



RALPH MANUEL

ASSOCIATES • REALTORS



JENSEN BUILT. Center entrance colonial on an acre, plus lot with breathtaking views. Open floor plan supports entertaining both formally & casually. Cathedral ceilings, beveled glass, deck, whirlpool, and more. \$459,900. 647-7100 STD-437480



GRACIOUS BLOOMFIELD VILLAGE - 5 bedroom colonial, on beautiful landscaped lot with pool/spa. Excellent floor plan for family and entertaining. 3 fireplaces, and many custom updates. Birmingham Schools. \$598,000. 647-7100 WAN-445306



PRESTIGIOUS IN-TOWN BIRMINGHAM - Hidden Ravines Condo on private, wooded ravine site. Elegant 3000 sq. ft. walk-out home features marble foyer, vaulted ceilings, and fabulous master suite with built-ins. \$499,000. 647-7100 HIS-437025

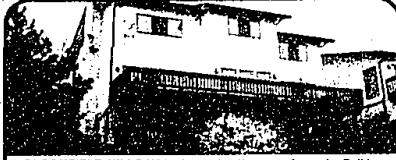


GRACIOUS BLOOMFIELD RANCH - Wonderful floor plan for entertaining, with 3900 sq. ft. of outstanding space & quality. Huge island kitchen and luxurious master suite. Must see! \$389,000. 651-6900 STR-438443



VILLA BARONA

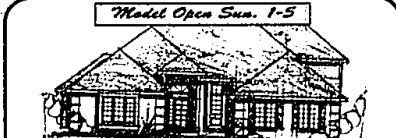
OFFERS OLD WORLD charm and character, with New World features and amenities. Sunset views from this lake front estate in the Heart of Bloomfield. Built by Gurka & Silar, custom builders extraordinaire. \$2,995,000. 851-6900 FRN-414274



BLOOMFIELD HILLS With views of golf course & ponds. Builder built multi-level contemporary condo for himself. Gourmet kitchen, walk-out lower level, plus master suite with jacuzzi. For sale at \$369,000 or lease at \$5,500/mo. 851-6900 STS-432558



SMASHING RANCH In turn-key condition. Many, many updates, gorgeous kitchen with skylights, 3 bedrooms, 2 1/2 baths, lovely pool & porch. Contemporary fair with high ceilings & open floor plan. Bloomfield Hills Schools. \$325,000. 647-7100 JOE-436275



NEW HOME UNDER CONSTRUCTION - Classic development with stone entrance, 2 story foyer and circular stairway, welcome you to high ceilings & quality construction. 27188 Cambridge Lane, S. of 12 Mile, E. off Drake. \$375,000. 851-6900



CASS LAKE CANAL - Pre-construction Special! Custom 2-story contemporary home on wooded West Bloomfield lot. Community well, sewer at street, bonus room. Still time to make selections - to be built in Spring. \$239,000. 851-6900 ALN-418494

"New Listings"

BUILDERS HOME! Where your dreams of ownership can come true. Custom Tudor Colonial offers 4 bedrooms, fabulous family room with cathedral ceiling opening to the newly remodeled kitchen. \$209,999. 851-6900

BLOOMFIELD - \$240,000. On a wooded lot with Bloomfield Hills schools. Brick and aluminum tri-level offers family room with fireplace, deck with built-in planters and seats, 3 bedrooms and 2 full baths. \$240,000. 647-7100

A HOME OF DISTINCTION with the look of the 90's and all the comforts of a well maintained, custom built 3100 sq. ft. Colonial. Every room spacious, inviting and freshly decorated. Relax in the immaculate pool! \$235,000 851-6900

THIS RANCH HAS IT ALL! All vaulted ceilings, 2 skylights for an open airy feeling, ceramic entry, natural wood burning fireplace, wonderful finished lower level family room, bedroom, PLUS much more. \$142,000. 851-6900

TREED COURTYARD SETTING overlooking pond. Condominium with 3 bedrooms, 2 1/2 baths and full 2 1/2 car attached garage. Large separate eating area in kitchen and full basement with finished family room. \$127,000. 851-6900

SHARP TRI-LEVEL ON BEAUTIFUL LOT! Boat and beach privileges on Pine Lake. Newer kitchen, 3 skylights, deck and hot tub go with this 3 bedroom, 2 1/2 bath home. Bloomfield Hills Schools. \$182,500. 647-7100

HICKORY HEIGHTS COLONIAL! Great location and Bloomfield Hills schools. Large private lot with deck, 4 bedrooms and over 3000 sq. ft. offering great family space. \$279,900. 647-7100

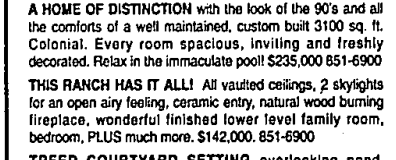
CHARMING BRICK COLONIAL in the heart of West Beverly. Elegant living room, spacious family room, 3 large bedrooms, hardwood floors, coved ceilings. A very well maintained and loving family home. \$224,500. 647-7100



ATTRACTIVE CAPE COD Offering 3 bedrooms. Large country kitchen overlooks fenced yard & deck, attached heated 2-car garage with workshop. Walking distance to school & downtown Birmingham. Many updates. \$215,000 647-7100 PIE-445698



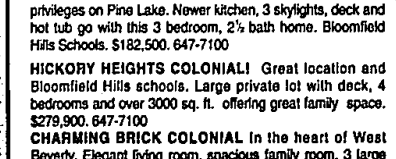
ELEGANT LIVING AFFORDABLE TOO! Luxurious master features ties & hers closets, lavish bath. All neutral decor, 2nd bedroom and bath, park-like setting. 24 hour gatehouse community. \$122,500 851-6900 438414



FARMINGTON HILLS RANCH - Spacious, updated 3 bedroom, 2 bath home on lovely treed lot in Kendalwood Sub. Neutral decor, beautiful hardwood floors, remodeled master bath, and screened porch to private patio. \$152,500. 851-6900 FAE-439287



BIRMINGHAM SCHOOLS - Great Troy, 3 bedroom ranch. Many updates including dishwasher, counter tops, sink and carpeting. Full finished basement, and 2 car garage. \$119,900. 647-7100 WIE-444659



TREED AREA ENHANCES This attractive brick ranch, 3 bedrooms, 1.5 baths, family room with fireplace, 2 car attached garage, central air too! \$121,000. 647-7100 DAR-445455



RANCH WITH 2 1/2 ACRES of rolling land, 4 bedroom home with 2 baths, 2 car garage & breezeway. Many updates. Close to all shopping and conveniences. Bloomfield Hills Schools. \$199,000. 647-7100 FCN-411894



FARMINGTON HILLS - Attractive, contemporary entry level and unit. Neutral decor, walk-in closet in master bedroom, 2 bedrooms, 2 baths, plus 2 car attached garage. \$109,900. 851-6900



PREMIUM LOCATION IN WEST BLOOMFIELD - Clean, newly decorated in neutrals, well maintained home with marble fireplace, finished & carpeted family room in lower level. Real balcony overlooking treed yard. \$109,000. 851-6900 AZA-445448

647-7100

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Commercial
Division
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RELOCATION
TOLL FREE

