

HAPPY APRIL FOOL'S DAY!

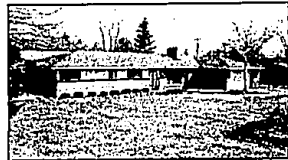
April 1, "All Fools Day," a day for those sportively imposed upon. Seriously, anyone buying a home today is no fool. Consider our fine selection shown below.

NO FOOLING

WEIR, MANUEL, SNYDER & RANKE, INC.



EXCELLENCE IN NEWER CONSTRUCTION. Many quality features and appointments. Elegant marble foyer, spectacular great room, library, white island kitchen. Four bedrooms. Quality finished lower level. \$444,900 (644-6300) 414684



SHARP THREE BEDROOM BRICK RANCH in Bloomfield. Open floor plan with recent light and bright decor. New carpet in living room, dining room and family room. Deck off living room. \$144,900 (644-6300) 414682



ALMOST AN ACRE of wooded beauty and privacy. Ceramic tile entry. Updated kitchen and bath. Three bedrooms, two baths. Perfect for the home mechanic. 24x50 attached heated, insulated, dry-walled garage. \$94,900 (851-5500)



MANY EXTRAS IN THIS ONE OWNER BLOOMFIELD HOME. Electric roll-up awning over deck. Family room opens to deck. Large pantry. 4 bedrooms with 2 walk-in closets in master suite. \$305,000 (644-6300) 413401



GORGEOUS CORNER SITE. Spectacular living room with beamed cathedral ceiling. Enclosed atrium as well as deck off library and living room. Master suite with double walk-in closets. Finished lower level. \$292,000 (644-6300) 414039



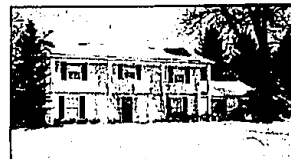
STUNNING! BETTER THAN NEW. Updated 3,096 square foot with the best of everything. Neutral warm decor, newer kitchen with adjoining den. Sunroom, deck, basketball court. Designer marble bath with Jacuzzi. \$199,900 (851-5500)



UPDATED COLONIAL. Troy High School District. Open floor plan. Step-down living room has beamed cathedral ceiling and Franklin stove. 2nd. fireplace in family room. 1st floor laundry. Newer shingles. \$149,900 (689-7300) 414148



LOVELY TREED RAVINE SETTING in Bloomfield. Four bedrooms, three baths, family room. Newer improvements include furnace and central air, extensive decking. Birmingham Schools. \$239,000 (644-6300) 417640



BLOOMFIELD VILLAGE four bedroom, 2 1/2 bath colonial has family room with fireplace, gorgeous light oak kitchen with 16x17 garden room, "wrought iron" enclosed inground pool, and much more. \$485,000. (644-6300) 416710



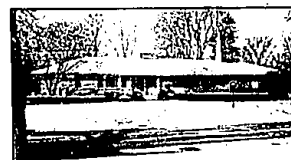
SPACIOUS CONTEMPORARY RANCH located in prime area of Rochester. Four bedrooms, 2 baths, fireplace in living room, 1st floor laundry. Anderson windows. Walk to town. Rochester. \$153,900 (641-3500) 408992



FRESH AND CHARMING UPDATED HOME with many improvements. Newer furnace, central air, gas hot water heater, kitchen floor, paint and decor, carpeting, thermal windows and screens, concrete drive, porch. \$126,900 (644-6300)



SUPERB PARMET BUILT COLONIAL on cul-de-sac site. Open foyer, coved ceilings. Family room with fireplace. Den and office in finished lower level. First floor laundry. Bloomfield Schools. \$329,900 (644-6300) 414122



WEST BEVERLY CUSTOM RANCH. Formal living room/dining room. Three bedrooms, 2 full and 2 half baths. Family room. Finished rec room. Fireplaces in living room and rec room. Newer roof. \$224,900 (644-6300) 414061



A REAL FIX-UP OPPORTUNITY in this well located two bedroom, 2 bath condo overlooking courtyard. Needs painting and general cleaning. Property to be sold in "As Is" condition. Seller expects offers. \$45,000 (644-6300) 414538



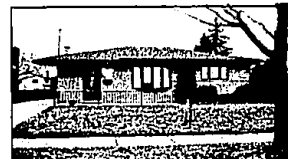
BEAUTIFUL FIRST FLOOR RANCH CONDO overlooking second fairway at the Heather. Two bedrooms, two baths. Memberships available for swim club and golf club. Lovely detail, neutral decor, French doors. \$159,900 (644-6300) 404204



DECORATOR'S OWN RANCH HOME. That hard to find end unit. All white kitchen with spacious breakfast room. Cathedral ceilings in living room and dining room. Master bedroom with his and her closets. \$227,900 (644-6300) 414962



WONDERFUL FAMILY HOME in terrific family sub. Three bedrooms, 2 baths, huge eat-in kitchen. Dining room could double as family room or use the nicely finished basement. Newer furnace. \$131,500 (689-7300) 413790



WONDERFULLY UPDATED 3 BEDROOM RANCH. New kitchen including dishwasher and disposal. Newer shingles, furnace and air conditioning. Finished basement has been waterproofed. \$106,000 (644-6300) 413840



NORTH ROYAL OAK BUNGALOW in fine condition. Backs to treed park on dead end street. Three bedrooms. Newer furnace and air conditioning. New garage. Updated electrical and plumbing. \$96,000 (644-6300) 413841



HILLSIDE HOME with spectacular panoramic southern view. This Oakland Twp. property is a must see! Four bedrooms, hardwood flooring, Florida room. 3 car garage, polebarn for 3 horse stalls. \$335,000 (651-3500) 408501



CHARMING FIELDSTONE COLONIAL in Quanton Lake. Gracious foyer with large living room. Four bedrooms. Family room, library. Spectacular gardens throughout. Bluestone patio. \$499,900 (644-6300) 409221



WELL PRICED CONDO in WEST BLOOMFIELD. Two bedrooms. All kitchen appliances included. Balcony. Central air conditioning. One car attached garage. Close to schools and shopping, and freshly painted. \$79,900 (644-6300) 414972



LOVELY END UNIT RANCH. Very convenient to pool and tennis courts. Living room has soaring ceilings, neutral carpet. Eat-in kitchen with skylight. Lower level has kitchenette, family room, offices, bath. \$137,900 (851-5500)



FINE FAMILY TUDOR on premium corner wooded lot. Ceramic tile foyer features custom oak circular stairway. Four bedrooms. First floor laundry. Custom two level walk-out wood deck. \$213,900 (644-6300) 414059



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.

296 South Woodward
7285 Orchard Lake Road
4700 Rochester Road
1705 West University Drive
198 South Main Street

Birmingham Bloomfield Hills
West Bloomfield Farmington Hills
Troy Birmingham Bloomfield
Rochester Rochester Hills
Birmingham Northville Canton New

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851-5500
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