

RALPH MANUEL ASSOCIATES • REALTORS



A DECORATOR'S DREAM!
Beautifully maintained with a new roof, new furnace and inground heated pool with all new decking. Beautiful walk-out lower level, wool Berber carpeting and all appliances! \$359,900. FAY-44689



QUALITY IS EVIDENT!
In this spacious 3' bedroom Wabeok ranch. Neutral decor, marble foyer, crown moldings, hardwood floors and cathedral ceiling in family room with doorwalk to private yard. \$375,000. MAE-45502



HICKORY HEIGHTS
Outstanding 3 bedroom, 2 1/4 bath Tri-level. Recently decorated in neutrals, beautiful family room, 2 fireplaces, country kitchen, elegant living and dining rooms and gorgeous pool. \$248,000. TOP-48018



OPEN SUNDAY 2-5
POOLI POOLI POOLI!
Quality plus in this contemporary home. Crescent shaped solar heated pool surrounded by huge cantilevered deck and lighted cascade fountain. \$289,000. 6148 N. Shore Dr., N. of Lone Pine, E. of Orchard Lake.



INVITING COLONIAL.
Charming spacious family home with cul-de-sac setting and offers 4 bedrooms, 2 1/2 baths, 1st floor laundry, central air and lovely deck. Bloomfield Hills schools. \$229,900. SUS-45118



FABULOUS FRANKLIN VILLAGE
A large treed and landscaped lot complements this lovely 4 bedroom, 2 1/2 bath Colonial. Large family room with fireplace has beautiful view of patio, inground pool and cabana. \$199,500. MEW-48677



WEST BLOOMFIELD
Beautifully maintained 4 bedroom, 3 bath Quad-level with large bright foyer, dining room with lovely bay windows, some hardwood floors and remodeled kitchen with almond cabinets. \$184,500. BUN-38494



WONDERFUL ASSUMPTION!
Available on this super in-town Birmingham residence. Excellent condition and offering central air, redone kitchen and fantastic bath. Super energy efficient insulation! \$169,000. WAE-44726



LOCATION! LOCATION!
Heart of Bloomfield Hills is the setting for this light and spacious 3 bedroom Condo. Formal dining room, fireplace, 2 car garage and possible lease option! Newly listed at \$145,000. LOG-48813



SUPER SHARP
Troy Tri-level in a prime area. Features include country kitchen with no-wax floor, neutral decor, central air, wood deck, patio, large lot and many extras. Offered at \$94,500. 84-HAM



RALPH MANUEL

ASSOCIATES • REALTORS

647-7100 **851-6900** **656-8900** **647-2030**
1821 W. Maple 32961 Middlebelt 445 S. Livernols 908 S. Adams
Birmingham-Bloomfield Farmington Hills - West Bloomfield Rochester Hills - Sterling Heights Birmingham - Troy

Relocation 1-800-R-MANUEL

• MEMBER OF EMPLOYEE RELOCATION COUNCIL •

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



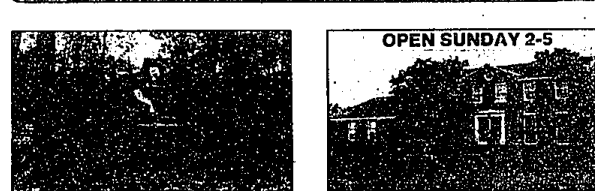



"WYNDHAM PLACE CONDOMINIUMS"

- Completely landscaped grounds including sprinkler system.
- Wood decks.
- Private entrance with masonry screen wall.
- Full basement.
- Two car attached garage with door opener.
- Energy efficient furnace and central air conditioning.
- First floor laundry room.
- Kitchen includes dishwasher, disposal, electric range, built-in self-cleaning oven and microwave.
- Burglar alarm with motion detector and digital pad.
- Steel insulated entry doors.
- Double glazed insulated wood windows and doorwalks.
- Wood burning fireplace.
- Recessed lighting.
- Ceramic or oak in foyer, hall and kitchen.
- Carpeting throughout.
- No-wax linoleum in laundry.

Priced from \$169,900 to \$195,900.
• Located South of 14 Mile on the East side of Middlebelt •

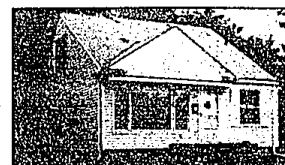
OPEN SAT. & SUN. 1-6



CALIFORNIA CONTEMPORARY
Dramatic 4 bedroom, 2 bath ranch on a beautiful deep wooded lot. Great room with vaulted ceiling and fireplace, custom wood decks, lots of windows and great for entertaining! \$146,900. PAK-46588



BIRMINGHAM CAPE COD
Newly painted 3 bedroom, 2 full bath home. This Cape Cod sits on a Boulevard street within walking distance to downtown Birmingham. Lots of potential — call today! Reduced to \$139,900. STY-44622



CONVENIENT BERKLEY!
Don't miss this excellent Bungalow offering 3 bedrooms, 1 1/2 baths, living and dining rooms, new furnace, ceiling fans, central air and insulation. Finished basement plus deep lot! \$69,500. CAA-48534



OPEN SUNDAY 2-5
NORTH POTOMAC GREEN
Impressive Colonial offering central air, study, family room with fireplace, Florida room, full basement, hardwood floors. \$185,000. 4856 Toddington, N. of Walnut Lk., W. of Orchard Lk.



CHARMI CHARMI CHARMI!
Quality built ranch on a large premium lot. Excellent location with country feeling. Family room, 2 bedrooms, 2 fireplaces and Bloomfield Hills Schools. Newly listed at \$119,900. PAE-44648



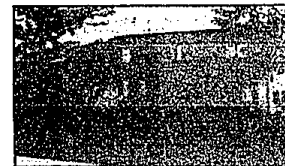
GREAT FAMILY HOME
Attractive 3 bedroom ranch in a popular Novi subdivision offering spacious kitchen, family room, 3 bedrooms, full basement and fenced yard. Convenient location! Newly listed at \$116,900. PAK-48441



CHARMING FRANKLIN RANCH
Great location in the heart of Franklin on a beautiful treed lot. Luxurious master suite with whirlpool tub and walk-in closets. Fireplaces in living and family rooms. \$249,900. BRM-48765



BEVERLY HILLS GEM
This 3 bedroom, 2 1/2 bath contemporary ranch with basement sits on approximately 1 1/4 acres. Step-down living room with fireplace and cathedral ceiling. Reduced to \$215,000. GLL-45280



GREAT LOGICION
Walk to Synagogue from this hard to find contemporary Colonial on a lovely cul-de-sac. Library, central air, sprinklers, finished basement. Motivated seller will consider land contract. \$177,000. OAK-48701



WALNUT LAKE PRIVILEGES
Spacious and fresh 3 bedroom, 2 bath ranch on a lovely treed lot. Home adapted for handicapped with separate ramped entrance, elevator and bath. Birmingham Schools. \$155,000. HOE-48422



VERY NEAT PACKAGE
Lovely ranch offering a completely remodeled kitchen, family room with French doors leading to a large dock and spacious yard with plenty of play area. Offered at \$139,900. GRR-44600



ROCHESTER HILLS
City conveniences with country living make this 4 bedroom, 2 bath ranch on a large lot desirable. Newer kitchen, nice family room with fireplace and close to schools. \$99,900. GRE-48933

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