

**The harder we work, the luckier we get.  
It's another way of saying "As you sow,  
so shall you reap."  
And it's certainly true in real estate.  
We believe in sowing hard work and  
quality service.**

**May we do it for you?**

**WEIR, MANUEL, SNYDER & RANKE, INC.**



**PREMIUM LOCATION** in the heart of Oak River. 4 bedroom colonial includes gourmet kitchen with oak cabinets. Natural fireplace in family room. Formal dining room. French doors in library. \$349,900. (689-7300) 192356



**WONDERFUL FAMILY HOME** in Troy with Birmingham Schools. Fireplace in family room with doorwall leading to recessed deck and fenced yard. Neutral decor. Four bedrooms and two baths. \$153,000. (644-6300) 195505



**CITY OF BLOOMFIELD HILLS.** This two bedroom, 2 1/2 bath ranch condominium has the large open rooms. Library with extensive built-ins, master with deck and large walk-in closet. Huge tiled basement. \$275,000. (644-6300) 195681



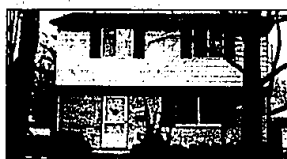
**IN EXCLUSIVE HERON BAY** Gatehouse Community custom built by Guido Grassi will be open. W. of Telegraph, 1/2 mile to Club Dr., 2/10 of a mile to entrance. Security at gatehouse will direct you. \$1,250,000. (644-6300) 185028



**CHARMING 1928 COLONIAL** in fine condition. Front and rear stairs, library, six bedrooms, four full and two half baths. Recreation room with fireplace. Three car garage. Birmingham Schools. An up-to-date classic. (644-6300) 195388



**PRIME QUARTON SCHOOL AREA.** Well maintained family home with family room, formal dining room, four bedrooms and a screened porch overlooking private yard. Nice "homey" feeling. \$349,900. (644-6300) 193165



**NEWER COLONIAL** in one of Royal Oak's finer areas. Three bedrooms, 1 1/2 baths. Great traffic pattern. Deck off breakfast room. Shows exceptionally well. Don't miss this fine opportunity! \$113,900. (644-6300) 195945



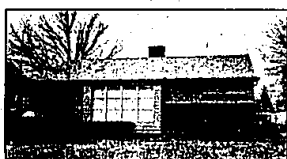
**WONDERFUL BEVERLY HILLS RANCH** with Birmingham Schools. Lovely treed lot. Neutral decor. Many improvements; new kitchen countertops, sink and floor. Two bedrooms. Inground pool. Heated garage. \$99,500. (644-6300) 195923



**DESIGNER'S OWN HOME.** Beautiful contemporary with large marble foyer, great room with 2-story ceiling. Huge kitchen, finished basement, neutral decor. 4 bedrooms. Bloomfield Hills Schools. \$319,900. (851-5500) 194625



**CHARMING ENGLISH COUNTRY HOME** on over 3 acres in City of Bloomfield Hills. Major renovation including family room, library, gourmet kitchen and maid's room. And the neighborhood doesn't get any better! (644-6300) 192959



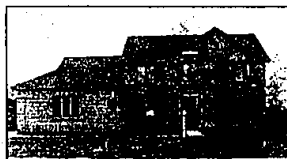
**NORTH ROYAL OAK BRICK RANCH** freshly painted throughout. Beautiful hardwood floors, cove ceilings, living room fireplace, three bedrooms and a large basement. Central air. Fenced rear yard. Convenient location. \$94,900. (644-6300)



**STUNNING DESIGNER INTERIOR** and premier views overlooking second green of golf course give this ranch model condo a distinctive advantage. Library or second bedroom, kitchen pantry. Two baths. \$165,000. (644-6300) 195689



**SHARP FIRST FLOOR END UNIT.** Convenient Bloomfield Hills location. Spacious entry foyer opens to living/dining room. Master bedroom with master bath and walk-in closet. Hardwood floors. \$105,000. (644-6300) 195642



**NEW CUSTOMIZED CONDO** in Shelby Twp. 4 bedrooms, 2 1/2 baths, 1st floor laundry, library/study, formal dining. Security system. Central vacuum, wet bar and appliances complete the list of amenities. \$275,000. (651-3500) 097175



**CITY OF BLOOMFIELD HILLS CONDO.** Light, bright decor. Lovely foyer, dining room, library or 3rd bedroom, newer carpet, lots of storage. Two car garage. Quiet location in the rear of the complex. \$134,900. (644-6300) 195616



**FANTASTIC WOODED RAVINE SETTING.** Charming country decor, updated, show-like "country house beautiful." New furnace 88, sliding '91, 3 bedrooms, 2 baths. Family room fireplace. Located in Northville. \$154,900. (851-5500) 194030



**ROCHESTER HILLS TUDOR.** Beautiful oak woodwork throughout. Four bedrooms, two and a half baths, full basement, 2,892 sq. ft. Central air. Library. Family room. Deck off kitchen. All neutral decor. \$215,000. (689-7300) 194246



**EXCEPTIONAL** describes this condo in one of the nicest and quietest condo developments where units rarely go on the market. Extremely functional floor plan with 1st floor bedroom or study. 3 bedrooms. \$112,500. (851-5500) 188470



**BLOOMFIELD HILLS** and on the golf course of Webeek, this end unit condominium has a library or third bedroom, master with dressing room, 2 1/2 baths, vaulted ceilings and security system. GREAT! \$189,500. (644-6300) 193294



**HOUSE OF SEVEN GABLES** - Downtown Birmingham new three bedroom Victorian. Redwood and cedar shake exterior. Oak floors on 1st floor. Vaulted library with French doors. Family room. Neat. \$495,000. (644-6300) 193168



**FOUR TO SIX BEDROOMS,** depending on how you want to use them. Large Bloomfield Village colonial with library. Spacious family room opens to patio. Two fireplaces. Recently updated. Central air. \$369,000. (644-6300) 195266



**PREMIUM CUL-DE-SAC LOCATION** in West Bloomfield. Redone colonial with new white laminate kitchen, new carpet, ceramic floors and deck off family room. Four bedrooms, 2 1/2 baths. Basement. \$169,900. (644-6300) 195819



**SECOND FLOOR CONDO** located in rear of complex near pool and picnic area. Cathedral ceiling, 2 bedrooms, 1 1/2 baths, dining room, kitchen appliances. Affordable, maintenance-free living in Birmingham. \$64,900. (644-6300) 195690



**PHEASANT RING** - Olympha built home offering four bedrooms, two and a half baths, ceramic and hardwood flooring, soaring ceiling, lots and galleries. Huge deck with forest for backdrop. Rochester. \$439,900. (651-3500) 095577



**Weir, Manuel, Snyder & Ranke, Inc.**

**HOURS** weekdays from 8:30 in the morning until 8:00 in the evening. Saturday until 5:00 P.M. Sunday afternoons to 5:00 P.M.

298 South Woodward  
7285 Orchard Lake Road  
4700 Rochester Road  
1205 West University Drive  
498 South Main Street

Birmingham/Bloomfield Hills  
West Bloomfield/Farmington Hills  
Troy/Birmingham/Bloomfield  
Rochester/Rochester Hills  
Plymouth/Northville/Canton/Novi

• 644-6300  
• 851-5500  
• 689-7300  
• 651-3500  
• 455-6000