

READY FOR A CHANGE?

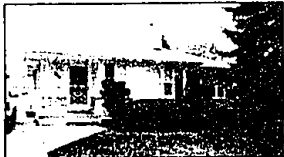
Take your choice...a treed setting, lake frontage, wooded ravine, swimming pool, in-town convenience, suburban practicality, the latest in new-home features, the charm of yesterday...

Whatever your preference, chances are mighty good we can find your next home. It may be pictured here. Let's look for it together. Give us a call.

WEIR, MANUEL, SNYDER & RANKE, INC.



1 1/2 LOTS IN ONE OF BIRMINGHAM'S most sought after locations. 5 bedrooms, 4 full baths, 2 half baths. Library with fireplace. Living room with hardwood floors and bay windows. Bright family room. (644-6300) 424374



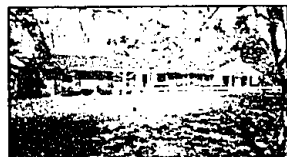
LOADS OF POTENTIAL IN ROYAL OAK Home. To be sold "as is." Three bedrooms. Living room with fireplace. 2 car detached garage is now 1 car plus heated workshop, can be reconverted. Basement. \$104,500 (644-6300) 423698



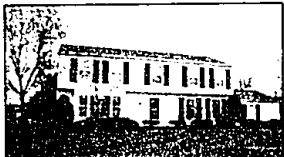
HANDSOME THREE BEDROOM BRICK RANCH on ravine lot. 2-way fireplace can be enjoyed in living room, breakfast area or family room. Updated kitchen. Screened porch. Bloomfield Hills Schools. \$249,900 (644-6300) 419322



YEARS OF PLANNING, DESIGN, EXPERTISE have gone into a famous builder's own dream home. High on a bluff, this unique contemporary captures views of Island Lake shared by others who treasure their serenity. (644-6300) 411351



RUSTIC, CONTEMPORARY RANCH on over 1/2 acre treed lot in secluded Forestbrook Hills. Three fireplaces, ceramic baths, hardwood floor in master bedroom. Light, bright, white kitchen. Three bedrooms. \$181,900 (851-5500) 423090



GORGEOUS, LIGHT AND UPDATED. Newer kitchen and carpeting throughout. Refinished hardwood floors. Wonderful curb appeal and landscaping plan. Great rear yard with newer brick patio. \$199,500 (851-5500) 424860



ACCENT ON VALUE! 4 bedroom colonial located on treed lot in Brookdale Woods. Arched fireplace with wood mantel and built-in shelves, sprinkler system and many upgrades. Rochester. \$169,900 (651-3500) 419275



SUPERB RANCH. ARCHITECTURAL INTEGRITY! Crafted in woods, stone, marble and tile. Foyer with soaring ceiling and stone wall. Living room with marble fireplace. Family room with fireplace. \$389,000 (644-6300) 424423



WONDERFULLY SPACIOUS HOME for gracious living in Farmington Hills. 2-story slate entry. Kitchen with adjacent family room and fireplace. 2nd circular staircase to lower level great room. \$185,500 (644-6300) 425007



QUIET LOCATION IN BEVERLY HILLS. Dramatic foyer introduces buyer to light and bright home. Many updates including roof, doorways, master bedroom closets. 4 bedrooms, family room. \$219,000 (644-6300) 407303



NEWER DETACHED RANCH CONDO in City of Bloomfield Hills. Vaulted ceiling great room, extensive recessed lighting, six-panel doors, space for den in second bedroom, first floor laundry. Deck. \$249,500. (644-6300) B16311



IN-TOWN BIRMINGHAM FOUR BEDROOM CAPE COD. Family room with fireplace, whirlpool bath, first floor laundry. Small greenhouse. Many recent improvements including carpeting. Deck. \$289,900 (644-6300) 424668



OPEN SUNDAY 2-5
UNIQUE CONTEMPORARY BI-LEVEL HOME located on a quiet, cul-de-sac on over an acre of wooded property. 4 bedrooms, 2 baths, 2 fireplaces. 4003 Charing Cross, N. of Watties, E. of Squirrel. \$249,000. (644-6300) B15991



NEWER CONSTRUCTION ON LOW TRAFFIC STREET. Light, open floor plan. Many upgrades. Great room with fireplace. Library. Master bedroom on 1st floor. 1st floor laundry. Backs to wooded lot. \$249,900 (644-6300) 424867



PERFECT STARTER OR INVESTMENT. This updated 2-story home has newer roof, updated bath, includes all appliances and has a walk-in closet in master bedroom. Easy walk to town. Immediate possession. \$62,900 (689-7300) 400961



QUALITY BLOOMFIELD HILLS CONDO. Marble foyer, vaulted ceiling great room, master bedroom spa bath. Newer kitchen and furnace. Elaborate rec room entertainment center, 2 wet bars. \$220,000 (644-6300) B16875



HANDSOME QUIANT TURN-OF-THE-CENTURY home in old Birmingham. Refurbished in recent years. Detailing will appeal to all tastes. Large kitchen, vaulted ceiling, master bedroom with whirlpool. Deck. \$259,000 (644-6300) 418498



WALK TO DOWNTOWN BIRMINGHAM. End unit condo. Lovely bright open floor plan. Outstanding master bedroom with whirlpool tub plus shower. All new carpet '94. Finished basement. \$209,000 (689-7300) 422128



LIGHT AND BRIGHT CONDO backing up to woods for privacy. Mirrored living room wall. 3 bedrooms. Carpeted lower level finished with built-in desk area and computer room. New carpeting. Deck. \$182,000 (644-6300) 405793



CUSTOMIZED COLONIAL on lovely Birmingham street. Walk downtown. Doorways off kitchen and large formal dining room to deck with landscaped fenced yard. 3 bedrooms. Master with fireplace. \$335,000 (851-5500) 424614



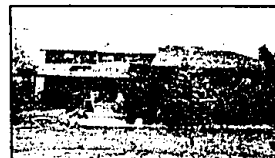
ARCHITECTURAL MASTERPIECE! 4 bedrooms, 3 full, 2 half baths. Master bedroom with octagon sitting room and fireplace. In-law quarters. Library/study, family room. Shelby. \$449,000 (851-5500) 411150



QUIET ELEGANCE best describes this superbly located condominium. Large 12x15 foyer. Extensive use of hardwood floors. 6 panel doors. Cathedral ceilings contribute to the spacious feeling. Custom kitchen. (644-6300) 418243



BEAUTIFUL BLOOMFIELD HILLS SETTING overlooking a winding stream. This very well maintained 4 bedroom family home is in a great neighborhood. Both library and family room. Updated kitchen. \$325,000 (644-6300) B16874



CALIFORNIA STYLE in private setting in Woodlands of Orchard Lake. Vaulted living room ceiling, library, fireplace in family room and master bedroom, family room with doorwall to deck. \$329,900 (644-6300) 405281

Weir, Manuel, Snyder & Ranke, Inc.



HOURS weekdays from 9:30 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
7265 Orchard Lake Road
4700 Birmingham Road
1501 West 10th Avenue
200 South Main Street

Birmingham, Bloomfield Hills
West End, Forest Park, Larchmont, Oak
Troy, Birmingham, Bloomfield Hills
Birmingham, Birmingham, Oak
Birmingham, Birmingham, Oak

644-6300
851-5500
689-7300
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