



# RALPH MANUEL

ASSOCIATES • REALTORS



**LUXURY ABOUNDS.** Marble foyer, oak paneled library, elevator, full luxury master suite, wet bar, wine cellar, all included in this 4 bedroom, 4 1/2 bath brick home. \$549,000. 647-7100 MAD-736789



**BIRMINGHAM!** Affordable 4 bedroom/2 bath Cape Cod Colonial situated on quiet tree street. Generous room sizes, coed ceilings in living room, some hardwood, ceramic floor in kitchen, 2 decks, fenced yard, basement rec room. \$189,500. 647-7100 PEE-721467



**SELLER WANTS SOLD -** Reduced 46kt 6500 sq. ft. spectacular contemporary offers a dream kitchen opening to family room, finished walkout lower level, great room with cathedral ceiling and more. \$649,000. 851-6900 SHD-608828



**OPPORTUNITY IS KNOCKING!** Upper Straths Lakeland contemporary offers 1st floor master with walk-ins, sauna and whirlpool, Euro-style kitchen, zoned heating and air. Seller extremely motivated-term available! 851-6900 LAW-711066



**GREAT IN-TOWN LOCATION!** Charming home with neutral decor, newer kitchen, updated baths, large master upstairs and hardwood floors plus front porch and deck. \$169,900. 647-7100 BID-736653



**GREAT LOCATION.** 3 bedroom, 1 1/2 bath 1910 farmhouse awaits your loving touches. Already has 10 year new roof and updated bath. Area of more expensive homes. Bloomfield schools. \$215,000. 647-7100 FRN-721322



**STUNNING-SPACIOUS-BRIGHT** 4 bedroom, 3 full and 2 half bath contemporary on a premium wooded lot. Two story entry with marble, white kitchen with ceramic, stunning open living and dining room. \$479,000. 851-6900 ORC-735176



**READY FOR SUMMER ON WING LAKE!** Exceptional 3500 sq. ft. Colonial with lake privileges, 4 1/2 bedrooms, master with dressing room, huge kitchen plus breakfast and dining rooms. Vintage doorel \$674,800. 851-6900 WIG-710918



**QUALITY COUNTS.** Appointments of the 50's and updates of the 90's enhance the 2475 sq. ft. of this 4 bedroom Bloomfield Ranch. Call for numerous upgrade details. \$349,500. 647-7100 MAD-736621



**CALLING MR. FIX-UP.** Price reflects need for some TLC. Great location at end of north street. 3 large bedrooms with possible 4th or don. 2 fireplaces. Rear entry garage. \$143,900. 647-7100 AVA-735479



**UPDATED COLONIAL** situated on a large corner lot. Newer kitchen, fabulous master bath with jacuzzi, family room with fireplace opens to a deck PLUS newer roof and furnace. \$254,900. 851-6900 OLD-719547



**JUST SPECTACULAR!** White contemporary home features two 1st floor bedrooms, plus 2 additional bedrooms on the 2nd floor with loft overlooking the great room and foyer. Quality features thru-out! \$599,000. 851-6900 WAK-555330



**BIRMINGHAM RANCH.** Conveniently located 2 bedroom home. Updated kitchen with ceramic tile. Family room with wood burning stove. 1st floor laundry. All appliances stay. Shows beautifully. \$125,000. 647-7100 BID-736639



**COUNTRY LIVING IN THE CITY.** Charming older home on nearly an acre. Great commuting location. Four bedrooms, 2 full baths, fireplace, 1st floor laundry. In-ground pool among the many updates. \$262,900. 647-7100 FRN-



**MOON LAKE CONDO!** Nicely maintained 2-3 bedroom Townhouse with finished basement, neutral decor, nice location and close to pool. Recent updates include air, roof, humidifier, water heater. Birmingham schools! \$149,900. 851-6900 MON-736013



**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. \$575,000. 851-6900 LAE-557555



**PRIVATE CUL-DE-SAC.** Move-in condition 4 bedroom Colonial. Open floor plan, Italian tile in kitchen and baths. Full wall brick fireplace. Custom window treatments. Centrally located. Immediate possession. \$169,900. 647-7100 MCL-736780



**GREAT SETTING.** Popular Hunter's Pointe sub in Farmington for this 4 bedroom colonial with great private yard, 3 car garage, finished basement. Light bright neutral decor. Fabulous kitchen. \$350,000. 647-7100



**MOVE RIGHT IN!** Well maintained 3 bedroom, 1 1/2 bath ranch. Living room with soft decor and natural fireplace, large family and dining rooms, open floor plan and beautifully manicured property. \$146,000. 851-6900 GUY



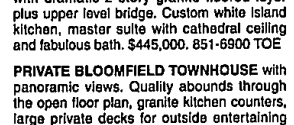
**SPECTACULAR WHITE CONTEMPORARY** with dramatic 2 story granite floored foyer plus upper level bridge. Custom white island kitchen, master suite with cathedral ceiling and fabulous bath. \$445,000. 851-6900 TOE



