

WINTERTIME - IS YOUR LIVING EASY?

Living in the right home that really meets your needs can make living easier.

Features like a big kitchen, family room with a fireplace, paneled library, plenty of storage, a tree setting, close to schools and shopping can make a difference.

Make your living easy - CALL WEIR, MANUEL, SNYDER & RANKE, INC.



CHARMING 1928 COLONIAL in fine condition. Front and rear stairs, library, 6 bedrooms, 4 full and 2 half baths. Goldfish pond off screened in porch. 3 car garage. Birmingham Schools. An up-to-date classic. (644-6300) 195388



BEVERLY HILLS RANCH on large corner lot has had many updates within last 5 years including windows, furnace, central air. Living room fireplace, 3 bedrooms, 2 baths. Deck. A cheerful home. \$169,900. (644-6300) 197066



CLEAN, SHARP AND LOTS OF CHARM. This Beverly Hills ranch has a fireplace in the living room, a dining room, three bedrooms and two baths. Basement. Large Florida room. Good sized lot. \$124,900. (644-6300) 196879



ON OVER AN ACRE. Professionally landscaped cul-de-sac location. Gracious home. Quality throughout. 4 bedrooms, 2½ baths, family room, 1st floor laundry, appliances, 2 fireplaces, 3 car garage. Central air. \$439,000. (689-7300) 193504



OPEN SUNDAY 1-5

PINE LAKE BEACH and boat access. Handy corner ranch with hardwood floors under neutral carpet. 3 bedrooms, 2 baths. **VALUE** for Pine Lake. \$134,900. 2320 Pineview, W.B., N. of Long Lake, W. of Middlebelt. (851-5500) 196998



ENJOY THE CHARMING small town country atmosphere of South Lyon. Walking distance to downtown area. 3 bedrooms, cozy family room with stone fireplace, Florida room, 2 car garage, fenced yard. \$94,500. (851-5500) 196455



A CREME PUFF IN OVERBROOK - Updated colonial on a babbling brook winding thru the woods. Vaulted, beamed ceiling family room, library, 3 bedrooms, 3 fireplaces. Bright and open thru-out. \$399,900. (644-6300) 196841



A CLOSE ENCOUNTER WITH NATURE. Woods - Lake - Wildlife. Multi-level home has large slate foyer opens to great room and deck. Library, family room and 1st floor master suite. Lower level maid's quarters. (644-6300) 189868



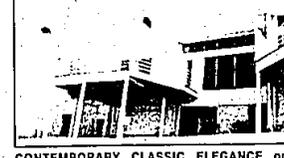
PREMIUM CUL-DE-SAC LOCATION in West Bloomfield. Redone colonial with new white laminate kitchen, new carpet, ceramic floors and deck off family room. 4 bedrooms, 2½ baths. Basement. \$169,900. (644-6300) 195819



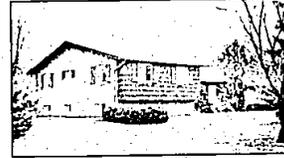
IMMEDIATE POSSESSION POSSIBLE for this lovely Hickory Heights ranch. Living room has a fireplace and bookshelves. Family room. Three bedrooms, 2½ car side entrance garage. Very nice setting. \$139,000. (644-6300) 196972



CHARMING BIRMINGHAM BUNGALOW. Library, living room fireplace, three bedrooms and three baths including master on the second floor. Updated kitchen and appliances. Newer furnace. Central air. Deck. \$144,500. (644-6300) 196916



CONTEMPORARY CLASSIC ELEGANCE on Wabook Lake! Effective use of marble, mirrors and skylights enhance the bright open interior. Library, family room, 3 bedrooms and 2½ baths. Spacious! \$449,900 (644-6300) 197034



BEAUTIFUL SETTING IN TROY with a river to the side and rear of lot. Paneled library and large family room with fieldstone fireplace wall, 3 bedrooms, 2½ baths. Basement. Fire and security systems. \$149,900. (644-6300) 196928



OPEN SUNDAY 1-5

NEWER COLONIAL in one of Royal Oak's finer areas. 3 bedrooms, 1½ baths. Great traffic pattern. Deck off breakfast room. Don't miss this fine opportunity! \$113,900. 3254 Warwick, E. of Woodward, N. of Webster. (644-6300) 195945



SECOND FLOOR CONDO located in rear of complex near pool and picnic area. Cathedral ceiling, 2 bedrooms, 1½ baths, dining room, kitchen appliances. Affordable, maintenance-free living in Birmingham. \$64,900. (644-6300) 195690



WONDERFUL BEVERLY HILLS RANCH with Birmingham Schools. Lovely treed lot. Neutral decor. Many improvements: new kitchen countertops, sink and floor. 2 bedrooms, in-ground pool. Heated garage. \$99,500 (644-6300) 195923



CITY OF BIRMINGHAM. Newer house not far south of the many amenities of Downtown Birmingham. Living room fireplace, 3 bedrooms and 1½ baths. Deck. Decorating allowance to do your own thing! \$109,900. (644-6300) 196803



SHARP 3 bedroom ranch. Freshly painted. Plaster walls, coved ceilings, mostly hardwood floors (refinished). Family room backs to very large, private fenced, treed lot. Good location on quiet family street. \$83,900. (689-7300) 194759



TOWERING TREES AND RAVINE provide a special setting for 5 bedroom, 3½ bath Tudor with king sized rooms. Family room with wet bar and stone fireplace, year round garden room, walk-out lower level. \$295,000. (644-6300) 196902



BEAUTIFULLY LANDSCAPED Tudor with view of subdivision pond from front of home. 2 story foyer, library with vaulted ceiling and oak floors, 3 bedrooms, 2½ baths, great room with fireplace. Rochester. \$168,900. (651-3500) 097981



WONDERFUL BIRMINGHAM LOCATION for this lovely three bedroom Colonial. Living room fireplace, library and family room. Hardwood floors. Recreation room. Private rear yard. Great neighborhood. \$229,900. (644-6300) 196980



OPEN SUNDAY 1-4

THE WORK IS DONE! Just move into this Cranbrook Village Colonial featuring 3 bedrooms, Birmingham Schools. Updates are too many to mention. \$114,900. 30060 Rock Creek, S. of 13 Mile, E. of Evergreen. (851-5500) 197049



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



TIMELESS CRAFTSMANSHIP and elegant decor highlights this classic Colonial on wooded lot. Library/study, family room fireplace, 4 bedrooms, 3 full and 2 half baths. Security alarm. Central vacuum. Rochester. \$429,900. (651-3500) 097973



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
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