

A SIGN IS A SIGN IS A SIGN — OR IS IT?

When it comes to real estate, it is very important to you whose sign it is. The right sign can save you a great deal of time and money. So, whether you're buying or selling call on experience and know how.

CALL WEIR, MANUEL, SNYDER AND RANKE, INC.



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. \$425,900. (644-6300) B09189



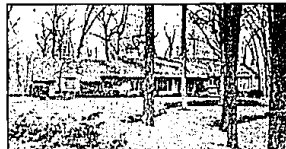
CITY OF BLOOMFIELD HILLS lovely ranch on a beautiful acre. Elegant marble foyer, newer kitchen, library, family room fireplace, three bedrooms and 2 1/2 baths. Tranquil views from most of the rooms. (644-6300)



SHARP FRANKLIN RANCH has open floor plan with many, many recent improvements. New hardwood floors, newer carpet, window treatments and expansive deck. 4 bedrooms, 2 baths, family room. \$224,900. (644-6300) B12997



BIRMINGHAM ELEGANCE. This brand new residence is in the Barton Lake/Holy Name area. Magnificent 18' foyer, library, 4 bedrooms. Great for formal entertaining yet comfortable for family living. (644-6300) B12617



THE TREED HILLTOP SETTING is perfect for this sophisticated ranch. Outstanding kitchen, fireplaces in living and family rooms, library or third bedroom. 22x26 deck with benches. Privacy. Fabulous location. (644-6300) B11369



PREMIUM TREED LOT. 4 bedroom colonial offering 1st floor laundry, library/study, breakfast room, family room with fireplace. Deck, outside lights, central air and more. Rochester. \$199,500. (651-3500) 107317



OPEN SUNDAY 1-5

PIECE OF PARADISE! Live and relax in this spacious, well cared for contemporary, peaceful, park-like setting on approximately 1/2 acre. Finished basement with workroom. Great for entertaining. \$214,900. (651-5500) B12650



OPEN SUNDAY 1-4

SHARP OPEN RANCH on large treed lot. 3 bedrooms, 2 baths, dining room, finished basement, hardwood floors, new roof in '91. \$109,900. 23565 Valley View, S.W. of 10 Mile, E. of Borg Road. (689-7300) S11812



OPEN SUNDAY 1-4

LARGE FAMILY HOME. Finished lower level with wet bar and full bath. Library and great room, formal dining room and large country kitchen. Lots of closets fits growing family. 2-level deck. \$345,500. (651-5500) B10119



ONE OF BIRMINGHAM'S HIGHEST, most secluded sites of over an acre with a spectacular view of Linden Park and the sunsets over the Rouge River Valley. Unique, charming home. 3 bedrooms. \$325,000. (644-6300) B07084



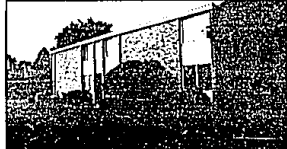
A VERY SPECIAL SETTING overlooking woods. This bright and airy three bedroom, 3 1/2 bath ranch has flexible open floor plan. Large breakfast room, 1st floor laundry, finished walk-out lower level. \$239,900. (644-6300) B11714



CHICHESTER SUB. Colonial backing to wooded rear yard. 4 bedrooms, 2 1/2 baths, family room fireplace, French doors leading to very nice private deck. Dining room and kitchen with bay windows. Rochester. \$189,600. (651-3500)



A CHANCE TO OWN AN ORIGINAL Yamassee 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) B12998



LIGHT AND AIRY, this two bedroom, 1 1/2 bath, condo near Oakland Hills Country Club has updated kitchen with newer appliances, hardwood floors, walk-in closet in master. Central air, Deck, Pool. Sharp! \$94,500. (644-6300) B12952



OPEN SUNDAY 1-4

MANOR OF THE HILLS CONDO. 1st floor unit in private location. 2 bedrooms, 2 baths, dining area. Enclosed porch off living room. Library. 2 car garage. \$129,000. 1745 Tiverton, B.H., N. off Long Lake, E. of Woodward. (689-7300)



EXPANSIVE BLOOMFIELD HILLS RANCH has Wing Lake privileges. Great room, library, family room, three bedrooms, three baths, central air. Extensive updating with many mirrors. \$254,000. (644-6300) B12863



LARGE CORNER LOT in great family neighborhood. Neutral decor. Nice patio overlooking landscaped yard. Large breakfast room plus separate dining room great for entertaining. 3 bedrooms. \$86,900. (651-5500) B12915



SHARP SOUTHFIELD BUNGALOW on lovely treed setting backing to golf course. Sandstone fireplace in living room, three bedrooms, two baths. Hardwood floors. Basement. All new Andersen windows. \$85,000. (644-6300) B11355



ARCHITECT'S OWN HOME in Birmingham with much updating offers separate dining room, high ceiling family room with fireplace, recently finished rec room, large deck, dormers - It's a honey! \$138,900. (644-6300) B11331



CHARMING STUCCO TUDOR on oversized lot. Living room with fireplace, formal dining room with built-ins, cherry cabinets in updated kitchen. 3 bedrooms. Family room opens to deck. Birmingham Schools. \$174,900. (644-6300)



BLOOMFIELD HILLS CUSTOM COLONIAL on beautifully landscaped private site with pool. 2-story marble foyer, grand staircase, wonderful floor plan great for entertaining. 1st floor master suite. \$449,900. (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



WHY RENT when you can own this great condo in a convenient location? Neat and clean storage in private basement with laundry area. Central air, VA and FHA terms available. Carpet. \$39,900. (644-6300) B11358



IN-TOWN BIRMINGHAM newer construction with redwood siding and cedar shake roof, open floor plan, hardwood floors in main level, large foyer with French doors to library, marble fireplace in family room. \$449,900. (644-6300) B11433



Weir, Manuel, Snyder & Ranke, Inc.

HOURS weekdays from 8:30 in the morning until 8:00 in the evening.	298 South Woodward	Birmingham Bloomfield Hills	644-6300
Saturday until 5:00 P.M.	7285 Orchard Lake Road	West Bloomfield Farmington Hills	651-5500
Sunday afternoons to 5:00 P.M.	4700 Rochester Road	Troy Birmingham Bloomfield	689-7300
	1205 West University Drive	Rochester Rochester Hills	651-3500
	498 South Main Street	Plymouth Northville Canton Novi	455-6000