

We're having an Open House...Yours?

There's nothing quite like finding your house — that particular combination of special features, atmosphere and built-in possibilities that make your mind go click. With all the choices you have to make, this is one of the most exciting.

Won't you knock on our door and let us show you to yours?



TRADITIONAL BEAUTY In a private, treed setting. High quality is evident in this four bedroom with an extraordinary lower level with rec room, full kitchen, exercise room, billiard area and more. (644-6300) B10405



WONDERFUL BLOOMFIELD HILLS RANCH on lovely setting in Hickory Heights. Living and dining rooms have panoramic view. Fireplace, three bedrooms, two baths, Florida room and newer kitchen. \$169,900. (644-6300) B07523



EXTENSIVELY UPDATED RANCH on large site in Blingam Farms. Marble countertop kitchen and ceramic tile floor. Living room fireplace, family room, 3 bedrooms, 2 baths. Immediate occupancy. \$175,000. (644-6300) B07535



FOR SALE
WEIR, MANUEL
SNYDER & RANKE



CITY OF BLOOMFIELD HILLS. Casual contemporary living. Wooded cul-de-sac setting. Magnificent 2-story stone fireplace in great room. 4 bedrooms including master with Kohler whirlpool tub. (644-6300) B09538



BLOOMFIELD SETTING on private wooded ravine. Two-way fireplace. Hardwood floors. Three bedrooms, 2½ baths. Central air. New landscaping and R-29 insulation. Heated garage. \$2,000 toward closing costs. \$139,900. (644-6300)



NEW CONSTRUCTION, this Hartford model colonial, built by Olympia Homes, offers library, family room with fireplace and 4 bedrooms. Choose your own colors if you act now. Walk to a Troy Park. \$269,000. (644-6300) B04717



WONDERFUL FAMILY HOME! A Georgian colonial in a subdivision with 2 private parks. 4 bedrooms, 2½ baths, marble foyer and hardwood floor in dining room with bay window. West Bloomfield Schools. \$186,500. (651-5500) B10464



TRANSFEREE PERFECT Huge open breakfast room/family area for entertaining, beamed cathedral ceiling in family room, 4 bedrooms, 2½ baths, open foyer with 2 sets of french doors, library/study. Rochester. \$254,900. (651-3500)



ADAMS WOODS CONDO on quiet cul-de-sac overlooking beautiful ravine site. Family room, 3 bedrooms, 3½ baths, 3 fireplaces, 1st floor laundry and 3 decks. Pool, tennis, nature trails. (Immediate possession). \$235,000. (644-6300)



NEWLY RENOVATED 1½ STORY in Birmingham. Neutral decor thru-out. Newer kitchen, hardwood floors, master bath, marble fireplace and finished basement. Newer furnace and central air. Pizza. \$174,900. (644-6300) B08254



COUNTRY STYLED HOME on country sized lot 4 bedrooms, 2½ baths, hardwood flooring, natural brick fireplace in family room, formal dining room, partially finished lower level. Side entry garage. Rochester. \$138,000. (651-3500) 105663



INVESTMENT PROPERTY, 2-flat bungalow with 2 bedrooms down, one up. \$900/mo. Income. Tenants pay utilities and pay month to month. 30% down, 30 years, 8.5% + \$500 payment. Call me for information. \$59,900. (651-7300) S08671



CONVENIENT LOCATION, good neighborhood for this two bedroom, 1½ bath end unit condominium in need of some TLC. All kitchen appliances included. Patio with gas barbecue. Pool in complex. \$55,369. (644-6300) B07725



WALLACE FROST DESIGNED TUDOR in prime area of old Birmingham has much updating and unique space great for entertaining. 5 bedrooms, 3½ baths. Central air. 3 car garage. Significant updating. \$499,000. (644-6300) B10580



COUNTRY LIVING with city conveniences. Charming three bedroom ranch has many recent important improvements including remodeled bath, new furnace and central air. Convenient to I-75. \$93,000. (644-6300) B10518



SECLUDED AREA in City of Bloomfield Hills. High quality, luxurious 2 bedroom condo has 9' living room ceiling, fireplace, large breakfast area overlooking lovely rear yard. Elevator to heated garage. \$295,900. (644-6300) B10524



SOPHISTICATED QUARTON LAKE AREA GEM within walking distance of downtown Birmingham. 3 bedrooms, 2-story foyer with skylight, white kitchen with hardwood floor and island. Move right in. \$434,900. (644-6300) B10701



BIRMINGHAM SCHOOLS. Well cared for 3 bedroom bungalow has updated kitchen and bathroom fixtures, large utility room, newer 2 car garage and patio area. Nice wooded lot. Quick possession. \$68,900. (644-6300) B09768



THE BEST OF EVERYTHING! Gorgeous, top-of-the-line renovated home on beautifully landscaped, large, private cul-de-sac lot. Never state of the art kitchen. Multi-level deck with hot tub, and so much more. \$349,900. (651-5500)



DOWNTOWN BIRMINGHAM TOWNHOUSE has private courtyard entryway, high ceilings, crown moldings, hardwood floors. Gourmet kitchen. Three bedrooms, master suite with fireplace. Expanse glass. \$369,000. (644-6300)



SPACIOUS, TASTEFULLY DECORATED CONDO. Large master with 2 closets and ceiling fan. 2nd bedroom with vanity sink and walk-in closet. Basement. Fireplace. Patio with BBQ. Pool, clubhouse, tennis. \$82,500. (651-7300) S08880



STUNNING TOWNHOUSE with two-story great room, magnificent hardwood flooring thru-out 1st level. Impressive living room fireplace. Family room. Master with two walk-in closets. Three bedrooms. \$249,900. (644-6300) B75059



FOUR YEARS NEW — A very special home. Cathedral ceiling in great room. Large kitchen with island, wet bar, marble foyer, lav and master bath with Jacuzzi. Spacious open feeling. 4 bedrooms. Bloomfield Hills Schools. (651-5500)



REALTOR



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
• 651-5500
• 585-7300
• 651-3500
• 155-6000