH**

Move-in condition. Sharp home offers newly redecorated kitchen, 1 1/2 baths, 3 bedrooms, full basement, central air, attic fans, marble walls and large fenced yard. Near schools. \$49,900. STD-70089