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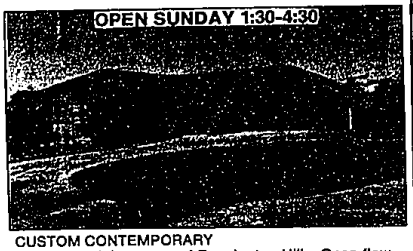
BEAUTIFULLY MAINTAINED HOME
In an elegant setting of magnificent trees with 6 to 8 acres - 2 or more buildable lots. Ranch home boasts 3 bedrooms, 3 baths, finished basement, 2 car garage, hardwood floors and central air. $499,000. TEN-20434

CALIFORNIA CONTEMPORARY LAKEFRONT
This stunning lakefront home possesses the finest sunset views available on Walnut Lake. 3 levels of decking encommpassing 700 sq. ft. plus your own 70 foot dock lets one truly enjoy the lake atmosphere. $380,000. PUM-20234



CUSTOM CONTEMPORARY
In a prestigious area of Farmington Hills. Open flowing floor plan throughout offers 4 bedrooms, 3½ baths, 3 skylights and a finished walk-out lower level. $229,900. 22852 Walsingham. N. off 9 Mile and W. of Drake.

BEAUTIFUL COLONIAL
In popular "Orchard Hills" of Troy. This lovely home offers a large kitchen with built-in appliances and spacious eating area, family room, library, living room and dining room. Immediate occupancy! $177,000. JON-97554

RALPH MANUEL
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851-6900	647-7100	656-8900
32961 Middlebelt	1821 W. Maple	445 S. Livernois
Farmington Hills-West Bloomfield	Birmingham-Bloomfield	Rochester Hills-Troy

Relocation 1-800 R-MANUEL

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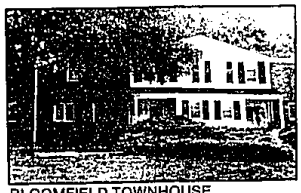
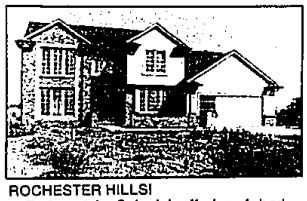
IF YOU ARE MOVING ACROSS THE CITY OR ACROSS THE COUNTRY, OUR RELOCATION DEPARTMENT CAN MAKE YOUR MOVE SMOOTHER.

BLOOMFIELD VILLAGE
Well maintained Colonial with extensive landscaping and new brick patio with HOT TUB! Four bedrooms, 2½ baths, family room plus private library. New solarium off master bedroom. Reduced to $219,000. CRK-22809



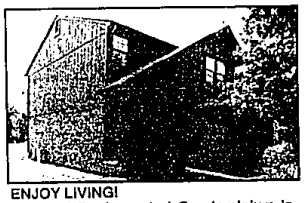
BLOOMFIELD TOWNHOUSE
Beautifully decorated 2 bedroom Condo in a most prestigious location. Private setting with view of woods. Natural fireplace in living room, 2 car garage and priced to sell quickly at $147,500. BAR-20154

THINKING OF SELLING YOUR HOME? NOW IS THE RIGHT TIME TO CALL RALPH MANUEL ASSOCIATES FOR A FULL TIME EXPERIENCED SALESPERSON TO GIVE YOU A COMPREHENSIVE MARKET OPINION OF THE VALUE OF YOUR HOME!

