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OPEN SUNDAY 2-5



35336 Spring Hill,
S. off 14 Mile, W. of Farmington

ROLLING OAKS!

Beautiful custom "Americana" nestled on private, picturesque park commons featuring ceramic foyer, extraordinary European formal kitchen, master bedroom retreat featuring sunken Roman tub. \$199,900. SPG-51997



SPACIOUS REFINED COLONIAL

With a jazzy twist - an indoor spa room with jacuzzi adjoining a large family room. Extensive use of oak flooring in the parlor, dining room, 4 large bedrooms, plus a versatile studio. Situated on a beautiful wooded lot! \$209,000. THN-51086



OPEN SUNDAY 2-5

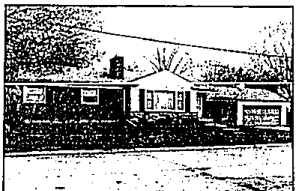
CUSTOM HOME

Featuring crown moldings, ceramic foyer, gourmet kitchen with island, spacious family room with wet bar and backs to wooded commons, professional landscaping with sprinklers and more! \$249,900. 36856 Greenspring, S. of 14 Mile and W. of Farmington.



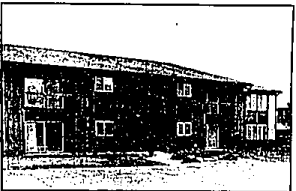
PRIME DOWNTOWN BIRMINGHAM

Charming farmhouse style home with lots of updating including kitchen and bathroom. Two bedrooms, living room, family room with bay window and a 2 car garage. \$148,500. STY-53307



"BIRMINGHAM RANCH"

Rare ranch close to town. Living room with fireplace, plus recreation room in full basement. Enclosed breezeway for summer enjoyment. 3 bedrooms, 2 full baths and more! \$117,000. NON-



BEECHWOOD HILLS CONDO

Spacious 2 bedroom, 2 bath Condo offering a large kitchen with door and window, in-unit laundry, living room doorwall to balcony, loads of storage and central air. \$75,900. BED-49278



BEVERLY HILLS RANCH

A lovely location is featured with this 3 bedroom brick ranch. Private screened porch overlooking a fenced yard, 2 car garage and a full basement with loads of storage. \$107,000. LOE-80972



BLOOMFIELD HILLS SCHOOLS

Enjoy the view of Brookfield Lake from your family room, dining room or kitchen. Marble floor in foyer, hardwood floor in study, wet bar in family room and marble vanity in master bath with whirlpool tub. \$239,900. STD-53121



RALPH MANUEL

ASSOCIATES • REALTORS

851-6900

32961 Middlebelt
Farmington Hills

647-7100

1821 W. Maple
Birmingham

Relocation 1-800 R-MANUEL



- MEMBER OF EMPLOYEE RELOCATION COUNCIL
- MEMBER OF TRANSLO RELOCATION SERVICE



IF YOU ARE MOVING ACROSS THE CITY OR ACROSS THE COUNTRY, OUR RELOCATION DEPARTMENT CAN MAKE YOUR MOVE SMOOTHER.



"NEW LISTINGS"

PEACEFUL TREED LOCATION

Enjoy this updated Bloomfield Hills ranch on a curved tree-lined street. New kitchen and appliances, curved arches, beamed paneled family room, 2 fireplaces and neutral decor with beige and earth tone carpeting. \$165,000. BRE-

QUARTON LAKE CONTEMPORARY

Prime location close to lake and town. Great open contemporary feeling home with much updating in last 3 years. Gourmet kitchen including all appliances, track lighting and hardwood floors. Fifth bedroom used as upstairs second family room or office. Extensive landscaping, brickwork and decks. Alarm system, underground sprinklers, central air and summer porch. \$299,000. WIW-

VACATION YEAR ROUND

Living in Northville's Highland Lakes Condominium offering swimming, tennis and lakes. Three bedrooms, 2 1/2 baths, and unit with a fireplace and basement. \$74,900. CRL-

SPECTACULAR CONTEMPORARY

Featuring dramatic 2 story foyer, wood-lucite stairway ceramic foyer, powder room, floating vanity, formal dining room, library, exciting Great room, wet bar and glamorous formal kitchen with Jenn-air and microwave. Recreation room and wood deck! \$229,500. FAK-53973

WEST BLOOMFIELD COLONIAL—OPEN SAT. 2-5

Stunning home offering verticals and levelers. Family room plus library, 4 bedrooms, 2 1/2 baths, 1st floor laundry, new furnace and all very well maintained. \$149,900. 5226 Green Road, N. of Walnut Lake, W. of Orchard Lake.

FARMINGTON HILLS COLONIAL

Enjoy the beautiful view of the pond from your own backyard. Featuring four bedrooms, 2 1/2 baths, family room, formal dining room and living room. Finished basement! \$124,900. BUR-53956

NEW CONSTRUCTION

This brand new home with contemporary elevation is now being built in one of the area's best selling areas. Four bedrooms, library, cathedral ceiling, family room and atrium are some of the features in this large and well priced home. \$210,000. STK-

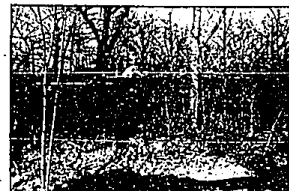
BLOOMFIELD HILLS SCHOOLS

This spotless, well maintained West Bloomfield home is waiting for a family. It offers a well laid out living space and huge private backyard for year round enjoyment. \$135,900. MIT-



BEAUTIFUL SETTING

This lovely home offers 4-5 bedrooms, 3 car garage, family room, beamed ceilings, 3 fireplaces and gorgeous views. Private in-law suite is an additional advantage with this large family home. \$184,900. MAE-80643



"SECLUDED SETTING"

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



CUL-DE-SAC SETTING

In a very popular Bloomfield Sub. Private brick enclosed patio with gas grill, brick fireplace with raised hearth in family room, den, 1st floor laundry, large master suite and 3 additional bedrooms. \$179,900. PEG-80972



INDEPENDENCE COMMONS

Beautiful 4 bedroom Colonial with soaring cathedral ceilings in living room and dining room, new ceramic floor in foyer, hall and kitchen. Fresh, clean and neutral decor! \$139,000. COS-80740



DOWNTOWN BIRMINGHAM

Is the location for these 2 Townhouses. Contemporary-cedar with track lighting, new carpeting, all appliances are included. Ample parking and the best of two worlds - income and contemporary living. \$225,000. LIN-75773

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