

WINTERTIME - IS YOUR LIVING EASY?

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

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

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



SELLER FINANCING POSSIBLE. Gracious custom colonial designed for comfortable living as well as large scale entertaining. Family sized kitchen and breakfast room. Four bedrooms. Flexible possession. \$415,000. (644-6300) B05867



PRIME LOCATION with easy access to freeways, shopping and entertainment. Living room with fireplace, three bedrooms, finished basement, dock, two car garage. Bloomfield Hills Schools. \$129,900. (644-6300) B06820



OPEN SATURDAY 2-4
BROOKWOOD II MODEL by Casadel Builders. Great room with fireplace, library, first floor master. Yard overlooks natural area. Circular drive. \$450,000. 2627 Hunters Bluff, B.H., S. of Square Lake, E. of Opyke. (644-6300) B06879



OPEN SUNDAY 1-4
DOCK YOUR BOAT on the Clinton River. This contemporary, custom built home has access to Cass Lake. Wrap-around deck overlooks river. Master has fireplace. \$329,000. 4687 Clinton, W.B., N. of Greer, E. of Hiller. (651-5500)



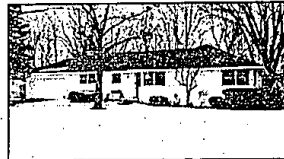
BIRMINGHAM well maintained ranch with newer furnace and central air. Security system. Updated bath and kitchen. All appliances. Hardwood floors. Three bedrooms. Immediate occupancy. \$124,900. (644-6300) B03990



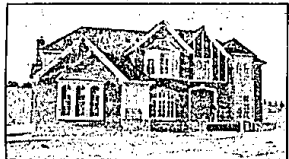
BIRMINGHAM FOUR BEDROOM TUDOR has an open floor plan, living room with fireplace, family room, 14'x22' Florida room, newer kitchen and three baths. Fenced yard beyond the pool. Brick walkway. \$359,000. (644-6300)



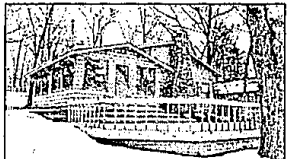
AN EXCEPTIONAL 2nd floor unit in Northern Royal Oak has a covered balcony overlooking pool and fountain area. All appliances in pleasant kitchen included. Walk-in master closet. Carpet. \$45,000. (644-6300) B08191



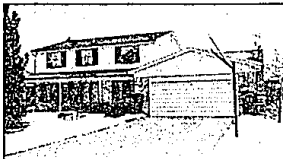
NORTHERN MICHIGAN PRIVACY and view with "light-in-Birmingham" convenience. Living room fireplace, den or fourth bedroom and rec room. Sun porch overlooks wooded ravine. Quiet neighborhood. \$199,000. (644-6300) B07261



NEW CONSTRUCTION by Olympia Homes in Troy's Exclusive Beach Forest. Circular stairs, beautiful family room with cathedral ceiling, library, 4 bedrooms, 1st floor laundry, 3 car garage. \$395,000. (644-6300) B06323



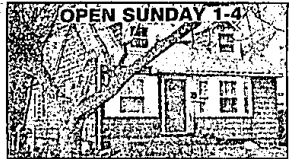
SANDY BEACH WATERFRONT and towering trees provide a great setting for a 3 bedroom, 3 bath log home. Dramatically updated with soaring ceilings, beams, skylights, stone fireplace. WOW! \$279,900. (644-6300) B04967



QUALITY ABOUNDS thru-out 4 bedroom, 2 1/2 bath home featuring ceramic foyer and hall, neutral decor, Andersen United windows. Den off foyer, dining room with bay window, sprinklers. Central Air. Rochester. \$174,900. (651-3500) 105317



IN-TOWN BIRMINGHAM RENOVATION. Living room with hardwood floors, 9 ft. ceiling, marble fireplace. Dining room French doors to family room. Master has vaulted ceiling and fireplace, 3 1/2 baths. \$359,000. (689-7300) S03349



BERKLEY RANCH. Recently remodeled kitchen. Bay window in dining room, open floor plan. Walk to Angel Elementary, Anderson Middle and Berkley High. 3 bedrooms. \$65,900. 2637 Royal, N. of Catalpa, E. of Greenfield. (651-5500)



DESIRABLE LOCATION with a courtyard setting. This first floor Birmingham condo unit is close to shopping. The living room has a doorwall to the covered patio. Kitchen has eating space. \$44,500. (644-6300) B08454



REAL CREAM PUFF! One of the sharpest condos in the complex. Living room with fireplace, extra large breakfast room, 3 bedrooms, 2 1/2 baths, many custom upgrades, 1st floor laundry, central air. Good location. \$151,900. (644-6300) B02855



EXTRA SPECIAL ADAMS WOODS CONDO with many upgrades. Recessed lights in living room with fireplace, dining room, 3 bedrooms and 2 1/2 baths. Recreation room in partially finished lower level. \$169,900. (644-6300) B05866



IN-TOWN BIRMINGHAM. 2-family flat has 2 bedroom lower unit and a 1 bedroom upper unit. Both have fireplaces and separate screened porches. Separate furnaces and utility meters. Central air. \$199,900. (644-6300) B08410



SHARP UPDATED FAMILY COLONIAL. Cul-de-sac setting. Huge great room with fireplace. Formal dining room. 4 bedrooms, 2 1/2 baths, central air. \$167,000. 2640 Alveston, B.H., E. of Opyke, S. of Square Lake. (689-7300) S07933



STATELY COLONIAL. Professionally decorated thru-out. 4 bedrooms, oak flooring in foyer and kitchen, Florida room, finished lower level. Professionally landscaped, private rear yard. Gunite pool. Rochester. \$249,900. (651-3500)



THIS BLOOMFIELD HILLS four bedroom colonial is a surprise! Large family room with fireplace, built-in wet bar, mirrored entertainment center and get this: a solar room with hot tub, pool and more! \$258,500. (644-6300) B05404



GORGEOUS SETTING on private Lake Shorewood in Bloomfield Township. Over 3,300 sq. ft. featuring great room with vaulted ceiling and island kitchen. 4 bedrooms Bloomfield Hills Schools. \$399,500. (644-6300) B08409



NEWER TROY COLONIAL built by Divine Homes has huge 16'x28' family room with cathedral ceiling plus a formal living room. Four bedrooms, two large decks plus a patio, three car + garage. \$339,500. (644-6300) B04561



CHARMING LATHRUP VILLAGE. 4 bedrooms, 1 1/2 baths. Bright colonial, neutral paint and carpet, paneled garage, newer kitchen floor, dishwasher, disposal. Doorwall from family room to paved patio, gas grill. \$99,500. (651-5500) B09202



QUALITY FAMILY LIVING on high cul-de-sac site. Finished lower level with second kitchen and bath. Four bedrooms. Bloomfield Schools. Flexible possession. Two - two car attached garages. \$269,000. (644-6300) B09191

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

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