

RALPH MANUEL

ASSOCIATES • REALTORS



FARMINGTON HILLS TUDOR. Spectacular custom home with the finest quality and workmanship. 4 bedrooms, 3 1/2 baths, wonderful family room with fireplace and wet bar. Beautiful setting with inground pool & extensive decking. \$469,000. 851-6900 DFB-M32978



CLASSIC QUARTON LAKE ESTATES. 4 bedroom home has 2 fireplaces, family room has wet bar, step-down living room with beamed ceiling, 2 full/2 half baths, and more. Superb example of Wallace Frost. \$498,000. 647-7100 PIM-B08351



VALUE THAT CALLS FOR ACTION - \$200,000 Price Reduction on this French Chateau overlooking Mirror Lake. Leaded, beveled glass, Verdi marble, 3 fireplaces, 5 bedrooms, incredible kitchen. \$1,200,000. 647-7100 FRN-B06083



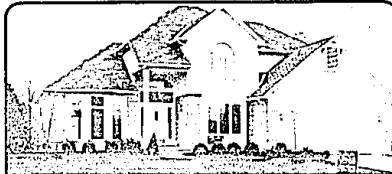
DRAMATIC BLOOMFIELD CONDOMINIUM. Over 2900 sq. ft. of luxury featuring 3 bedrooms and 2 1/2 baths. 1st floor fabulous master suite with den and bath and elegant kitchen has every amenity. Superb condition. \$399,500. 647-7100 FRN-B06753



BIRMINGHAM. Stunning tudor \$399,000. Elegant, 2-story features rec room for family fun, tile foyer, 5 bedrooms, 3 full/2 half baths, Grabit kitchen, appliances and stone fireplace. 647-7100 AVN-B05672



IN-TOWN BIRMINGHAM. Newer 4 bedroom colonial \$455,000. In outstanding condition with exquisite design & detail, for both the traditional or contemporary buyer. Open foyer plan, neutral decor and privat eyard. 647-7100 HEA-B07132



COULD YOU ASK FOR ANYTHING MORE? NEW custom home featuring ceramic foyer, marble fireplace, oak cabinetry, pan ceilings, recessed lights and closets galore! Farmington Hills. \$279,900. 851-6900 ASN-M34949



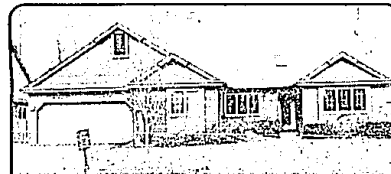
CUSTOM BUILT RANCH In desirable Foxcroft. This home has it all! Large rooms, great floor plan and in-law suite on lower level. 3 fireplaces, island kitchen and fenced inground pool with spa. \$275,900. 647-7100 LAN-B06950



UNIQUE BUILDERS MODEL - New construction 3 bedroom ranch with doeded boat slip on Cass Lake. Dramatic ceilings, wood, marble, ceramic floors, custom kitchen and fabulous designer details. \$289,900. 851-6900 FOY-M40765



JUST REDUCED TO \$198,900. 3 bedroom, 2 1/2 bath home with large heated Florida room. Large treed lot and quiet area. Contemporary floor, close to all conveniences and Bloomfield Hills Schools. Great Buy! 647-7100 MAD-95522



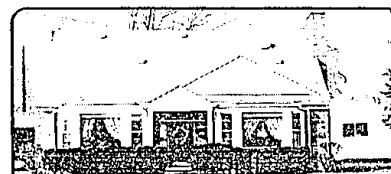
NEWER BIRMINGHAM CONTEMPORARY. Or transitional ranch. Mint condition, 3 bedrooms and 2 baths with whirlpool. Skylights. Great room with fireplace and private cul-de-sac setting. \$269,900. 647-7100 CAD-B05982



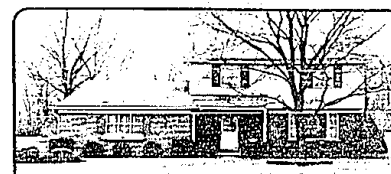
BLOOMFIELD TOWNHOUSE. A private setting backing to wooded area with golf course beyond. Three large bedrooms, plus finished walk-out with 4th bedroom. Neutral decor with all amenities. \$249,900. 851-6900 SAS-M35358



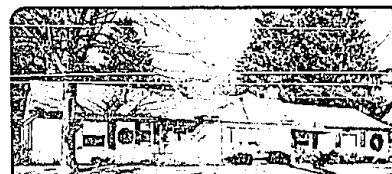
PILLARED COLONIAL. A wonderful combination of updating, space, circular entry and private patio. Well maintained, jacuzzi & walk-in closet. Central air, 2 1/2 car garage and beautifully landscaped patio. \$182,500. 851-6900 POT-M32002



PREMIERE NORTHWOOD BLVD. Cape with 2 large bedrooms up, plus 1st floor bedroom/den, brand new kitchen with appliances, fireplace, hardwood floors, finished rec room and central air. \$144,900. 647-7100 NDD-B02675



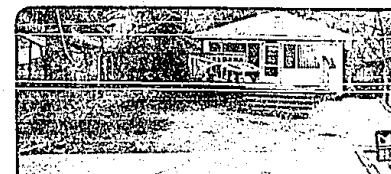
FARMINGTON HILLS - Distinguished colonial \$134,900. Move-in condition, recently remodeled and redecorated. 4 bedrooms, 2 1/2 baths, private large lot with mature trees. 851-6900 HEK-M32575



SPACIOUS BEVERLY HILLS RANCH. Airy living room and dining room each with fireplace, master bedroom has jacuzzi & walk-in closet. Central air, 2 1/2 car garage and beautifully landscaped patio. \$129,900. 647-7100 AMT-B05551



FAMILY SIZE CONDO. In Farmington Hills Schools. This unit is large enough to spread out in. Great closet space, fireplace, 2 car attached garage. Low association fee. Why pay rent? \$115,000. 851-6900 LAL-M35506



COOLEY LAKE FRONT. Enjoy boating, swimming, fishing and ice skating in your own backyard. Spacious ranch with hardwood floors in living room and den. Large deck. \$114,900. 851-6900 COY-M27256



SHARP RANCH CONDO. Newly decorated, 2 bedrooms, 2 baths and Great room with fireplace. Central air, basement storage. Move in and enjoy. \$109,900. 647-7100. 5884-B Vassar, N. of 14 Mile, W. of Orchard Lake.



ENJOY COUNTRY LIVING in the city. Great accessibility and close to everything. Open floor plan, hardwood flooring, neutral carpeting and newer deck all on lovely large lot. \$109,900. 851-6900 YDD-M36343



RANCH CONDO - First floor and unit. Extremely large rooms, living room boasts fireplace, formal dining & eat-in kitchen, laundry room in-unit, leads of closets. Great location! \$80,000. 851-6900 WEN-M34922

647-7100
1821 W. Maple
Birmingham
Bloomfield

851-6900
32961 Middlebelt
Farmington Hills
West Bloomfield

539-1000
Commercial
Division
Mon.-Fri.

1-800-R-MANUEL
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