

RALPH MANUEL ASSOCIATES • REALTORS



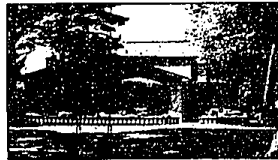
NOTTINGHAM FOREST

5 bedroom home sitting on private treed lot with large deck. Quality built - many hardwood floors, six paneled doors, first floor laundry, private dining room, den plus completely new family room. \$259,000 ROD-44133



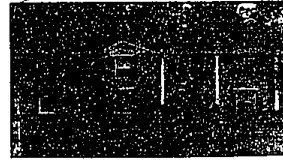
PICTURE PERFECT TUDOR

Lovely cul-de-sac setting for this impressive 4 year old home. Double bay windows, beveled glass, whirlpool tub, Jennaire cook-top and double ovens. Great room has marble fireplace. \$259,000. LAA-43431



LAKEFRONT CONTEMPORARY

This quality home has it all - 4 bedrooms, 2½ baths, fireplace, wet bar, ceramic flooring, skylights, sprinklers, decks and more. Open floor plan and prime Lakefront setting! Newly listed at \$259,900. LAG-85



WOODCREEK HILLS

Wonderful 4 bedroom Colonial on a large treed private yard. Family room with fireplace, library with bay window, step-down living room with fireplace and kitchen with doors to deck. Offered at \$279,900. HAH-47894



OPEN SUNDAY 1-4

VACATION AT HOME

Sparkling blue pool, hot tub, gazebo and sprawling deck. Poolside meals in the kitchen and dining room or relax by the flickering fireplace. \$229,000. 7266 Silverleaf, N. of 14 Mile, W. of Farmington.



FANTASTIC FRANKLIN!

This 5 bedroom, 3½ bath Colonial has a contemporary flair yet is warm and inviting. Family room with hardwood floor, beamed ceiling and fieldstone fireplace. \$319,900. HEE-44178



WEST BLOOMFIELD SCHOOLS

Impressive Colonial with large rooms on a private setting. Spacious family room has hardwood floors, brick wall fireplace and doorways leading to deck with seating and barbecue. \$168,500. OLD-43822



CENTER ENTRANCE COLONIAL

This bright home offers a formal dining room, step-down living room, marvelous updated kitchen includes all appliances, plus unique landscape lighting! \$174,500. WOE-48307



CROSSWINDS CONDO

Private setting for this 2 bedroom, 2 bath ranch Condo. Skylights in kitchen and bathroom, mirrored billiards, central air, garage and immediate occupancy. Newly listed at \$109,500. COY-48316



NO QUALIFYING!

Four bedroom updated brick ranch offering family room, fireplace, 1½ baths and a large yard. High balance assumable mortgage and immediate occupancy. Newly listed at \$64,900. EME-48417



RALPH MANUEL

ASSOCIATES • REALTORS

647-7100 851-6900 656-8900 647-2030

1821 W. Maple 32961 Middlebelt 445 S. Livernois 908 S. Adams

Birmingham- Farmington Hills - Rochester Hills - Birmingham -

Bloomfield West Bloomfield Sterling Heights Troy

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THE COUNTRY, OUR RELOCATION DEPARTMENT CAN
MAKE YOUR MOVE SMOOTHER.







In The Heart of Farmington Hills

From \$139,900

- Ranch and Townhouse Units
- 2 and 3 Bedrooms
- 2 Full Baths

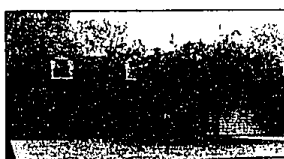
- 2 Car Attached Garage
- Insulated Wood Windows
- Private Entrance

- Central Air Conditioning
- Fireplace
- Full Basement/Some With Walk-Out Pond Setting

MODEL PHONE 471-4855

OPEN DAILY 1-6 • Closed Thursday

Located South of 12 Mile and West off Middlebelt



NEW LISTING!

What a beautiful Birmingham street for this lovely 3 bedroom, 2 bath Cape Cod sitting on a gorgeous lot. Home also has a sun room, dining room, rec room and fencing! \$159,900. BIM-48126



COUNTRY ATMOSPHERE

Quality abounds in this 4 bedroom, 2½ bath Colonial situated on a large country lot. Family room with fireplace, finished basement, tastefully decorated and city conveniences. \$149,900. ARE-48192



CONTEMPORARY RANCH

Great room with high ceiling, wet bar and fireplace, master suite boasts 2 walk-in closets, high ceiling and bath with whirlpool and separate shower. Gourmet kitchen! \$229,900. OAD-43969



SOPHISTICATED HIGHRISE

Absolutely stunning Condo with customizing throughout. Designed by a leading decorator with 2 bedrooms, 2 baths, quality lighting, formica kitchen and marvelous master suite. \$85,000. PRE-48521



FARMINGTON HILLS

Well planned brick ranch in country atmosphere. Kitchen appliances including microwave, neutral carpeting, 3 bedrooms, 2 full baths and excellent Farmington Hills location. \$115,900. CAD-43734



GREAT FAMILY HOME

Attractive 3 bedroom ranch in a popular Novi subdivision offering spacious kitchen, family room, 3 bedrooms, full basement and fenced yard. Convenient location! Newly listed at \$116,900. PAK-48441



BIRMINGHAM SCHOOLS!

Well maintained Colonial with hardwood floor, newer neutral carpeting, new contemporary window treatment, beautiful fieldstone fireplace and 1st floor laundry. Home warranty. \$122,900. ROK-44034



ENJOY THE CONVENIENCE

Of this 3 bedroom, 2½ bath condo. Finished basement, kitchen with all appliances, attached garage, pool, tennis court and clubhouse located in complex. \$88,700. SUE-36873



SHARPI

Freshly painted 2 bedroom Condo with storage, in-unit laundry, close to transportation and shopping. Great complex with pool and tennis court. Buy now - pay later! Reduced to \$64,900. TWE-43736

OPEN MONDAY-FRIDAY UNTIL 8 P.M./SATURDAY-SUNDAY UNTIL 5 P.M.