



RALPH MANUEL

ASSOCIATES • REALTORS



WABEEK HILLTOP CUSTOM DESIGNED soft contemporary boast tasteful use of marble, ceramic tile, mirrors and white tones throughout. Live-in quarters off lower level game/media room, walk-out to landscaped yard. \$649,000. 851-6900 LAF-554059



PERFECTION PLUS! Four bedroom, 2 story traditional home on 1 1/2 acre lot in Franklin Village. Florida room, custom kitchen, 2 fireplaces and much more. \$450,000. For a private showing call 851-6900. CAY-547571



ONE-OF-A-KIND SITE CONDOMINIUM. Almost 8,000 sq. ft. of luxury living. No other built like this home. 4 bedrooms, 5 1/2 baths, great room, family room, library, finished walk-out, private treed setting. Truly exquisite. \$1,495,000 647-7100



SPECTACULAR LAKE VIEWS from almost every room! Custom built contemporary w/quality appointments throughout. Cathedral ceiling in living room, skylight in master bath, sun room on main floor and more. 5 bedrooms, 3 1/2 baths. \$459,000 647-7100



SPECTACULAR CONTEMPORARY open floor plan, 2 story foyer, bridge overlooking 2 story great room with fireplace, family room with custom built-in wall unit and bar, island kitchen and master suite with whirlpool. \$325,000 851-6900 GLE-552630



JUST SPECTACULAR! Contemporary home features two 1st floor bedrooms, plus 2 additional bedrooms on 2nd floor with loft overlooking great room and foyer. Many quality features throughout - must see! \$625,000 851-6900 WAK-659339



CHOICE BIRMINGHAM LOCATION. Handsome mini conditioned ranch walking distance to Birmingham. Oversized lot, newer roof and home with great livability. It doesn't get cleaner than this - don't miss! \$175,500 647-7100



PARK-LIKE SETTING. Expansive, quality constructed, brick ranch, over 1 acre. Excellent condition, 3 fireplaces, porch or office, newer circle drive & new roof, heated garages, carports. \$229,900 647-7100



YOUR OWN PRIVATE HIDEAWAY on almost 2 acres. Wonderful nature setting overlooking the Rouge River. Quality custom ranch with 2 year old furnace/central air and roof. Spacious Florida room and finished walk-out lower level. \$225,000 851-6900 IHE-552608



CUSTOM 5 LEVEL CONTEMPORARY on a wooded ravine lot. Master bedroom suite with walk-out to pond. Great suite, spectacular views, interior is fabulous. 4 bedrooms, 3 baths, 2 love and more. \$599,000 851-6900 ROY-519072



UNIQUE BIRMINGHAM HOME on very large lot in prime area. 4 bedrooms, 3 baths, 3rd floor, original craftsman style woodwork throughout, stunning contemporary entry. \$354,000 647-7100



CLASSIC 7,000 SQ. FT. Bloomfield Hills manor house. Has 2 1/2 wooded acres, built in 1858 w/5 bedrooms, 5 1/2 baths. It has an air of antiquity with modern conveniences. \$1,690,000 647-7100



HISTORIC, RENOVATED AND RESTORED old farmhouse situated on 1.6 acre lot in Beverly Hills. This house is believed to have been built between 1790 and 1822. 3 bedrooms, 2 1/2 baths, family room, formal dining room, 3 porches and basement. \$249,000 851-6900 KEY-543329



BLOOMFIELD HILLS rural feeling and atmosphere with city conveniences just blocks away. **NEW CONSTRUCTION.** 1st floor master, 3 upper bedrooms, 3 car garage, finished lower level, security system, close to x-ways and more. \$410,000 851-6900 COY-517195



ROYAL OAK COLONIAL. Neutral decor, open airy floor plan, 3 bedrooms, 2 car garage, formal dining and eat-in kitchen, many updates, close to downtown. \$139,900 647-7100



