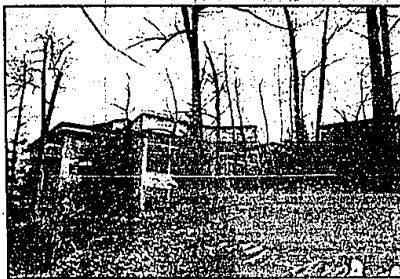
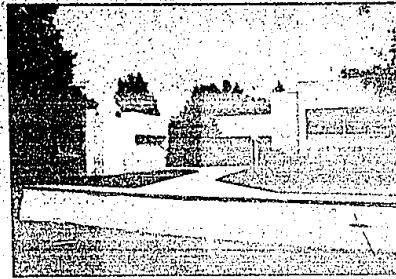


**CONDO ON PINE LAKE!**

This has it all! Pine Lake, pool, boat house, even your own boat slip. One of 17 detached condos - like a private home. Freshly decorated with 3 bedrooms, 3 1/2 baths, library and full basement partially finished with 2 extra bedrooms. Treat yourself to this fabulous lifestyle. \$275,000. MAE-74260

**SPECTACULAR CONTEMPORARY**

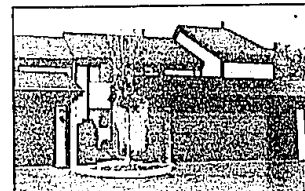
Unique home situated on a magnificent wooded lot with stream. Every luxurious amenity including indoor pool, great room, 5 bedrooms, 4 full and 2 half baths, photo lab, 5 decks, central vacuum, wet bar, wine cellar and Japanese soaking tub! GOF-64502

**TOBOGMAN DESIGN IN BLOOMFIELD HILLS**

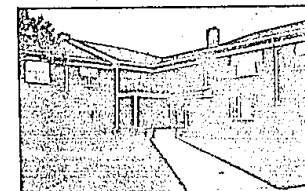
5949 sq. ft. of complete luxury - Great Room with high ceiling, skylite and multiple built-ins. Dream kitchen with Granite counter tops and all appliances known to man. Two part library, master suite has all built-ins with sauna, jacuzzi and walk-in closet. Furniture included! CHD-73242

**ENJOY ALL SEASONS**

In this elegant, custom built Tudor situated on a beautifully treed and landscaped acre lot in one of Southfield's finest areas. Features include wood floors, newer roof and newer air conditioning. \$164,000. TIE-70473

**EVERYTHING YOU NEED!**

Well priced 3 bedroom Townhouse offering library with wood plank flooring, 2 1/2 baths, central air, 2 car garage and beautiful setting overlooking running creek. West Bloomfield area. \$94,900. BRT-73923

**FARMINGTON HILLS CONDO**

First floor unit offering a clean, neutral decor - What a Combo! Two bedrooms, 2 full baths, formal dining room and loads of storage. Convenient to X-ways and shopping. \$67,900. ECO-71682

**ALL SPORTS CASS LAKE!**

Today's lifestyle for the young at heart on a canal leading to Cass Lake. Formal dining room, 2 level living room with fireplace, doorwall to patio. Large wrap around deck off master bedroom. Dock and seawall! \$146,900. RIA-65928

**PRESTIGIOUS HUNT CLUB LOCATION**

This updated 5 bedroom home is now on the market. Family room with fireplace, library, central air and rare 3 car garage are only some of the features. Gourmet kitchen with sub-zero refrigerator, double oven and decorator hardwood floor. Location, location!! \$192,500. HUT-74445

RALPH MANUEL

ASSOCIATES • REALTORS

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647-7100

32961 Middlebelt, Farmington Hills

851-6900

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"NEW LISTINGS"

DOWNTOWN BIRMINGHAM

Is the location for these two Townhouses. Contemporary design with cedar, track lighting, new carpeting and all appliances included. Ample parking available. Best of 2 worlds! \$250,000. LIN-74773

THE RANCH YOU HAVE BEEN LOOKING FOR!

Automatic sprinkler system, central air, all appliances, now landscaping, vertical and horizontal blinds. This well maintained home has 3 bedrooms, 2 full baths, family room, natural fireplace and Bloomfield Hills Schools with Birmingham mailing. \$117,000. WOK-75770

"SECLUDED SETTING WITH BABBLING BROOK"

The serenity of up north is felt in this dramatic contemporary walk-out ranch. Each room presents stunning views and the peaceful sound of running water creates a restful atmosphere in the city. \$229,000. DAS-75764

BIRMINGHAM SCHOOLS!

