

We sell Santa Claus-sized fireplaces. And the homes to go with them.

For many years we've specialized in homes that have a holiday feeling all year around...That's why so many of our clients find that one of a kind home they want.

We'd like to add you to that list, and invite you to join us in a heartfelt

MERRY CHRISTMAS!



A BLOOMFIELD VILLAGE BEAUTY! Fireplaces in living and dining rooms and the fantastic master suite. Top-of-the-line kitchen. Family room and an extensive new deck. Three car heated garage. (644-6300) B16510



NEWER DETACHED RANCH CONDO in the City of Bloomfield Hills. Vaulted ceiling great room, extensive recessed lighting, six-panel doors, space for den in second bedroom, first floor laundry, Deck. \$279,500. (644-6300) B16311



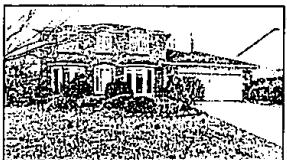
EXCEPTIONALLY UPDATED HOME on large lot in Royal Oak has new kitchen with sliding door to deck. Two bedrooms, new bath and new carpet in living and rec rooms. Cedar fence. Two car garage. \$109,900. (644-6300) B16440



CHARM AND ELEGANCE abound in this traditional home with moldings and hardwood floors. Outstanding new family room and master bath. Formal living and dining rooms, library, 4 bedrooms. (644-6300) B16229



"LOCATION, LOCATION, LOCATION" for this Bloomfield ranch with open foyer, floor to ceiling windows, three fireplaces, family room, large master suite, garden room, recreation room and patio. \$299,000. (644-6300) B16509



ROCHESTER'S OXFORD ESTATES. Four bedroom, 2 1/2 bath colonial offering formal dining room, library/study, first floor laundry, family room, fireplace, screened porch off kitchen, finished lower level. \$219,000. (651-3500) 110614



VERY MUCH like new West Bloomfield condo. Dramatic 2-story marble foyer, living room fireplace, elegant and spacious kitchen, master suite with fireplace, dressing area, spa and oversized shower. \$262,500. (644-6300)



THINK SUMMER! It will be here before you know it! This open, airy 3 bedroom ranch has lake privileges on Walkins Lake and offers beamed cathedral ceiling and fireplace in family room. Deck off master. \$86,500. (689-7300)



STUNNING CONTEMPORARY in Farmington Hills shows "like new". Four bedrooms, dramatic open floor plan, vaulted ceilings, custom granite mirrored fireplace. Amenities galore. Beautiful wooded setting. \$365,900. (851-5500)



CITY OF BLOOMFIELD HILLS CONDO. Cathedral ceiling in the living room and first floor master suite. Library. Three baths. Solarium adjacent to enclosed deck with fish pond and fountain. \$379,500. (644-6300)



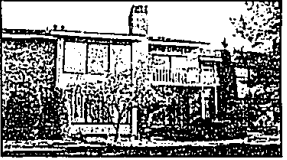
SPLENDID NEWER RANCH in City of Bloomfield Hills. Large, private lot. Three bedrooms, 3 baths on entry level plus bedroom and bath and area for family room in lower level. Den. Possible in-law suite. (644-6300) B14170



PRIVATE RETREAT atop a hill with lovely views and Chalmers Lake privileges. Family room, state-of-the-art kitchen, 4 bedrooms, 4 full and 2 half baths. Deck and patio. Prestigious address. (644-6300) B14118



PRIME BLOOMFIELD LOCATION on 1.3 acres. Value in land. Investment potential - Live in now; add onto later. Newer carpet, updated kitchen, walk-out lower level with family room, hardwood floors. \$219,000. (689-7300) B17154



PEBBLE CREEK CONDO - Popular Casa model. Spacious upper ranch with great floor plan for entertaining. Two car attached garage. Doorwall from dining room to balcony. Owner offers \$4,000 decor allowance. \$144,900. (851-5500)



COUNTRY LIVING in a Bloomfield contemporary in the exclusive Forest Lake Country Club area. Three finished levels include two-story foyer with bridge, gourmet kitchen, 4 bedrooms, 3 baths. Quiet views. \$309,000. (644-6300)



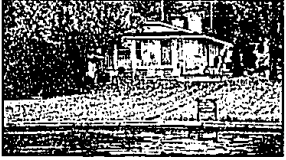
IN-TOWN BIRMINGHAM traditional style. Three bedrooms. High ceilings, hardwood floors, skylights, great living room fireplace, whirlpool tub. Tiled basement. Cut-to-sac location. A rare treasure. \$229,000. (644-6300) B15248



CUSTOM CONTEMPORARY on wooded lot in Oakland Township. Four bedrooms, master with fireplace and skylights, 3 1/2 baths, 3rd floor loft, 1st floor laundry. Three car garage, central air, security alarm. \$275,000. (651-3500) 110489



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



LAKEFRONT. Renovated in the last 3 years. Three bedrooms, 2 baths. Professionally decorated in neutral tones. Both a beautiful patio and dockside deck. Great year round or get away lake house. \$249,900. (644-6300) B16377



QUALITY BUILT, large, spacious and open contemporary in an exclusive area of Farmington. Cathedral ceiling in living room, library, family room fireplace, island kitchen. 4 bedrooms, 2 1/2 baths. \$285,000. (644-6300) B16057



BLOOMFIELD VILLAGE quality new construction by Millcreek. Impressive library, 4 bedrooms including 1st floor master. Handsome wood trim. Central air. Three car garage. Ready to move into. \$399,900. (644-6300) B15084



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. \$119,900. (644-6300) B15778



WALLACE FROST TOWNHOUSE CONDOMINIUM has living room fireplace, all white kitchen, hardwood floors, 3 bedrooms, 2 1/2 baths. Lots of charm in Birmingham's Poppleton Park area. \$165,900. (644-6300) B15379



NEW ENGLAND COLONIAL on Pine Lake has been masterfully done. Five bedrooms, 3 1/2 baths, family room, hardwood floors. Front and rear porch and a stone veranda. Remodeled guest home. Lots of charm. (644-6300) B16439

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

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