LAKEFRONT CONDO. Price Slashed! West Bloomfield. Former model, 2 years young and loaded with extra, first floor master, finished walk-out, fishing, swimming. Great Value! \$359,000 647-7100



BLOOMFIELD CONDO. Great location and Square Lake privileges. Offers 2 bedrooms, 2 baths, walk-in closet in master bedroom and more. Land Contract available. \$84,900 851-6900 KUH-555777



TRANSFERS DELIGHT! 3400 sq. ft. of luxurious home waiting for your final touches. This 4 bedroom, 4 1/2 bath home offers a very bright and open interior, dream kitchen, finished walk-out lower level and more. \$475,000 851-6900 OAK-536908



OPEN SUNDAY 1-4
ROCHESTER HILLS! Dynamic upper ranch condo. Large living room with fireplace, dining room, upgraded kitchen laundry room plus two car attached garage. \$137,900 647-7100. 1625-D Huntington, S. of Wallon, W. of Uvemoor.



WONDERFUL FAMILY HOME. Bannington Green Sub. Five bedroom colonial, inground pool, completely private yard, garden room, library, Bloomfield Hills Schools, many quality updates. \$324,900 647-7100



LOCHAVEN POND IN WATERFORD is the location for this newer 2 bedroom, 2 bath Townhouse. Pond setting with tranquil views, 2 car attached garage, private entrance and full basement. Offered at \$82,900. 851-6900 LON-558112



BLOOMFIELD RANCH with Bloomfield Hills schools. Spacious rooms, hardwood floors, basement, beautiful landscaping and open floor plan offers many possibilities to suit your needs. \$215,000 851-6900 FAN-527741



UNIQUE HOME for unique persons! Custom brick ranch home on large lovely lot. Indoor pool overlooking unlock patios, basement and two car attached garage, island and more! \$279,900 647-7100



BIRMINGHAM BUNGALOW. Cute 3 bedroom home within walking distance to town. New furnace, all appliances, updated bath, private yard. \$109,900 647-7100



KEEOG HARBOR. Just remodeled! West Bloomfield schools. Lake privileges on Sylvan Lake. 3 bedrooms, 1 bath. New windows, carpet, paint, nice updated kitchen, electrical, plumbing and bath. \$74,900 851-6900 SYH-543135



SHARP 3 BEDROOM BRICK RANCH in Cranbrook Village offering 1 1/2 baths, finished basement, 1 car garage with opener and a magnificent large wooded lot with creek. \$106,900 851-6900 WEK-557725



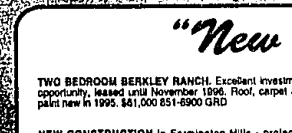
HOUSE BEAUTIFUL PERSONIFIED! Over an acre of wooded property. First floor master w/fireplace, kitchen with wood floors and large morning room overlooking yard. Beautifully decorated throughout. \$599,000 647-7100



POPPLETON PARK AREA. Great family home with much updating, new carpeting, hardwood floors, large bright kitchen with lots of storage, 4 bedrooms (master bath) and family room. \$329,000 647-7100



CONVENIENT SOUTHFIELD TOWNHOUSE! Nest and clean home offers a finished basement, private entrance, fireplace and easy access to major roads and freeways. Pool, tennis and clubhouse. \$79,000 851-6900 RET-653881



TWO BEDROOM BERKELEY RANCH. Excellent investment opportunity! Based until November 1996. Roof, carpet and paint new in 1995. \$81,000 851-6900 GRD



EXCELLENT INVESTMENT Downtown Royal Oak 1/2 mile away. Currently rented for \$1,000. per month. Updated electrical, roof and vinyl siding. \$99,000 851-6900 FAX



BEAUTIFUL BLOOMFIELD LAKE HOME. Many custom designed built-ins, gourmet kitchen, first floor master suite, extensive decking overlooks lake, finished walk-out, spacious Bloomfield Hills schools. \$450,000 647-7100

"New Listings"

647-7100
1821 W. Maple
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