



**BIRMINGHAM, TROY,
ROYAL OAK**
1424 S. Woodward
645-2500
BLOOMFIELD HILLS
2 Lone Pine Rd
647-0100

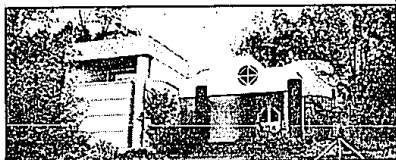
Cranbrook

ASSOCIATES, INC.

REALTORS



FRANKLIN
32440 Franklin Rd
626-8700
WEST BLOOMFIELD
5839 W. Maple
855-2200



DRAMATIC CUSTOM CONTEMPORARY!
Premium construction throughout. A rare find in North Bloomfield. Over 6800 square feet of state of the art in luxury. Perfect for the leading edge perfectionist. Extensive use of stainless steel and Perlaio Royal Marble. Simply the best! B12895SCE 647-0100



PRIZE LOCATION!
Watch the seasons unfold from this glorious lakefront home located on an all sports lake. Updated throughout maintaining the integrity of this house featuring 5 bedrooms, fire-placed family room, formal living room, spa room, boat-house and much more. B14641WAR 647-0100



CUSTOM BUILT HOME
Incredible gardens and landscaping. Perfect for high-end empty nesters. Quiet street. Prestigious Bloomfield Hills schools and mailing. Elegant living can be yours with individuality and without the overhead of unutilized space. \$489,900 B11979CRO 647-0100



DRAMATIC CLUSTER HOME
In exquisite private setting. Great room with cathedral ceiling, beautiful arched windows, mirrored fireplace and dry bar. First floor master bedroom retreat with doorwall to deck and hot tub. Former model, except the best. \$209,000 B03768PIN 645-2500



FABULOUS CUSTOM BIRMINGHAM COLONIAL
Completely redone with new addition! Custom built-ins throughout, air conditioned, bleached wood floors, deck, formal living room & dining room. New kitchen with center island. Master suite with walk-in closets. \$249,000 B14797FOR 645-2500



LOOK NO MORE
Open ranch with vaulted great room. Red-wood deck. Full finished walkout. 3 bedrooms with master bedroom doorwall to screened hot tub. Beautiful kitchen and breakfast room. Beautifully light and bright. \$239,000 B14582KMP 647-0100



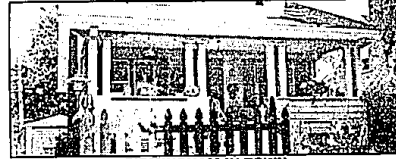
GREAT OPPORTUNITY FOR INVESTOR
Duplex located in Birmingham offers 2 apartments. Full basement, hardwood floors, extra large lot affords space for expansion and renovation. Could even be basis for single family conversion. Good solid building. Let your tenant pay your mortgage! \$217,000 B14670PLR 647-0100



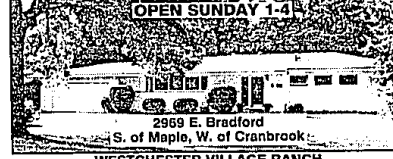
JUST REDUCED!
In town colonial, close to Quanton Lake & Birmingham. Fireplace, high ceilings, bay window. New roof, windows, sliding and central air. Large private yard. \$209,000 B11887OK 645-2500



FINE TURN KEY LIVING
In charming Adams Woods. Three large bedrooms, 2 baths, 1 lav. Walkout basement. Bloomfield mailing, neutral light decorating, Pincrest model, clubhouse, tennis and pool use. Many extras. \$199,900 B09435MEA 645-2500



BIRMINGHAM IN TOWN
California type 2 story Bungalow. Spacious rooms, three bedrooms, 1 1/2 baths, library, newer roof, gas forced air heat. Over 2000 sq. ft., gorgeous trees, 1 1/2 car garage. \$172,000 B03175MAR 645-2500



OPEN SUNDAY 1-4
2969 E. Bradford
S. of Maple, W. of Cranbrook
WESTCHESTER VILLAGE RANCH
NEW KITCHEN with custom cabinets and ceramic tile floor. Three bedrooms, 2 bath. Expansive deck overlooks large private wooded lot. Hardwood floors throughout. Glass block windows in basement. Newer roof. \$182,900 B14522BRA 645-2500



BLOOMFIELD HILLS BEST BUY!
Executive transfer. Updated brick ranch has beautiful hardwood and ceramic tile flooring. Many custom features. Gorgeous setting on almost an acre. Terrific value for savvy buyer! \$154,900 B11118SHA 647-0100



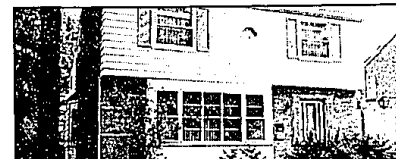
BIRMINGHAM CONTEMPORARY
Mint condition home with two or three bedrooms, two full baths, skylights, open floor plan, Berber carpet plus hardwood floors. Motivated seller. Reduced to \$157,500 B12666HAN 645-2500



SOUGHT AFTER AREA!
West Troy ranch with terrific open floor plan, vaulted ceiling in living room and family room. Two full baths, exceptionally large galley kitchen. Beautiful tree lot. Birmingham Schools. Offered at an exceptional price. \$148,900 B10845LAN 645-2500



ALMOST 2,000 SQ. FT.!
Plus finished basement. Additional features include: Five bedrooms, three full baths, large family room, fireplace, all appliances, deck and fenced yard. Excellent home for a growing family in one of Birmingham's most popular neighborhoods. \$145,000 B10523MAN 645-2500



SHRINE AREA
With coved ceilings, hardwood floors, newer furnace with air, newer roof and new kitchen cupboards. Four bedrooms, 1 1/2 baths, separate dining room, fireplace in living room. Family room or den too. Great family neighborhood! \$142,500 B14832ROS 645-2500



IMMEDIATE OCCUPANCY
In this North Royal Oak ranch. Coved ceilings, hardwood floors, 3 bedrooms, 2 baths, rec room, 3 car garage with carport and air conditioned too. Newer roof and windows. Just reduced for you. \$109,500 B13114MAS 645-2500



CHARMING RANCH
With all new interior and exterior, skylight in living room, kitchen and bedrooms provide that special touch. Like new condition, great location, first floor laundry and a great floor plan make this a must see. All appliances stay. \$89,500 B07881RUF 645-2500



WELCOME HOME!
Delightful Birmingham home featuring 2 bedrooms, new carpet, freshly painted inside and out, new landscaping, carpeted basement, 1 car detached garage. All this plus a lovely yard for your total enjoyment. \$93,900 B14714CHA 647-0100



DESIRABLE ROYAL OAK LOCATION
Charming center entrance colonial. Beautiful double lot. Large living room with fireplace, separate dining room, paneled den. Hardwood floors throughout. 16x12 Master bedroom. Oversized 2 car garage. Newer roof. Large deck. \$114,900 B14397WAS 645-2500



GREAT CONDO VALUE IN GRAEFIELD
Open kitchen to dining room with newer cabinets. Sharp interior with extra windows. Location in complex makes this property special. Near downtown shops and restaurants. Call today! \$76,500 B09394GRA 647-0100