



# RALPH MANUEL

## ASSOCIATES • REALTORS



**ESTATES LIKE ENVIRONMENT!** Magnificent views from every window. Dow Lakefront, rural to Cass Lake and 370' of Orchard Lake surround this Contemporary California Dock House - must see! \$699,000. 851-6900. COE-613404



**PERFECTION BEST DESCRIBES** this custom built home in the heart of Franklin. Three tiers of decks overlooking spectacular ravine grounds. First floor master suite with fireplace. Offered at \$800,000. 851-6900. LEA-637565



**OPEN SUNDAY 1-5**  
7700 Hupp Cross  
East of Lohr, North of Maple  
**BLOOMFIELD VILLAGE.** Absolutely great Colonial on lovely lot. Five bedroom with three full baths upstairs. Newly finished lower level with half bath, 6 panel doors, updated baths and kitchen. Move right in. \$549,900. 647-7100



**CLASSIC FRENCH NORMANDY.** One-of-a-kind charmer in the little San Francisco area of downtown Birmingham. 3-1 bedrooms. Hardwood floors. Open and airy feeling throughout. Newer appliances, large lot. \$395,000. 647-7100



**EXCEPTIONAL HOME AND YARD** with a fabulous floor plan, 1st floor master with his and her luxury baths, fabulous walk-out lower level, 4 car garage, lake view and Bloomfield Hills schools. \$574,000. 851-6900. CHN-559806



**BLOOMFIELD HILLS SCHOOLS!** Soft contemporary showplace features 4 bedrooms, 3 full and 2 half baths, gourmet kitchen with center island, garden windows and hardwood floors. Basement with rec. room, wet bar and kitchen. \$599,000. 851-6900. LAE-624773



**OPEN SUNDAY 1-4**  
30280 Oakview Way  
South off 13 Mile, East of Telegraph  
**BINGHAM WOODS CONDO.** Sharp, contemporary townhouse on cul-de-sac in back of complex. Private decks front and back. Finished lower level. Very well maintained. Neutral decor. \$278,900. 647-7100.



**REDUCED!! ALL NEW CONSTRUCTION ON MIRROR LAKE CTI** Only 8 units left. Three floor plans. Immediate possession on models. Fishing, swimming, nature trails. Starting at \$315,000. 617-7100. MIE653630



**BLOOMFIELD CONTEMPORARY WITH GREAT VIEWS** and fabulous landscaping. White ceramic foyer, master suite with dressing area, family room and great room with open floor plan and newer triple glazed windows. \$425,000. 851-6900. WAN-630605



**5 LEVEL CONTEMPORARY** designed by famous architect. Master suite, guest suite, his & her offices, 5 bedrooms, 3 baths, 2 lavs and more. Private setting on pond in charming Franklin Village. \$599,000. 851-6900. ROY-627220



**WHY GO NORTH?** Enjoy private beach on lower Long Lake. Rolling 1+ acres, soft contemp. ranch. New kitchen, heated marble flooring, new shingles, windows, boiler, 3/2.5. \$299,900. 647-7100



**TRADITIONAL RANCH** in super condition on professionally landscaped lot in Bloomfield Two. Four bedrooms, three full baths, two fireplaces. Tied, year-round garden room overlooks treed yard and patio with raised gardens \$244,000. 647-7100



**YOUR BEST MOVE-UP!** Bloomfield Township classic 4 bedroom, 2+ bath center entrance Colonial freshly painted and carpeted in neutrals. Gatebo-like covered dock on a corner lot. \$289,900. 851-6900. DON-637115



**A CHANGE OF PACE!** Drive through a natural tranquil setting to circle drive and lovely old world country charm home. Two story entry, large picture windows, master suite (1954) and lake privileges. \$474,000. 851-6900. WIG-607711



**MAPLE GREEN CONDO-DETACHED.** Neutral decor with open floor plan. Fireplace in great room. Master bath with jacuzzi. Security system, central air, 2 car attached garage. \$169,900. 647-7100



**WONDERFUL HOUSE** and setting with Birmingham Schools! Quality abounds! 3-4 bedrooms, 2.5 baths. Completely new driveway in '95. Contemporary with an elegant touch. Don't miss! \$167,500. 647-7100



**LOVELY TUDOR STYLE HOME** on a large corner lot. Large rooms, fenced yard, sun room, 3 car garage, numerous updates but renovation still needs to be finished. A real bargain at \$129,900. 851-6900. CHE-626060



**FARMINGTON HILLS!** Beautiful 4 bedroom, 2+ bath brick Colonial in desirable Strathmore. Ceramic tiling, recessed lights, French doors, vaulted ceiling, luxury master suite and more. Super home! \$283,900. 851-6900. HON-616513



**POPULAR COPPER CREEK SITE CONDO.** Bright and open with expansive views. Vaulted ceilings, skylights, whirlpool tub in master bedroom, full walkout basement. \$327,500. 637-7100



**3.3 ACRES.** City of Bloomfield Hills spectacular high views. Rolling terrain with mature trees. Large multi-level home. Garden room. Spa. Walk-out lower level. \$1,199,000. Also for lease at \$3000/mo. \$1,199,000.



