



RALPH MANUEL

ASSOCIATES • REALTORS

Model Open Sunday 1-5

STONED ENTRANCE LEADS TO WOODED, winding streets. Personalize your new home to your taste & needs. Family floor plan with open feeling. Other sites and homes available. \$374,775. 851-6900 27215 Cambridge Lane, S. of 12 M., E. of Drake.

AWESOME!!! Elegant newer custom 2-story contemporary. Custom features and upgrades thru-out, gourmet kitchen, and fantastic decking. Walk-out lower level. In a class by itself! \$350,000. 851-6900 STE-45363

FRENCH TRADITIONAL...Extraordinary craftsmanship. Majestic living room. Beautiful formal library. Sensational kitchen. Elegant dining room. Gorgeous upper level and smashing finished walk-out. \$1,099,000 647-7100

FARMINGTON HILLS CONTEMPORARY! Totally updated super sharp home in desirable Rolling Oaks subdivision. Contemporary flair, neutral tones, finished lower level, wonderful private lot. Get Excited! \$249,000. 851-6900 OAK-445992

TIMELESS ELEGANCE

Over 3 acres tucked away in the City of Bloomfield Hills. A home for graceful entertaining as well as warm country living. 5-7 bedrooms, wood floors, 2 stairways and beautiful grounds with pool. \$1,999,000. 647-7100

THIS IS THE HOUSE FOR YOU! Brand new quality construction. Spacious, open floor plan, 3 bedrooms, 4 full baths, beautiful oak floors and gorgeous carpeting. Move-in for gracious living. \$259,900. 647-7100 BLM-440834

ROCHESTER HILLS - Quality abounds in this spacious French colonial with flowing floor plan. 3444 sq. ft. hardwood floor in foyer, crown moldings, 6 panel doors, 4 bedrooms, 2 1/2 baths. \$249,900. 851-6900 CAO-469791

SPECTACULAR VIEWS of Quarton Lake on this treed corner lot. Well built brick ranch has large kitchen with breakfast nook. Finished basement has rec room with fireplace and full bath. Central air and security system. \$464,900. 647-7100

Open Sunday 1-4

CASS LAKE VIEW FROM YARD & Deck with deeded boat w/e. Very updated contemporary with room to play and have fun inside & out! White kitchen, oak floors and more! \$225,000. 851-6900 2626 Leroy, N. off Commerce, W. of Orchard Lake.

"New Listings"

BIRMINGHAM TOWNHOUSE. Priced below assessed value. 2 bedrooms and full partially finished basement. Hardwood floors under carpeting. Convenient location to all shopping. Would also make great investor rental. Ample parking in rear. \$63,900. 647-7100

OUTSTANDING HOME IN MISSION SPRINGS - Fabulous floor plan, rich neutral decor, custom white island kitchen with wood floor, and a luxurious master suite! Screened porch. Great lot. A Must See! \$320,000. 851-6900

CITY OF BLOOMFIELD HILLS - 3 bedroom, 3 bath townhouse, with first floor master bedroom that opens to a sunny atrium. Contemporary feel, neutral decor, plus formal dining room. Very Gracious! \$200,000. 851-6900

RANCH CONDO! Spectacular pond and wildlife view for this Knightsbridge unit in a desirable location. Completely redecorated in neutral colors. Wood circular stairway to entry and great room. \$149,000. 851-6900

SOUTH REDFORD move-in condition ranch offers 2 natural fireplaces, 3 bedrooms, 2 1/2 baths, living room, family room, dining room and great room. Many updates; roof, furnace and fresh paint. \$99,999. 851-6900

FRANKLIN ESTATE SECTION! View Franklin River sweeping grounds and October colors from this immaculate 4 bedroom walk-out ranch. Many newer features. Second kitchen off lower level family room. \$516,900. 851-6900

LEASE OPTION AVAILABLE! 10% down, 2 year, \$2000/month. A great opportunity to get a 3 bedroom colonial in a choice location. Family room with brick fireplace. \$203,300. 647-7100

VEWS FOR ALL SEASONS - Brick ranch with finished walk-out, 2 fireplaces, living room has crown moldings and built-in bookshelves, family room in finished walk-out. Situated on over 1 1/2 acres of woods and stream. \$139,900. 851-6900 WIK-420420

SMASHING CONTEMPORARY LAKEFRONT! Island retreat close to all conveniences. 4 bedrooms, 3 1/2 baths, possible in-law suite, 3 fireplaces, 2 decks PLUS patio, gourmet kitchen and walk-out lower level to lake. \$400,000. 647-7100 BLM-443819

TREED COURTYARD SETTING overlooking pond. Condominium home with 3 bedrooms, 2 1/2 baths and full 2-car attached garage. Large separate eating area in kitchen and full basement with finished family room. \$127,000. 851-6900 BRT-446862

OAK PARK - All brick, 3 bedroom ranch on quiet cul-de-sac location. Partially finished basement with 1/2 bath, ceramic floor in kitchen, custom window treatments, and lots of storage. \$65,900. 851-6900 GEA-456079

QUIET CUL-DE-SAC. Updated Cape Cod with Birmingham Schools in custom country neighborhood, on large lot. Many updates, 3 bedrooms, 2 1/2 baths, family room, library, and screened porch. \$175,000. 647-7100 VIR-439021

WEST BLOOMFIELD TOWNHOUSE - This 2 bedroom, end unit is value priced! Immaculate & neutral, fireplace in living room, eat-in kitchen, and 2 car attached garage. Enjoy pool, clubhouse & casino condo living. \$108,900. 851-6900 ROK-435067

NEWER RANCH in desirable area. 3 bedrooms, 2 full baths, finished rec. room with half bath, fireplace in living room, central air, newer carpeting, and fenced yard. \$129,900. 647-7100 WRE-439133

BIRMINGHAM FARMS - An excellent location in this great sub, for a lovely 4 bedroom, 2 1/2 bath colonial. Professionally landscaped with large patio. Bloomfield Hills Schools. Walk to restaurants, shopping, and theatre. \$169,900. 647-7100 CAL-443070

647-7100

851-6900

539-1000

1-800-R-MANUEL

1821 W. Maple
Birmingham
Bloomfield

1799 E. Middlebell
Farmington Hills
West Bloomfield

Commerce
Oakman
Monticelli

RELOCATION
TOLL FREE

