

# SUMMERTIME — IS YOUR LIVING EASY?

Living in the right home that really meets your needs can make living easy.

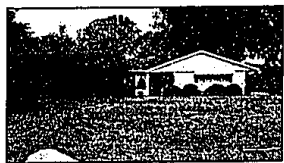
Features like a big kitchen, family room with a fireplace, paneled library, a treed setting, nearby lake, close to schools and shopping can make a difference.

Make your living easy—

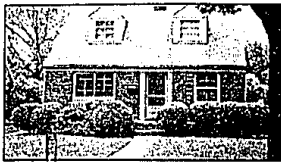
Call WEIR, MANUEL, SNYDER & RANKE, INC.



**STATELY FOUR BEDROOM French Colonial** in a quiet setting. Marble entry, hardwood floors, crown moldings, family room, fireplace, three baths, newer kitchen. Central air. Move right into this one! \$449,000. (644-6300) B12067



**CHARM, LOCATION, CONVENIENCE.** Open contemporary ranch with neutral decor, ceramic tile entry foyer, leaded glass front door. French door to patio. Den with wet bar. 3 bedrooms, 2 1/2 baths. Much more. \$189,000. (851-5500) B12835



**BIRMINGHAM NEAR PIERCE SCHOOL and YMCA.** This three bedroom brick Cape Cod has an updated kitchen, refinished hardwood floor and includes appliances. Covered patio and garage. \$124,500. (644-6300) B12468



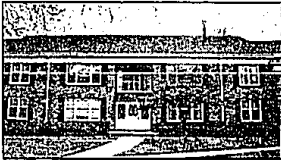
**SPECTACULAR Chestnut Run.** 4 bedroom contemporary is loaded with extras such as 2-story great room with 5 skylights, recessed lighting, granite island kitchen, sunny breakfast nook, walk-out lower level. (644-6300) B12225



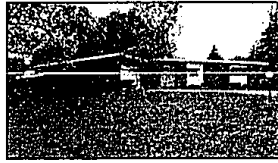
**QUIET NEIGHBORHOOD** of elegant homes. Hard to find four bedroom ranch has a new garden room with skylights. That's just for starters. It's lovely and should be seen. Fireplaces in living and family rooms. \$425,000. (644-6300) B12127



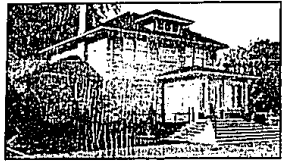
**4 BE-ROOM HEATHERS CONDO** overlooks the 5th rail yard and offers extraordinary gracious living. Fireplaces in living and family rooms, keeping room, breakfast room, finished walk-out lower level. \$297,900. (644-6300) B12474



**BEAUTIFULLY DECORATED CONDO** in convenient location near stores, theaters and highways. Hardwood floors in living room, dining room, hallways. Ceramic tile kitchen floor + bath. 2 bedrooms. \$109,900. (851-5500) B10590



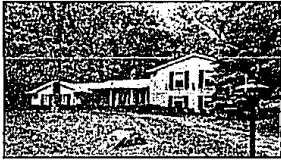
**CONTEMPORARY RANCH** in Birmingham Farms has finished walk-out lower level, updated family room, updated kitchen, 3 bedrooms, 3 baths. Brick patio and lovely deck. Even custom closets! \$179,900. (644-6300) B12302



**BIRMINGHAM OFFICE BUILDING**, over 3,000 square feet of elegant space. Conference room with fireplace, kitchenette, newer HVAC and decor, on-site parking. Ideal for "Landmark" professional use. \$425,000. (644-6300) B10698



**GORGEOUS, LIGHT, OPEN.** Beautiful transitional home. Vaulted ceilings. Private setting. Master suite on main floor. Finished walk-out lower level. \$10,000 credit to buyer at close. West Bloomfield Schools. \$359,000. (851-5500)



**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. \$269,900. (644-6300)



**DELIGHTFUL WOODED LOT** offers privacy and view! Impressive curb appeal with sweeping front lawn, circular drive. 4 bedrooms, 2 1/2 baths, 1st floor laundry, dining room, library/study. Rochester. \$209,900. (851-3500) 107165



**GREAT FAMILY HOME** on large fenced site in Troy School District. 2 fireplaces, family room, newer kitchen, 4 bedrooms. Pool. And a tree house for the kids! \$174,900. 2950 Hylands Dr., N. of Wadsworth, E. of Adams. (644-6300) B10755



**WELL MAINTAINED TROY COLONIAL** on cul-de-sac has an inground pool. Library, family room, dining room, four bedrooms, 2 1/2 baths. 12x42 + 12x16 recreation room with wet bar. Spacioust! \$264,900. (644-6300) B12394



**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. \$339,000. (644-6300)



**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. \$245,900. (644-6300) B12072



**BEAUTIFUL RAVINE SETTING** accompanies this 4 bedroom traditional colonial situated on a quiet, tree-lined street. 2 fireplaces, new kitchen, a summer porch overlooking rear yard and stream. \$279,900. (644-6300) B12068



**MAJESTIC TREE HILLTOP SETTING** overlooking a high quality neighborhood near Kirk-in-The-Hills. 4 bedrooms, 3 1/2 baths. Soaring ceilings, large family room, 3 fireplaces. Sharp decor. \$395,000. (644-6300) B12420



**ADAMS WOODS CONDO** on quiet cul-de-sac overlooking beautiful ravine site. Family room, 3 bedrooms, 3 1/2 baths, 3 fireplaces, 1st floor laundry and 2 decks. Pool, tennis, nature trails. Immediate possession. \$235,000. (644-6300)



**SOUGHT AFTER STREET.** 3 bedroom colonial on large secluded lot in Royal Oak. Newer porch, updated roof and exterior paint. Crown moldings. Hardwood floors in bedrooms. Family room. 3 car garage. \$179,000. (689-7300) B12459



**ORIGINAL OWNER - Grass quality built four bedroom Colonial** on high, beautiful lot. Vaulted ceiling in family room and kitchen. Library. Crown moldings. Sprinkler systems. Bloomfield Schools. Near St. Hugo. \$375,000. (644-6300)



**END UNIT TOWNHOUSE** with 2-3 bedrooms. Possible first floor master bedroom. Two baths, two fireplaces and security system. \$127,900. 1640 South Hills Circle, B.H., S. of South Blvd., W. of Squirrel. (689-7300)



**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) B12129



**DRAMATIC FLOOR PLAN** with elegant master suite, oak library with French doors, wood floor in study and foyer. Professionally landscaped with sprinklers, large deck, central air, 3 car garage. Rochester. \$329,000. (651-3500) 107630



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  
• 851-5500  
• 689-7300  
• 651-3500  
• 455-6000