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Why spend weeks tramping around from one house you can't use to another? There's no reason to bother with that kind of house hunting. Not when we're so ready to do your housework for you. And if you don't tell, we won't either. So you can still take all the credit for finding that perfect home.

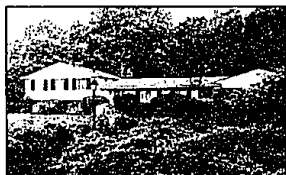
WEIR, MANUEL, SNYDER & RANKE



BECAUSE YOU LOVE THE GOOD LIFE! New construction in City of Bloomfield Hills on magnificent 1.9 acre private site. Gracious French Colonial with walkout lower level. We will recommend a builder or choose your own. \$2,650,000 (248-644-6300) 710417



LOVELY COLONIAL in one of Bloomfield's most prestigious neighborhoods. Library, finished lower level with full bath, 2 activity areas, wet bar and snack bar. Almost a half acre of wooded property. \$399,000 (248-644-6300) 729961



LOVELY KIRK IN HILLS AREA! Private, treed, cul-de-sac setting. Vaulted, beamed wood ceilings in living room with fieldstone fireplace, large family room with wet bar, porch & large deck. Birmingham Schools. \$287,500 (248-644-6300) 743410



SOARING CEILINGS AND WALLS OF GLASS highlight this custom condo in gated Hills of Lone Pine. Spacious open floor plan, library adjoins master. Lower level has bedroom, steam bath, hobby & exercise rooms. \$779,900 (248-644-6300) 660413



VERY ATTRACTIVE BIRMINGHAM BUNGALOW! Impeccably updated - new kitchen with skylights, family room, 2nd floor suite with skylights, furnace, central air, electrical, roof, concrete driveway, brick patio & walkways. \$295,000 (248-644-6300) 774471



BEAUTIFUL WOODED LOT, MANY UPDATES! New shingles, driveway in 1989. Wet plaster, hardwood floors, and wood burning fireplace in living room. Newer windows, doorwall, & berber carpet in dining room. \$104,800 (248-651-5500) 723335



LOCATION! STYLE! QUALITY! New construction in the City of Bloomfield Hills. Traditional colonial with all the amenities. Magnificent kitchen, granite island & countertops, 2 staircases, paneled library, 3 car garage. \$2,250,000 (248-644-6300) 641537



EXCLUSIVE HERON BAY! Magnificent two story foyer welcomes one to a home that is impeccably crafted. Distinctive detailing, first floor master, elegant dining room, gourmet kitchen. Gorgeous pool and privacy deck! \$1,650,000 (248-644-6300) 744164



LOVELY WOODED SETTING for this 6,000 sq. ft. site condo in City of Bloomfield Hills! First floor master with marble bath, 3 additional bedrooms, 2 baths, loft on upper level. Fully finished lower level walkout and much more! \$1,145,000 (248-644-6300) 734232



SPECTACULAR VIEWS from this Clarkston ranch! This home features a spacious, open floor plan, full basement, doorwall to dock overlooking rustic wooded lot. Lake privileges to Deer Lake. \$144,900 (248-651-3500) 745979



CHARMING COLONIAL in Rochester Hills. Features include hardwood floors in foyer, kitchen and powder room, 1st floor laundry, and family room with fireplace. A definite "must see!" \$289,900 (248-651-3500) 739984



ATTENTION NATURE LOVERS! Treed, 1 1/2 acre secluded, yet convenient setting for this terrific contemporary. Spacious, woodburning fireplace in finished walkout lower level. Two nice decks, 4 car garage. \$147,900 (248-644-6300) 743075



CHARMING CENTER ENTRANCE COLONIAL on two lots in prime Birmingham area. Gracious foyer, large living room, formal dining room. Cherry kitchen, library, 3 baths up. Newer garden room, extensive brick patios & walkways. \$625,000 (248-644-6300) 745841



A TRULY EXQUISITE HOME with warmth, quality and charm on prestigious Island Lake! Fabulous secluded property and views. Sleamatic kitchen from Germany, master bedroom with fireplace and 20x21 bath area. \$2,999,000 (248-644-6300) 726338



QUALITY BEVERLY HILLS RANCH on private treed acreage backing to Rouge River. Incredible views from living room overlooking wonderful deck. Newer whirlpool tub in hall bath. Finished lower level. \$399,000 (248-644-6300)



SPECTACULAR SUNSET VIEWS from most rooms of this Walnut Lake front home. Dynamic great room, gorgeous Euro style kitchen. First floor master. Incredible view of yard, boat dock & lake. \$799,900 (248-644-6300) 735712



TERRIFIC BUY ON THIS SPACIOUS HOME! Newer kitchen, family room opening to spa room. Lower level has rec room, 5th bedroom, full bath. Private inground pool. \$10,000 credit at close, 1 year home warranty! \$329,900 (248-644-6300) 724263



GREAT BLOOMFIELD HILLS RANCH with over 2,000 sq. ft. Updated country kitchen. Nearly 700 sq. ft. master suite/separate sitting area, finished basement with family room, bath, daylight windows. Inground pool & Bloomfield Hills schools. \$225,000 (248-644-6300) 731007



BETTER THAN NEW! Builder's own home has everything! Wooded 3.2 acres, open floor plan, great room with cathedral ceiling, gourmet kitchen, fantastic master bath, 9 ft. ceiling in finished walkout. \$559,000 (248-644-6300) 734886



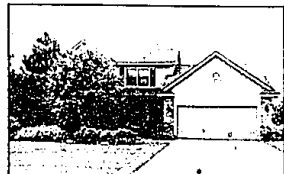
LIVE THE DREAM! Custom built home by Derocher within walking distance of downtown Birmingham. Pella windows, hardwood floors, custom kitchen and bathrooms. The price includes landscaping, first floor 9 1/2 ft. ceilings. Custom, custom, custom! \$975,000 (248-644-6300) 742947



IN-TOWN BIRMINGHAM SIDE ENTRANCE COLONIAL! Meticulously maintained, freshly painted. Many updates include kitchen, windows, carpet & paint. Florida room overlooks beautiful yard. \$229,000 (248-644-6300) 733435



SPACIOUS TRADITIONAL COLONIAL with prime cul-de-sac location! Hardwood floors, crown moldings, finished basement, many updates. Beautifully landscaped private yard, pool, spa, waterfall & decking. \$376,900 (248-644-6300) 736137



FORMER MODEL HOME. This colonial near Clarkston features hardwood floor in foyer, oak Merillat kitchen cabinets, vaulted ceiling in family room, central air, sprinklers and professional landscaping. \$196,500 (248-651-3500) 736615



ATTRACTIVE FOXCROFT CONDO! This home features neutral decor, decorative fireplace, newer Lenox furnace, air conditioning, humidifier, and windows. Hardwood floors under carpeting. Balcony with wonderful view. \$126,500 (248-651-5500) 747242

WEIR, MANUEL, SNYDER & RANKE REALTORS

HOURS: weekdays from 8:30 in the morning until 6:00 in the evening
Saturday until 5:00 P.M.
Sunday 9 A.M. to 5:00 P.M.

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1205 West University Drive
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