A comfy, 3 bedroom, 2 bath ranch offering a cozy fireplace, new kitchen, some new carpeting and situated on a gorgeous lot! Newly listed at \$114,900. EAR-65847

CHARMING CAPE COD

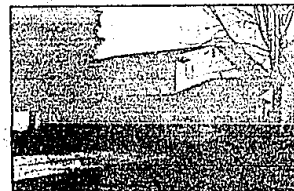
Empty nester Cluster Home. Property adjoins private, quiet 16 acre secluded nature park. Home features brick and stone exterior, dormers, bay windows, hardwood floors in country kitchen and great room with 2 story fireplace plus full first floor master suite and laundry room. Wood deck, designer wallpaper and carpet, central air and sprinkling system. \$265,000. VIE-75910

PINE LAKEFRONT

Newer luxury traditional home on gorgeous grounds, designed for your round resort living. Large screened Florida room, 4-5 bedrooms, 3 1/2 baths, study and huge wrap around deck. Overlaid island kitchen, magnificent walk-out lower level with sauna. Ultimate for pleasant family living and entertaining. \$595,000. LOG-

SPECTACULAR COUNTRY FRENCH DESIGN!

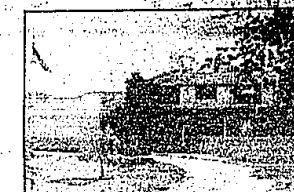
Large foyer with hardwood oak floors, 2 story high ceiling with floor-to-ceiling windows. Impressive master suite with fireplace and jacuzzi. 1800 sq. ft. finished walk-out lower level with wet bar, full bath, fireplace, sauna, jacuzzi and exercise room. \$628,000. WIE-75136

**TWYCKINGHAM VALLEY COLONIAL**

Excellent value - unbelievable price. Home parallels 12 Mile Road and easy access to X-ways and Telegraph. Great family home with 4 bedrooms, 2 1/2 baths, family room, fireplace, central air and patio. \$75,900. BEK-74875

**SUPER IN-LAW SUITE**

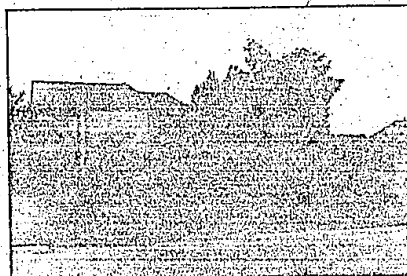
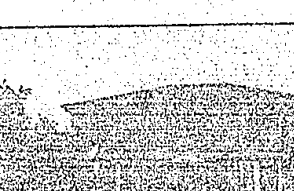
In this newer, spacious ranch. Beautifully decked, treed and fenced yard. Family room offers fireplace wet bar, 4 bedrooms, 3 baths and 1st floor laundry. Reduced to \$159,900. YOK-72071

**PRIME WEST BLOOMFIELD LOCATION**

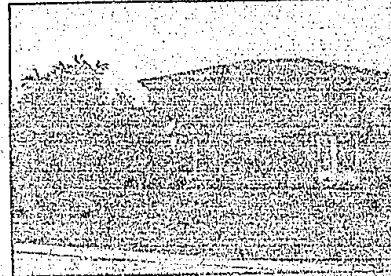
For the city family that enjoys country living. Four bedroom, 3 1/2 bath Colonial with family room and library. Situated on almost an acre with redwood deck and great 27' above ground pool. \$126,500. NAY-68434

**ESTATE STYLE - COUNTRY LIVING**

This spacious 4 bedroom brick ranch with fireplace family room and newer kitchen is available. Large heated garage, solar paneling, inground pool on an acre setting. Reduced to \$89,900. WID-70659

**VAULTED CEILING CONTEMPORARY**

Dramatic 4 bedroom Southfield home offering family room, paneled den and game room which allow for many activities. Balcony off of foyer and formal dining room overlook a full brick fireplace Great room. Totally neutral decor! Offered at \$219,000. RIW-73768

**BIRMINGHAM SCHOOLS!**

Fabulous home in a fantastic neighborhood. Offering neutral decor and plush carpeting. Family room with cathedral ceiling and brick fireplace, island kitchen, ceramic tiled foyer, alarm system, sprinkling system and TERMS!! Reduced to \$169,900. INE-73809