

AFTER 43 YEARS OF QUALITY REAL ESTATE SERVICE, WE'RE PROUD TO DISPLAY OUR MIDDLE AGE SPREAD.

Not everyone can claim to be in shape on their 43rd birthday. Fortunately, as our current selection shows, we've never been more fit.

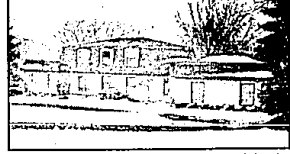
WEIR, MANUEL, SNYDER & RANKE, INC.



BLOOMFIELD HILLS LOCATION backing to woods for this custom tudor. First floor master. Completely finished lower level with wet bar, billiard room, fireplace and possible fourth bedroom. \$465,000. (644-6300) B09859



PERHAPS THE FINEST RESIDENCE on Cass Lake. Spectacular home with five fireplaces, five bedrooms, five full and two half baths, Florida room, rec room, beautiful library and an indoor pool. Garages for four cars. (644-6300)



LAKEFRONT HOME with swimming pool in the Birmingham School District. Walk-out lower level has rec room, workout room and changing room with full bath. 4 bedrooms, including the 1st floor master. \$449,900. (644-6300)



OUTSTANDING LOCATION and 2 acre setting in heart of Bloomfield Hills. 4 bedroom colonial has new kitchen by Lenore, step-down living room, dining room. Garden room. Surrounded by million dollar homes. (644-6300) B08621



GRACIOUS FOUR BEDROOM RANCH in the City of Bloomfield Hills. Beautifully landscaped, private setting with outstanding views. Banquet sized dining room, family room, elegant master bath with whirlpool tub. (644-6300) B08941



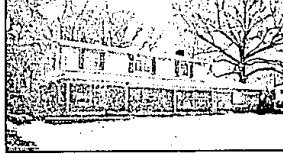
CLOSE TO DOWNTOWN BIRMINGHAM. Three bedroom colonial has charm and superior location. Updated kitchen, newer furnace with central air. Private rear yard with multi-level deck and brick patio. \$199,500. (644-6300)



IN TROY'S HILLS OF CHARNWOOD. Gilbert & Vonnethill built this fine four bedroom, 2 1/2 bath colonial has both library and large family room, lava rock fireplace, first floor laundry and recreation room. \$264,500. (644-6300) B07979



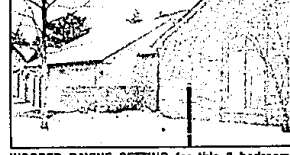
THIS HOUSE HAS IT ALL! Year-round vacation home in Beverly Hills. Pool with waterfall, spa, sauna and self-contained pool area. Family room 2 libraries, 3 bedrooms, 3 1/2 baths. Breakfast room overlooks indoor pool. (644-6300) B08875



LIGHT AND AIRY COLONIAL in wooded park-like Bloomfield Hills setting. Family room with fireplace, 4 bedrooms. Rec room. Hardwood floors. Newer furnace and central air. Cedar deck with hot tub. \$322,000. (644-6300) B08711



LOCATION, LOCATION, LOCATION - Wooded privacy, lovely gardens and history surrounds this former gardener's cottage in City of Bloomfield Hills. Child's dream with a cow barn and old milkhouse. \$449,000. (644-6300) B09189



WOODED Ravine Setting for this 3 bedroom, 2 1/2 bath townhouse with 2-story marble foyer and circular staircase. Sharp country kitchen, breakfast room area large enough to be a family room. \$279,000. (644-6300) B08710



BLOOMFIELD VILLAGE Georgian-style home. 4 bedrooms, 3 1/2 baths, 3 fireplaces, 1st floor bedroom, family room, now garden room. Large marble foyer, oak flooring most rooms. Newer furnace and roof. \$499,900. (644-6300) B08938



BEAUTIFUL LAKE VIEWS and privileges come with this cute three bedroom, three bath contemporary on an island! Cathedral ceilings in great room and master. Over 600 square foot deck on two levels. \$174,900. (644-6300) B08804



TWO-FLAT BUNGALOW. Roof, all paint, carpet, baths, 2 sets of appliances, plumbing and electrical updated since Jan. 1991. Good investment property. Must see inside. Could use as "Mother-in-law" suite. \$53,500. (689-7300)



LARGE UPPER BLOOMFIELD HILLS CONDO UNIT, nicely located in rear of complex, has two bedrooms, two baths, dining room and den with balcony. All kitchen appliances included. Central air. Pool. \$122,900. (644-6300) B08695



BEAUTIFULLY MAINTAINED HOME overlooking Wood Lake. Library, family room, 4 bedrooms, 3 1/2 baths, 3 fireplaces, first floor laundry, rec room and a walk-out lower level. Bloomfield Hills Schools. \$419,900. (644-6300) B08753



FOX POINTE TOWNHOUSE. Open floor plan in beautiful end unit. Exceptional lighting thru-out. Custom blinds, neutral decor. Upper level studio. Lower level has daylight windows, could be additional bedrooms. \$175,000. (851-5500)



CUSTOM WATERFRONT TUDOR with open floor plan, high ceilings and large windows. California driftwood fireplace. Recent updates. Master has lakeside balcony and spacious bath. Three bedrooms, 2 1/2 baths. \$184,900. (851-5500)



OVER 2,000 SQ. FT. in this fine brick colonial. Some new Polia windows. Hardwood floors under carpet. Family room with built-ins, formal dining room. Updated electrical, central air, plumbing. Large lot. \$129,900. (689-7300) B08841



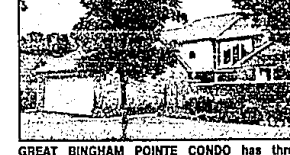
GREAT FAMILY NEIGHBORHOOD, 4 bedroom home with exceptional master suite. Bridge overlooking family room with vaulted ceiling and wet bar. 1st floor laundry, marble foyer, large deck and more. Rochester. \$219,900. (651-3500)



BRIGHT, SUNSHINE FILLED custom built colonial with an exciting floor plan has four bedrooms, 2 1/2 baths, two-story foyer, a spacious family room all in an exclusive gated community. \$274,900. (851-5500) B09855



LARGE FAMILY HOME offering neutral decor, wood foyer, family room with cathedral ceiling, fireplace and wet bar. Four bedrooms, 2 1/2 baths. Large professionally landscaped yard, side entry garage. Rochester. \$169,900. (651-3500) 105414



GREAT BINGHAM POINTE CONDO has three finished levels, three bedrooms, three fireplaces, library and recreation room. Hardwood floors in living room, dining room and kitchen, and what a great location! \$279,000. (644-6300) B10008



BRAND NEW CUSTOM COLONIAL. Marble foyer, wood floors, library, family room, 4 bedrooms. Deep, wooded rear lot with space for pool. 2353 Hornwood, B.H., N. of Square Lake, W. of Telegraph. (644-6300) B07608

OPEN SUNDAY 2-4



REALTOR



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/Birmingham Hills
Troy/Birmingham/Bloomfield
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455-6000



Weir, Manuel, Snyder & Ranke, Inc.