

**The harder we work, the luckier we get.
It's another way of saying "As you sow,
so shall you reap."**

**And it's certainly true in real estate.
We believe in sowing hard work and
quality service.**

May we do it for you?

WEIR, MANUEL, SNYDER & RANKE



CUSTOM FRANKLIN RAVINES TUDOR has an open floor plan with an impressive two-story marble foyer, gourmet kitchen. French doors leading to the wrap-around deck, family room and four bedrooms. (644-6300) B15777



BLOOMFIELD HILLS RANCH right in the middle of every place you want to be! Large lot, generous room sizes, skylights, unique decor. Great family home surrounded with many trees. 4 bedrooms, 3 baths. \$142,000. (851-5500)



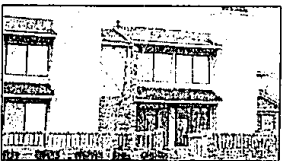
"LOCATION, LOCATION, LOCATION" for this Bloomfield ranch with open foyer, floor to ceiling windows, 3 fireplaces, family room, large master suite, garden room, recreation room and patio. \$339,000. (644-6300) B16509



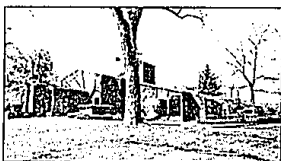
PRIVATE RETREAT atop a hill with lively views and Chalmers Lake privileges. Family room, state-of-the-art kitchen, four bedrooms, four full and two half baths. Deck and patio. Prestigious address. (644-6300) B14118



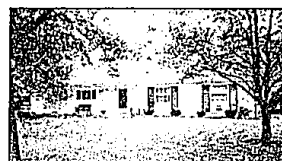
PREMIUM WOODED, PRIVATE SETTING! This spacious and very sharp 3 bedroom home has it all! Magnificent entertainment center family room, an enormous brick paved patio, walkway and much more. \$329,900. (644-6300) B15856



BLOOMFIELD HILLS CONDO features private entrance, dining room, 2 bedrooms, 1 1/2 baths, 2 fireplaces, first floor laundry, atrium, neutral decor. Basement. Two car garage. Good location in complex. \$120,900. (644-6300) B15778



MAGNIFICENT SITE and residence on Island Lake. Landmark architecture by Alden Dow. Possibly the finest location in Michigan. A truly extraordinary residence. 7 bedrooms, library, upper level family room. (644-6300) B16881



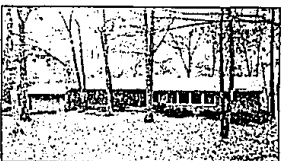
WESTCHESTER VILLAGE RANCH - A great value home. Many updates including newer kitchen with appliances. Living room fireplace, library, three bedrooms, and 1 1/2 baths. Neutral decor. Deck. \$148,500. (644-6300) B15922



METICULOUSLY MAINTAINED TUDOR on professionally landscaped and treed lot. Library, family room, 4 bedrooms, 2 1/2 baths. Crown moldings, 6-panel doors, wood floor. Large deck. Very nice! \$314,500. (644-6300) B15699



YOU WILL BE IMPRESSED with the setting of this terrific 3 bedroom tri-level on large lot. Open floor plan with formal dining room, spacious family room. Kitchen appliances stay. Lake Orion. \$117,000. (851-3500) 110061



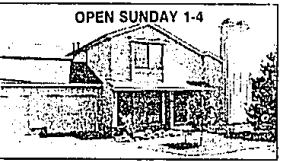
SODON LAKE FRONTAGE. 4 bedroom, 3 1/2 bath ranch with finished walk-out lower level. Family room, gourmet kitchen with 6-burner range, 2 ovens and a pizza oven, granite counters. Completely updated. (644-6300) B16740



STRIKING BRIDGE CONTEMPORARY set on professionally landscaped lot overlooking trees and stream. Spacious open floor plan, vaulted ceilings, skylight. Charming serene garden room plus other amenities. \$284,000. (851-5500)



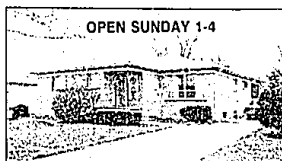
KERN LAKE FRONTAGE in the City of Bloomfield Hills. Vaulted ceiling living room, family room, 2 fireplaces, 3 bedrooms, large master suite with marble bath and 2 person whirlpool tub. \$329,000. (644-6300) B15924



OPEN SUNDAY 1-4
END UNIT TOWNHOUSE. Two or three bedrooms. Possible first floor master. 2 baths, 2 fireplaces, 2 decks, finished basement. \$126,000. 1640 South Hills Circle, B.H., S. of South Blvd., W. of Squirrel. (689-7300) S17363



LAND CONTRACT - All sports Sylvan Lake and West Bloomfield Schools top the amenities listed in this updated contemporary offering 3 bedrooms, 3 full baths, master suite with jacuzzi. A must see. \$259,000. (851-5500) B11758



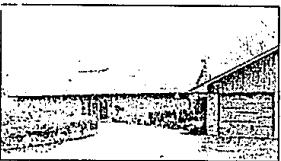
OPEN SUNDAY 1-4
REDECORATED three bedroom, and two bath brick ranch. Newer complete roof, furnace and central air. Full basement. Florida room. \$72,500. 23300 Avon, Oak Park, N. of Nine Mile, E. of Greenfield. (689-7300) S17592



LOVELY FOUR BEDROOM HOME in the Midvale School area is on a deep, private lot. Formal living and dining rooms, updated kitchen with newer appliances, family room with raised hearth fireplace. \$239,900. (644-6300) B115697



BLOOMFIELD HILLS ADDRESS and Birmingham Schools. Open floor plan with crown moldings, hardwood floors and loft. Living and family room fireplaces, 3 bedrooms, 3 1/2 baths. Loaded with quality amenities. (644-6300) B16511



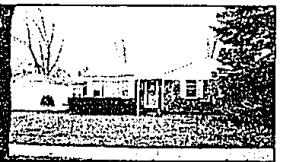
HILLSIDE HOME in Oakland Township with one-of-a-kind treetop view and located on over 4 private acres. 3 bedrooms, 2 fireplaces, hardwood floors, greenhouse, pole barn for horse stalls, 3 car garage. \$344,000. (851-3500)



THIS FRANKLIN VILLAGE four bedroom quad-level home is on a fabulous setting backing to a pond, many trees, flowers and wildlife. Both a library and family room. Two fireplaces. A hundred roses! \$319,000. (644-6300) B15923



SUPERIOR DESIGN and craftsmanship with soaring ceilings, center island Euro-style kitchen, family room, dramatic 2-story master suite, 3rd floor office or studio. Short walk to downtown Birmingham. \$499,000. (644-6300) B14628



SHARP THREE BEDROOM RANCH on 1 1/2 lots within walking distance of downtown Birmingham. Neutral decor. Family room, full basement, oversized deck. Close to schools and parks. Tool shed. \$139,900. (644-6300) B16741



CHARMING BIRMINGHAM BUNGALOW is clean, freshly painted and ready for the new owners. 2 bedrooms, hardwood floors, basement and garage. Patio with BBQ grill. Close to downtown shopping. \$79,900. (644-6300) B14116



FOR THOSE WHO SAVOR EXCELLENCE! Four bedroom home of high quality and style in prime Bloomfield area. Very highly rated school district. Family room, private library, walk-out lower level. (644-6300) B16708



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
- 851-3500
- 455-6000