**NEW CONSTRUCTION WITH MATURE TREES.** Spectacular 5 bedroom home featuring 2 story great room and foyer, library, family room, gourmet granite island kitchen, master suite with his and her walk-in, garden tub. \$1,288,000. 647-7100 AMA-736203



**POPULAR ROYAL OAK LOCATION.** Charming 3 bedroom English cottage updated and treated with loving care. Newer kitchen, beautifully finished basement, wood deck, and warm living room with fireplace. \$187,500. 647-7100



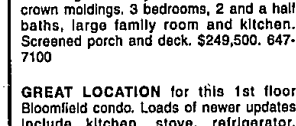
**PRIVATE BLOOMFIELD TOWNHOUSE** with panoramic views. Quality abounds through the open floor plan, granite kitchen counters, large private decks for outside entertaining and much more. \$259,000. 851-6900 PIE



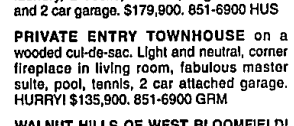
**NEW CONSTRUCTION - MILFORD!** Beautiful 2 story home situated on a 2+ acre lot in the distinctive Benvyck Place Community. Luxurious 1st floor master suite with whirlpool bath. Gourmet island kitchen with oak flooring. \$484,800. 851-6900 HUR-734707



**GRACIOUS HOME** on lovely wooded lot in prime area. Beautiful wood floors, six fireplaces, fabulous lower level walkout with oak bar, theater and wine cellar are just a few of the many features of this quality home. Must see to appreciate! \$1,300,000. 647-7100 COD-715168



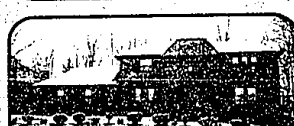
**ROCHESTER - WILDFLOWER SUB.** Immaculate Tudor home backs to common area. A gracious foyer with circle stair and crown moldings. 3 bedrooms, 2 and a half baths, large family room and kitchen. Screened porch and deck. \$249,500. 647-7100



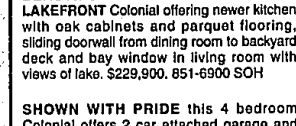
**PRIVATE ENTRY TOWNHOUSE** on a wooded cul-de-sac. Light and neutral, corner fireplace in living room, fabulous master suite, pool, tennis, 2 car attached garage. HURRY! \$135,900. 851-6900 GRM



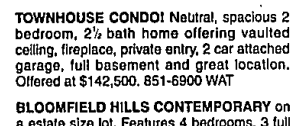
**UPDATED AND CHARMING COLONIAL** situated on an extra large lot in-town Birmingham. Hardwood floors, family room opening to deck, inviting kitchen with eating area, 4 bedrooms, 3 baths and 3 1/2 car garage. \$269,000. 851-6900 CHR-736211



**SPACIOUS TROY COLONIAL.** Lovely wooded lot, three car garage and exposed walkout basement are a few of the amenities offered. Family room features California driftwood fireplace, island kitchen. \$339,000. 647-7100 CRD-722990



**BEAUTIFULLY REMODELED WALLED LAKEFRONT** Colonial offering newer kitchen with oak cabinets and parquet flooring, sliding doorwall from dining room to backyard deck and bay window in living room with views of lake. \$229,900. 851-6900 SOH



**WALNUT HILLS OF WEST BLOOMFIELD!** 2 story fireplace great room and finished walkout lower level with family room and exercise area. Master bedroom retreat with unequalled marble bathroom. Offered at \$225,000. 851-6900 HIT



**TOWNHOUSE CONDO!** Neutral, spacious 2 bedroom, 2 1/2 bath home offering vaulted ceiling, fireplace, private entry, 2 car attached garage, full basement and great location. Offered at \$142,500. 851-6900 WAT



**SHOWN WITH PRIDE** this 4 bedroom Colonial offers 2 car attached garage and finished basement and situated on a good lot in an excellent location with Birmingham schools. Owners Transferred! \$182,500. 851-6900 OLD



**BLOOMFIELD HILLS CONTEMPORARY** on an estate size lot. Features 4 bedrooms, 3 full and 2 half baths, finished lower level with rec room, computer room and additional bedroom. Enclosed porch overlooks pool area. \$539,000. 851-6900 GOF



**VALUE PACKED 3 BEDROOM** brick ranch. New flooring and completely new, updated bath. Fireplace, brozeaway, attached garage and patio. Appliances included make this a great buy at \$79,900. 851-6900 WER-716448



**647-7100**  
1821 W. Maple  
Birmingham-Bloomfield

**851-6900**

32961 Middlebelt  
Farmington Hills-West Bloomfield

