

We'll do the housework for you.

Why spend weeks tramping around from one house you can't use to another? There's no reason to bother with that kind of house hunting. Not when we're so ready to do your housework for you. And if you don't tell, we won't either. So you can still take all the credit for finding that perfect home.

WEIR, MANUEL, SNYDER & RANKE, INC.



EXQUISITE COUNTRY ESTATE. Renovated to absolute perfection; 15 rolling and landscaped acres. Serenity abounds. 6 fireplaces, 8 baths, 5 bedrooms, indoor pool, finished walk-out and 1500 square foot guest house. (851-5500) B12256



EXCITING CONTEMPORARY. 305' on all sports lake. One-of-a-kind custom built home situated on a peninsula surrounded by water. 5 bedroom, 3 1/2 bath home is breathtaking. Enjoy the sunsets, private 2-person Jacuzzi. \$349,900. (851-5500)



CONTEMPORARY RANCH in Birmingham Farms has finished walk-out lower level, updated family room, updated kitchen, 3 bedrooms, 3 baths. Brick patio and lovely deck. Even custom closets! \$179,900. (644-6300) B12302



LAKEFRONT ESTATE. Mature trees and perennial gardens surround this authentic Period Estate. Gatehouse at entrance. Winding drive leads to spacious New England country home on over 3 acres. Nearly 200' frontage. (644-6300)



QUIET NEIGHBORHOOD of elegant homes. Hard to find four bedroom ranch has a new garden room with skylights. That's just for starters. It's lovely and should be soon. Fireplaces in living and family rooms. \$425,000. (644-6300) B12127



ELEGANT TRADITIONAL TUDOR located on very private cul-de-sac lot. 4 bedrooms, library with French doors, gracious living room with crown moldings, family room with cathedral ceiling. Rochester. \$244,900. (851-3500)



NESTLED AMIDST TOWERING TREES and overlooking Weebek Country Club's 2nd fairway, this 3 bedroom, 3 1/2 bath condominium has spacious, open rooms, 2-story living room and walk-out lower level. \$224,900. (644-6300)



FOUR BEDROOM HEATHERS CONDO overlooks the 5th fairway and offers extraordinarily gracious living. Fireplaces in living and family rooms, keeping room, breakfast room, finished walk-out lower level. \$179,900. (644-6300)



BIRMINGHAM SCHOOLS. Four bedroom, 2 1/2 bath Cranbrook Village colonial on an extra deep lot has family room with fireplace, dining room, hardwood floors, newer kitchen cabinetry and countertops. \$127,900. (644-6300) B12074



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)



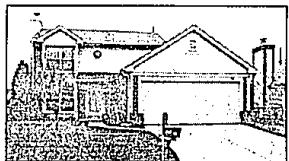
FRESHLY DECORATED and beautifully landscaped traditional home on a quiet, winding, hilly cul-de-sac. Cathedral ceiling living room, family room, 4 bedrooms, 3 baths. Screened porch. Move right in. \$279,900. (644-6300)



REAL CREAM PUFF! One of 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. \$161,900. (644-6300) B02855



CONVENIENT BERKLEY LOCATION for this great family home with recent updates including 1st floor bath, carpet and furnace. 3 bedrooms, 2 baths. Basement. 2 car garage. Immediate occupancy. \$83,900. (644-6300) B12034



HANDSOME TWO-STORY... quiet cul-de-sac location backing to open area. 3 bedrooms, 1 1/2 baths, attractive living room with fireplace, doorwall to sunny deck, well landscaped yard. Rochester. \$124,900. (851-3500) 106897



THIS IS A BEAUTY! Picture perfect inside and out, huge bedrooms with walk-in closets. Puller-style master bath, kitchen has center island and doorwall to 2nd level deck. One of the newest homes in sub. Much more. (851-5500)



IN-TOWN BIRMINGHAM transitional style. Three bedrooms, high ceilings, hardwood floors, skylights, great living room fireplace, whirlpool tub. Tiled basement. Cul-de-sac location. A rare treasure. \$254,900. (644-6300) B12072



PRIME BIRMINGHAM AREA. This charming 4 bedroom, 3 1/2 bath family home has many hardwood floors, cove ceilings, marble fireplace in gracious living room with bay, family room, spiral staircase to loft. \$415,000. (644-6300)



YOUNG FAMILY OR DOCTOR. Open floor plan bungalow on double lot close to Beaumont and elementary has remodeled kitchen, huge family room, newer roof and deck. Hardwood floors under carpet. \$87,900. (689-7300) S11225



MAJESTIC TREED HILLTOP SETTING overlooking a high quality neighborhood near Kirk-In-The-Hills. Four bedrooms, 3 1/2 baths. Soaring ceilings, large family room, three fireplaces. Sharp decor. \$395,000. (644-6300)



VERY CLEAN AND NEAT CONDO with many upgrades. Four bedrooms, 3 1/2 baths, library, office suite or family room in lower level. Kitchen appliances. First floor laundry. Deck. Two car garage. \$179,900. (644-6300) B09848



WELL MAINTAINED TROY COLONIAL on cul-de-sac has an inground pool. Library, family room, dining room, four bedrooms and 2 1/2 baths. 12'x24' + 12'x18 recreation room with wet bar. Spacioust \$264,900. (644-6300)



PRIME CITY OF BLOOMFIELD HILLS CONDO. Two bedrooms, Florida room, updated kitchen and bathrooms. New carpet, appliances and window treatments. Basement storage, central air and garage. \$139,000. (644-6300)



BIRMINGHAM NEAR PIERCE SCHOOL and the YMCA. This three bedroom brick Cape Cod has an updated kitchen, refinished hardwood floors and includes appliances. Covered patio and garage. \$124,500. (644-6300)



UNIQUE FIELDSTONE AND STUCCO 3-story English colonial. Natural woodwork and hardwood floors. Built-ins. French doors, updated ceramic kitchen, security system, 3rd floor family room with skylights. \$219,500. (689-7300) S11091



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.

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