

# READY FOR A CHANGE?

Take your choice...a treed setting, lake frontage, wooded ravine, swimming pool, in-town convenience, suburban practicality, the latest in new-home features, the charm of yesterday...

Whatever your preference, chances are mighty good we can find your next home. It may be pictured here. Let's look for it together. Give us a call.

Call Weir, Manuel, Snyder & Ranke, Inc.



**BLOOMFIELD HILLS** five bedroom colonial on a high, wooded lot at the end of a cul-de-sac. The flexibility for formal or informal entertaining. Library, family room. A lovely, private pool and dock area. (644-6300) B10753



**SETTING OVERLOOKING WOODS** for this 4 bedroom Bloomfield Hills tudor. Custom kitchen affording wooded view. Window seat in 1st floor master. Library, family room. Large rooms. Sprinkler system. \$450,000. (644-6300) B11207



**GREAT STARTER HOME** in Huntington Woods. Living room with fireplace, dining room, third bedroom or possible library. Nice hardwood flooring and neutral decor. Basement. Two car garage. \$94,500. (644-6300) B11139



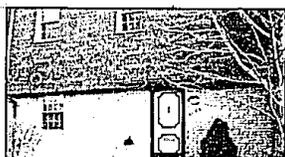
**OUTSTANDING LOCATION - 2 ACRE SETTING** in heart of Bloomfield Hills. 4 bedroom colonial has new kitchen by Lenore, step-down living room, dining room. Garden room. Surrounded by million dollar homes. (644-6300) B08621



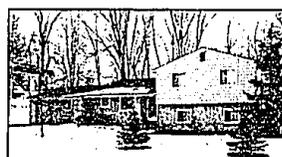
**A CHANCE TO OWN AN ORIGINAL** Yamasaki designed home in the City of Bloomfield Hills. Functional, quiet elegance and many features. Library, five bedrooms, four baths, beautiful pool and more. (644-6300) B09240



**BLOOMFIELD HILLS CONDO** features private entrance, dining room, two bedrooms, 1 1/2 baths, two fireplaces, first floor laundry, atrium, neutral decor. Basement. Two car garage. Good location in complex. \$129,900. (644-6300)



**CONVENIENT AND POPULAR LOCATION** for this fine Troy townhouse with a newer kitchen. Two bedrooms, both with walk-in closets, 2 1/2 baths, all appliances including washer and dryer. Two carports. \$89,500. (644-6300) B09419



**SHARP** three bedroom, 2 1/2 bath tri-level in Birmingham School District. Cozy family room with fireplace. Freshly painted inside and out. Lovely views of large, private treed setting. Now central air. \$154,900. (644-6300) B09025



**BIG REDUCTION!** Beautifully appointed home on a premium lot backing to trees and stream. Ceramic foyer, family room with beamed cathedral ceiling and fireplace, island kitchen, 4 bedrooms, 2 1/2 baths. \$259,900. (644-6300) B09209



**EXTRAORDINARY Farmington Hills** brick bungalow with lots of charm and history on a beautiful acre lot. Fireplaces in living room and first floor master. Lots of potential for land and house. \$136,800. (851-5500) B11037



**HEAT AND CLEAN** two bedroom, 1 bath Royal Oak bungalow has charm, charm, charm. Hardwood floors. Unfinished walk-up attic for storage. Central air. 1 1/2 car garage large enough for a van. \$79,900. (644-6300) B09103



**QUIET COUNTRY LIVING**, in view of Lake Voochels. 4 bedroom, 2 1/2 bath colonial in Keastington Sub. Neutral decor, hardwood foyer, large master suite, walk-out lower level. Lake privileges. Orton. \$159,900. (651-3500) 106747



**SPECTACULAR SPANISH RANCH** has 143 feet of frontage on all sports Upper Long Lake. Five bedrooms with finished walk-out lower level. Magnificent views of lake from many rooms. Deck, porch and patio. (851-5500) B08357



**DESIRABLE END UNIT.** Three bedrooms, 2 1/2 baths, an open staircase and pegged hardwood floors in kitchen. Two fireplaces. \$127,900. 1640 South Hills Circle, B.H., S. of South Blvd., W. of Squirrel Road. (689-7300) S08146



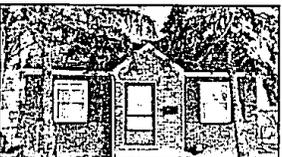
**LARGE UPPER BLOOMFIELD HILLS CONDO UNIT**, nicely located in rear of complex, has two bedrooms, two baths, dining room and don with balcony. All kitchen appliances included. Central air. Pool. \$122,900. (644-6300) B08695



**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



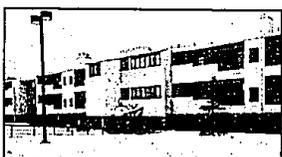
**LIGHT AND AIRY COLONIAL** in wooded, park-like Bloomfield Hills setting. Family room with fireplace, 4 bedrooms, Rec room. Hardwood floors. Newer furnace and central air. Cedar deck with hot tub. \$297,000. (644-6300) B10992



**BRICK THREE BEDROOM BUNGALOW** in desirable area of Royal Oak. Breakfast room, kitchen appliances. Hardwood floors under carpeting, first floor laundry. Basement. Central air. Convenient. \$79,900. (644-6300) B09199



**BEAUTIFULLY MAINTAINED** 1 1/2 story home within walking distance of downtown Birmingham. Three bedrooms including master with walk-in closet. Newer kitchen, doorwall to deck, sauna in basement. \$99,900. (644-6300) B09131



**LUXURY CONDO!** Superb location. Second story unit with balcony overlooks tennis and clubhouse. Great room concept with gas fireplace. Under building parking and security entry. \$73,900. (689-7300) S09324



**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



**PRIVATE LOCATION** for this 4 bedroom, 2 1/2 bath home. Custom features include courtyard entry, 2-story family room with wet bar and garden fireplace, unique wood and ceramic flooring. 3 car garage. Rochester. \$246,900. (651-3500)



**EXTREMELY CLEAN, SHARP** Bloomfield Hills condo. Living room fireplace, family room with wet bar. 3 bedrooms. Central air. Private atrium. \$149,900. 1818 South Hills Blvd., B.H., S. off South Blvd., W. of Squirrel. (644-6300)



**ABSOLUTELY BEAUTIFUL CONTEMPORARY.** 6 bedrooms, 2-story marble foyer, 4 full, 2 half baths. Marble fireplace in living room, 1st floor master with jacuzzi bath. An incredible walk-out basement, built-ins galore. (851-5500) B11081



# 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 Nov

644-6300  
851-5500  
689-7300  
651-3500  
455-6000

