

SUMMER IN OAKLAND COUNTY

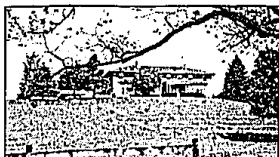
Lots of trees, attractive homes, quiet summer evenings, kids playing, friends chatting, a dog sleeping on the front porch.

Just plain good old fashioned summertime living at its best.

Let us help you find that right home for your future summers.



WEIR, MANUEL, SNYDER & RANKE, INC.



EXQUISITE COUNTRY ESTATE. Updated to absolute perfection! 13 rolling and landscaped acres - Serenity abounds. 6 fireplaces, 8 baths, 5 bedrooms, indoor pool, finished walk-out and 1,600 square foot guest house. (851-5500)



GREAT STARTER HOME in Beverly Hills. Large family room with brick fireplace as well as a fireplace in the living room. Three bedrooms. Security system. Great value for the area. Birmingham Schools. \$39,500. (644-6300) B11708



\$1,000 CLOSING COST BONUS. Not a drive-by! Unsuspecting private almost ¼ acre lot. Must see generously proportioned interior. Newer separate structure for studio or workshop. 2 fireplaces, library. \$109,900. (851-5500)



SPECTACULAR LAKEFRONT ESTATE designed by Don Paul Young. 290' of the finest frontage on Island Lake. Library, studio, five bedrooms and 6½ baths. Fabulous lake views. It doesn't get any better! (644-6300)



BIRMINGHAM SCHOOL DISTRICT. Three bedroom, two bath ranch on one of the larger lots in Westchester Village offers a living room with fireplace, dining room, basement and a two car garage. \$159,900. (644-6300) B13458



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. \$285,000. (644-6300) B04717



CHARMING second floor Bloomfield Hills Condo in a quiet location with lovely views. Two bedrooms, two baths, kitchen appliances and central air. Dumbwaiter from garage level to second floor. \$99,000. (644-6300)



UNIQUE MULTI-LEVEL with lots of living space. Living and dining room with vaulted ceiling. 4 bedrooms, master has dressing area. Security system, central air, sprinklers, 3 car garage. Rochester. \$189,900. (651-3500) 108174



PRIME BIRMINGHAM AREA. This charming 4 bedroom, 3½ bath family home has many hardwood floors, cove ceiling, marble fireplace in gracious living room with bay, family room, spiral staircase to loft. \$415,000. (644-6300)



UPDATED TROY COLONIAL. Step-down living room with cathedral ceiling and Franklin stove. 2nd fireplace in family room. Tiered deck. \$149,000. 628 Barclay, N. of Watfles, W. of Rochester Road. (644-6300) S13034



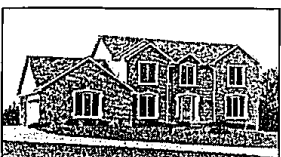
THIS IS A "SWEETHEART" and within walking distance of downtown Birmingham. Updated eat-in kitchen, two bedrooms, new bathroom. Oversized 1½ car garage. Very clean. Includes appliances. \$74,900. (644-6300) B13680



BLOOMFIELD VILLAGE and Birmingham Schools. 1922 Kitchen, unique floor plan, family room, two fireplaces, hardwood floors and much more is offered in this four bedroom, 2½ bath colonial. Priced to sell at \$335,000. (644-6300) B12682



BIRMINGHAM CAPE COD has a large family room with fireplace, newer kitchen appliances, three bedrooms, 1½ baths, hardwood floors and partially finished basement. Two car garage. Yes, it's charming! \$169,900. (644-6300)



COUNTRY LIVING at its best! 4 bedroom tudor on over 2 acres just minutes from downtown Rochester. Walk-out lower level, vaulted ceiling, family room with atrium windows, island kitchen, crown mouldings. \$269,900. (651-3500) 107439



THE "BEST AND BRIGHTEST" of Foxcroft Condos. Much updating. Parquet foyer, three bedrooms, 2½ baths, finished lower level with rec room and computer office. Newer brick patio. Carport. \$152,900. (644-6300)



RARE FOREST LAKE FRONTAGE! Swimming, fishing, boating and skating at your doorstep. Captivating views from most rooms. Vaulted ceilings, recessed lighting, glass walls. Very prestigious location. (644-6300)



WOODED RAVINE SETTING with your own stream! Spacious 4 bedroom colonial features open floor plan with spectacular views. Completely finished walk-out lower level. Birmingham Schools. \$374,500. (644-6300)



EXTRAORDINARY FARMINGTON HILLS brick bungalow with lots of charm and history on a beautiful acre lot. Fireplaces in living room and 1st floor master. Lots of potential for land and house. \$136,800. (851-5500) B11037



BLOOMFIELD HILLS split-level ranch on 3 acres. Fireplace in living, family and rec rooms. 4 bedrooms, 3½ baths. Walk-out basement. Crown mouldings. Burglar alarm. Horses possible with approval. \$425,000. (644-6300) B09838



WALK TO DOWNTOWN ROYAL OAK from this wonderful 4 bedroom, 2½ bath colonial. Updated kitchen, breakfast room opens to patio. Hardwood floors, neutral decor and central air. Newer windows. \$119,900. (644-6300) B12616



FINE VINTAGE COLONIAL on three acres of prime Bloomfield property. Beautiful hilltop country setting. Open staircase, 5 bedrooms, 4½ baths, 4800 Avondale Terrace, N. of Charing Cross, E. of Woodward. (851-5500) S13008



BLOOMFIELD HILLS COLONIAL with many updates including furnace, central air, windows, flooring, outdoor decking. 4 bedrooms and family room with contemporary floor, 1st floor laundry. Great family neighborhood. \$185,000. (644-6300)



WALLACE FROST IN-TOWN ENGLISH TUDOR condominium. Attractive, private entrance, spacious living room with fireplace, family room, library or third bedroom and 2½ baths. Central air. \$185,000. (644-6300) B12684



MAGNIFICENT ESTATE! Almost two acres of glorious land. Five bedrooms, five baths, two lavs, six fireplaces! Apartment/guest house with two bedrooms and bath. Garages for six cars! Vintage Grandeur! (644-6300) B09007



REALTOR



HOME EQUITY
RELOCATION CENTERS

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.

288 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
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EQUAL HOUSING OPPORTUNITY