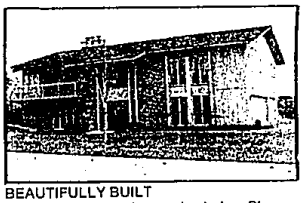


ROCHESTER HILLS!
Tudor style Colonial offering 4 bedrooms, 2½ baths, weather vane windows, whirlpool tub, wood foyer, wood floor in library, 6-panel doors and large lot in excellent neighborhood. Offered at $194,500. PON-34

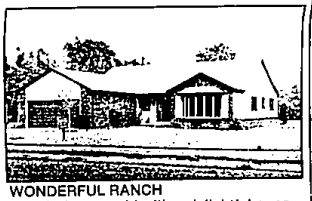
LAKE PRIVILEGES
Enjoy Woodpecker Lake privileges - swimming, boating, fishing, ice skating in this wonderful family sub. Home has new roof, air conditioning and efficient furnace. Offered at $145,800. POO-21563



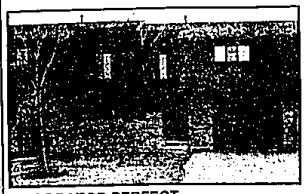
ENJOY LIVING!
Tastefully decorated Condominium in one of the areas better complexes in Rochester. Large rooms with country view from the deck. Kitchen with all appliances including washer and dryer. $109,000. POW-77



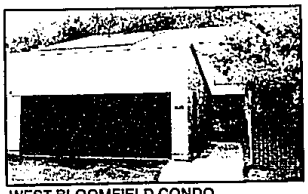
BEAUTIFULLY BUILT
Contemporary home in Lake Sherwood Sub. Great open living room with cathedral ceiling and driftstone fireplace, gourmet kitchen, sliding doors to deck, spa and pool. Hot tub in greenhouse off kitchen. TID-22294



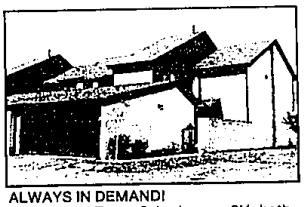
WONDERFUL RANCH
Only 2 years old with a delightful open floor plan. Cathedral ceilings, full wall brick fireplace, bay window, 1st floor laundry, full basement and neutral decor. Extensive decking. $112,500. LAE-20434



DECORATOR PERFECT
This 3 bedroom, 2½ bath Condo has new plush beige carpeting with ceramic tile flooring, verticals, track lighting, wood decking, large master bedroom with private bath and assumable mortgage! $97,900. SUE-22567

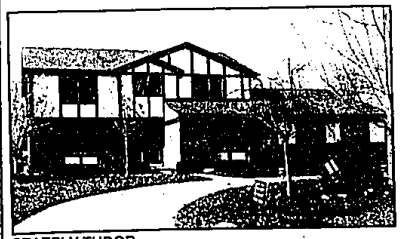


WEST BLOOMFIELD CONDO
Immaculate, 3 bedroom, 2 full and 2 half baths, neutral decor, high ceilings and fully finished walk-out lower level with den. Smashing! Immediate possession and offered at $132,500. BAM-20238



ALWAYS IN DEMAND!
Potomac Town 3 bedroom, 2½ bath end unit Condo. Comfort and elegance with marble fireplace, Great room, 2 doorwalls to private park-like back yard. Finished lower level. $120,900. ROK-20435

BLOOMFIELD CONDO
Affordable Bloomfield Hills Condo offers 2 bedrooms, 2nd floor balcony overlooking meticulous manicured commons area. Neutral colors, kitchen with all appliances and quiet adult complex. $65,900. HIY-22806



STATELY TUDOR
Circular drive invites you to enter this spacious Farmington Hills Tudor style home. Energy conscious owner has loaded this home with extras. Ceramic floor, intercom, security, sprinklers, central air and more. Offered at $199,500. APE-20353

FIREPLACE IN MASTER SUITE
11 x 10 sitting room off the master bedroom, private deck and master bath has tub and shower. Second floor laundry, gourmet island kitchen with Jennaire, microwave and wood cathedral ceiling. Bay windows and crown. $205,900. RUE-21680

EVERYTHING YOU'VE EVER WANTED!
Ultra contemporary with one acre on Wabeek Golf Course with magnificently landscaped and manicured grounds. Extensive use of marble, mirrors, built-in furniture, decks, balconies and much more! Offered at $895,000. GOF-20714

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