

WINTERTIME - 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, plenty of storage, a treed setting, close to schools and shopping can make a difference.

Make your living easy - Call WEIR, SNYDER & RANKE, INC.



BEAUTIFUL ECHO PARK LOCATION and quality appointments throughout. Elegant foyer with circular stairs. Walk-out lower level with complete kitchen, billiards area, work-out area with hot tub. (644-6300) B14678



QUIET LOCATION IN BEVERLY HILLS. Dramatic foyer introduces buyer to light and bright home. Many updates including roof, doorways, master bedroom closets. Four bedrooms, family room. \$219,000 (644-6300)



BEAUTIFULLY UPDATED RANCH on over an acre adjacent to wooded commons on cul-de-sac. Finished walk-out leads from atrium door to quiet serene yard with stocked pond. This home is special. You must see. \$249,900 (851-5500)



CONNOISSEURS OF ART will appreciate this unique Alden Dow styled home on prestigious Island Lake. Warm contemporary that affords comfortable family living, yet extends its arms for gracious entertaining. (644-6300)



"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. \$298,000 (644-6300)



A RARE FIND! Clarkson colonial on very private, wooded 3.5 acres. Charming home with light hardwood flooring in dining room and 3 bedrooms, great room with fireplace, finished lower level. \$139,900 (851-3500) 402314



GRACIOUS CENTER ENTRANCE COLONIAL in heart of the Village. Wonderful blend of new and old charm. New kitchen, family room, master bath and closet. Hard to find 5th bedroom and library. \$499,900 (644-6300)



SODON LAKE FRONTAGE. Completely updated, elegant home. Four bedrooms, 3 1/2 bath ranch with finished walk-out lower level. Family room, gourmet kitchen with granite counters. Fabulous in many ways. (644-6300) B16740



PRIME BLOOMFIELD HILLS LOCATION next to Village Club. Three bedrooms, 2 baths. Master bedroom has 2 closets. Third bedroom paneled - could be den. Dining room. Balcony and porch. Two car garage. \$124,900 (644-6300)



SHARP RANCH near downtown Birmingham. Newer kitchen with all appliances including the washer and dryer, 2 bedrooms, updated bath and laundry. A deck in the private, fenced yard. \$89,900 (644-6300) B17186



CONVENIENT NORTH ROYAL OAK LOCATION. Three bedroom brick ranch features hardwood floors, wet plaster, cove ceilings. Finished basement rec room with lavatory. Central air, 2 car garage. \$91,900 (689-7300)



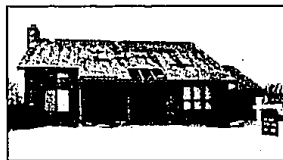
PRIVACY ABOUND amidst towering trees in this 3 bedroom, 3 1/2 bath condo. Three fireplaces, breakfast area with greenhouse window overlooking courtyard. Decks. Lower level walk-out, gated entrance. \$299,000 (644-6300)



BEAUTIFULLY UPDATED Bloomfield Hills multi-level has family room with fireplace, dining room, three bedrooms, including the huge master with California closets. Finished walk-out lower level. \$159,000 (644-6300)



PREMIUM WOODEN, 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. \$309,900 (644-6300)



GREAT CONDO ALTERNATIVE in area of more expensive homes. Open and neutral interior. Cathedral ceiling in master, garden tub. Deluxe lighting throughout. Brass stair rails. Balcony overlooking library. \$159,900 (851-5500)



MOVE RIGHT IN. Lovely 4 bedroom, 3 1/2 bath home. Two fireplaces. Finished lower level walk-out. Large treed lot. Birmingham Schools. 3293 Wendover, Troy, S. of Wattles, E. of Adams. \$182,900 (689-7300) 403986



NEW CONSTRUCTION on cul-de-sac treed lot. Three bedrooms, 2 1/2 baths. Hardwood foyer, kitchen with appliances, dining room, first floor laundry, family room with custom fireplace. Orion. \$164,900 (851-3500)



ONE OF THE LARGER HOMES in this price range. Not only does it have a living room, family room, library and formal dining room, but also an office with private entrance, sewing room or 6th bedroom. \$464,500 (644-6300)



SHARP IN-TOWN BIRMINGHAM RANCH. Open, free flowing floor plan. Hardwood floors. Fireplace in living room, super kitchen. Basement has 2 rooms and full bath. Fenced yard, new brick patio. \$129,900 (644-6300)



FRANKLIN VILLAGE COLONIAL with newer interior paint and carpet. French doors between living room and family room which has fireplace, built-in bookshelves and doorway to screened porch. \$199,900 (644-6300)



LAKE ANGELUS LAKEFRONT RESIDENCE. 1991 custom designed gabled Cape Cod. Dramatic detail. Two-story living and dining rooms with gallery overlook. First floor master suite and much more. (644-6300) B17125



COZY, UPDATED DOLL HOUSE in Orchard Lake Village. Unique and friendly Shady Beach Sub provides family atmosphere. Swim and boat privileges on Upper Straits Lake. Sandy beach, park and tennis court. \$129,900 (851-5500)



EXCEPTIONAL HIDDEN WOODS TOWNHOUSE. Three bedrooms, 3 1/2 baths. Walk-out lower level, 3 fireplaces, built-ins for storage. Family room. Private setting on wooded lot. \$355,000 (644-6300)



LAKE ANGELUS LAKEFRONT. Three bedrooms, elegant living room, large island kitchen, family room and screened porch. Original 2 story bathhouse with fireplace and changing rooms. Garages for 3 cars. (644-6300)



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 from 2:00 P.M.

298 South Woodward
1285 Orchard Lake Road
1700 Rochester Road
1700 West University Blvd.
1000 South Main Street

Birmingham, Blount County, Hills
Wood County, and Farmington Hills
Troy, Hoover, and the surrounding areas
and the entire state of Alabama

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