**BIRMINGHAM SCHOOLS!** Cranbrook Village offers this great family Colonial. Big kitchen, 4 bedrooms, family room with fireplace, lots of windows and door to beautiful fenced, private yard. \$145,000. 851-6900. CHY-632406



**RECENTLY UPGRADED** with crown molding, beautiful wall covering and ceramic tiles in kitchen, foyer and bathrooms. Newer carpet, furnace, water heater and central air. West Bloomfield schools. \$159,900. 851-6900. SAY-624025



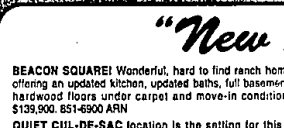
**LOCATION! LOCATION!** Classic tudor on premium wooded site with Bloomfield Hills schools. Many custom features, 4 bedrooms, 3+ baths, finished lower level, 3 car garage. \$635,000. 647-7100



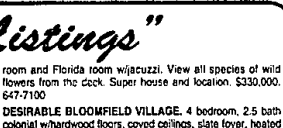
**SPECTACULAR PRIVATE** lot surrounds this spacious newer colonial. Wonderful tradition is mixed with entertaining - open floor plan, 3-tier deck, walk-out lower level highlight this gem! \$449,000. 647-7100



**GET READY FOR SUMMER.** Sylvan Lake privileges. Two bedroom bungalow, upstairs could be 3rd bedroom, West Bloomfield schools, immediate possession. \$79,500. 851-6900. BET-61219



**POND VIEW!** Perfect 2 bedroom, 2 bath upper ranch Condo in excellent Southfield location. Bright, light and neutral. \$95,000. 851-6900 WEN



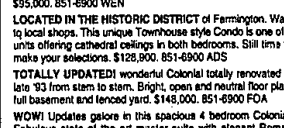
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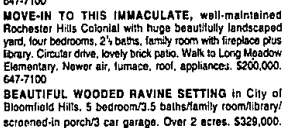
**SPACIOUS FOUR BEDROOM COLONIAL** in Waterford on lovely cul-de-sac with lake access. One and a half bath, natural fireplace in family room, large private lot. \$116,900. 647-7100



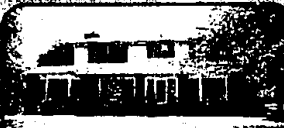
**SOUTHFIELD TOWNHOUSE.** With private entrance and abundant open treed space for privacy and enjoyment. Individual carports plus ample extra parking. Two large bedrooms with extra closet and storage room. \$69,900. 851-6900 LAK-603837



**LOCATED IN THE HISTORIC DISTRICT** of Farmington. Walk to local shops. This unique Townhouse style Condo is one of 6 units offering cathedral ceilings in both bedrooms. Still time to make your selection. \$128,900. 851-6900 ADS



**TOTALLY UPDATED!** wonderful Colonial totally renovated in late '93 from stem to stern. Bright, open and neutral floor plan, full basement and fenced yard. \$148,000. 851-6900 FOA



**WOW!** Updates galore in this spacious 4 bedroom Colonial. Fabulous state of the art master suite with elegant Roman style 2 person jacuzzi. Large deck off back of home with mature trees on a quiet street. \$212,500. 851-6900 MEK

### "New Listings"

**BEACON SQUARE!** Wonderful, hard to find ranch home offering an updated kitchen, updated baths, full basement, hardwood floors under carpet and move-in condition. \$139,900. 851-6900 ARN

**QUIET CUL-DE-SAC** location is the setting for this 3 bedroom, 2+ bath Southfield Colonial. Large kitchen and living room with bay window, wood floor, much updating PLUS home warranty/alarm package included! \$156,000. 851-6900 ASY

**POND VIEW!** Perfect 2 bedroom, 2 bath upper ranch Condo in excellent Southfield location. Bright, light and neutral. \$95,000. 851-6900 WEN

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**PRIVATE WOODED SETTING** on over an acre for this 4 bedroom, 2.5 bath colonial. Living room, dining room, family room and Florida room w/jacuzzi. View all species of wild flowers from the deck. Super house and location. \$330,000. 647-7100

**DESIRABLE BLOOMFIELD VILLAGE.** 4 bedroom, 2.5 bath colonial w/hardwood floors, cove ceilings, slate foyer, heated Florida room and more. Seller offers immediate possession. \$412,000. 647-7100

**DESIRABLE WESTCHESTER VILLAGE RANCH** w/full basement. Master bedroom with full bath. Family room opens to kitchen. Fireplace in living room and family room. Private yard backs to golf course. 3 bedrooms/2 baths. \$184,900. 647-7100

**MOVE-IN TO THIS IMMACULATE,** well-maintained Rochester Hills Colonial with huge beautifully landscaped yard, four bedrooms, 2+ baths, family room with fireplace plus library. Circular drive, lovely brick patio. Walk to Long Meadow Elementary. Newer air, furnace, roof, appliances. \$200,000. 647-7100

**BEAUTIFUL WOODED RAVINE SETTING** in City of Bloomfield Hills. 5 bedroom/2.5 bath family room/library screened-in porch/2 car garage. Over 2 acres. \$329,000. 647-7100

**IMPECCABLY MAINTAINED UPDATED RANCH.** 3 bedroom, 2 bath ranch, two way fireplace, gracious master suite, spacious kitchen with newer appliances, security system and much more. \$147,900. 647-7100

**SPACIOUS QUARTON LAKE ESTATES** center entrance colonial with 4 bedrooms, traditional decor, numerous improvements including a quality kitchen with fireplace eating area. \$549,000. 647-7100

**40 HOUR LICENSING COURSE** includes all materials \$150.00  
CALL GINA - 810/356-7111

647-7100

1821 W. Maple  
Birmingham  
Bloomfield

851-6900

32961 Middlebelt  
Farmington Hills  
West Bloomfield

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includes all materials

\$150.00

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1-800-R-MANUEL

RELOCATION  
TOLL-FREE