



**RALPH MANUEL ASSOCIATES**  
THE REAL ESTATE ONE FAMILY OF COMPANIES



**RALPH MANUEL ASSOCIATES, WEST**

OFFICE: 248-647-7100

FAX: 248-647-5504

OFFICE: 248-851-6900

FAX: 248-851-9965



**BIRMINGHAM** Four unit rental property. This quadplex needs updating or is prime site for new construction on a corner lot. \$379,900 ANNZ2004952 647-7100



**SMASHING CONDO ALTERNATIVE** Absolutely drop-dead gorgeous! This 3,000 sq. ft. ranch on wing Lake is directly out of House Beautiful. Perfect for the empty-nester or young professional. \$950,000 NAT21063016 647-7100



**BLOOMFIELD HILLS MAGNIFICENT ESTATE** ranch on almost an acre w/over 10,000 sq. ft. Features 6 bdrms, 5 full and 2 half baths, 2 story foyer, state of the art kit., w/o w/liv-in quarters. \$1,375,000 RIW21070031 851-6900



**LOVE YOUR CONVENIENCES** - at this price this condo is for you! Great location, 2 car garage, neutral decor, verticals, mirrored accent walls, ceramic entry and kitchen floor. \$147,000 PEL21070513 851-6900



**YOU CAN HAVE IT ALL!** Great Troy location, huge private lot, newer spacious home, finished basement, attached garage in Crescent Ridge sub. WOW! \$374,900 BAE21076300 647-7100



**CLAWSON GEM** This is still 2 story colonial, 3 bedroom, 1 1/2 bath, finished basement. Newer windows. Newer flooring. A must see! \$218,865 WEE22010216 647-7100



**GREAT OPEN FLOOR PLAN** - Numerous updates, Walkside windows, renovated baths, new flooring in '01 in kit., foyer, FR. Brick wall w/rlc w/raised hearth in FR. Newer furnace/roof. West Bloom schools/lake priv. \$259,000 POC21093865 851-6900



**BIRMINGHAM! ULTRA-SOPHISTICATED RANCH** is ideal condo alt.! Updated w/luxurious top end contemporary appointments. Black marble foyer & kit. floors, white tile & cabinets in gourmet kit. Beautiful lot! \$243,900 PEE22013922 851-6900



**IMMACULATE BIRMINGHAM TUDOR** Rafe 20's Tudor with 90's updates. Gourmet kitchen, hwd flrs, cove ceilings, 2.5 car garage with room for 25x12 studio, 3 bdrm, 1.5 bath. \$695,000 BID22005593 647-7100



**CRANBROOK VILLAGE** Birmingham schools, 4 bedroom, 2 1/2 bath traditional colonial! Full basement, 2 car garage. Clean and Move-In Ready! \$223,900 SHM1090554 647-7100



**PEACHES AND CREAMS!** 3 bdrm, 2 1/2 townhouse condo offers a fresh custom white kit. Private brick paver patio courtyard entryway. Fin. bsmt., 1 car garage, excellent Southfield location. \$157,000 SUE21099183 851-6900



**ONE OF A KIND ISLAND SETTING** with Bloomfield Hills schools. Own one-third of a 2 acre island peninsula. Includes land bridge to get to dream home. Swim, paddle or sail around your own property. \$399,000 HAT21064158 851-6900



**BLOOMFIELD VILLAGE BEAUTY** Totally renovated and updated colonial. Fabulous open floor plan. Gourmet kitchen with doorwall to private backyard. Rich master suite. Great neighborhood. \$339,900 SOS2107497 647-7100



**GORGEOUS RANCH** - on spectacular 1.87 acres. Very private w/garage & hot tub, pond, circular drive & brick patio, 4 BR, 3 baths. Gourmet kitchen w/Cathedral ceiling. \$679,900 TEN21009274 647-7100



**DON'T MISS THIS SHARP CONTEMPORARY** townhouse built in 1999 in a pleasant secluded setting facing woods. 2 bdrm, 2 1/2 bath condo offers everything you want including attached garage. \$228,900 GLN22002893 851-6900



**NEW CONSTRUCTION BUILT BY SINGH.** 4 bed, 2 1/2 bath open floor plan w/2 story FR & flrc. Lib. w/French door. Great kt. w/hook. Beautiful mstr ste w/2 walk-in \$429,900 SCH22011078 851-6900



**NEWER PRISTINE RANCH** Beautiful and a spacious open floor plan makes this ranch a 10! High ceilings, lots of windows, custom gourmet kitchen w/granite island. Beautiful decking. \$319,900 HUE21084372 647-7100



**ENJOY THE USE OF EXPANSIVE SPACE** in this stately new home at the end of a private road. A full wave of windows overlooks 135' of Orchard Lk. frontage. Gourmet kit., 1st flr. MBR w/limestone tpi. \$2,499,900 647-7100



**A HARVEST OF FEATURES!** First floor master w/3 additional bdrms in this special home w/finished walk-out LL in a desirable neighborhood. \$590,000 HIN22003394 851-6900



**W. BLOOMFIELD-PLEASANT LAKE PRIVILEGES.** Newer ranch w/over 1620 SF, 3 BR, 2 1/2 baths, 1st flr laundry, fenced yard, formal DR, fireplace & partly finished LL. All appliances incl. \$257,500 BRN22011178 851-6900



**ORCHARD LAKE FRONT** Totally renovated, spectacular great room, a kitchen with vaulted ceiling. Dramatic views, 5 car garage. Fantastic home for large family and gracious entertaining. \$1,299,000 INL21053556 647-7100



**SPECTACULAR UPDATED RANCH** Walk-out indoor pool/exercise room-7 bedrooms, 6 full baths, 2 half baths, 2nd kitchen lower level on Wabek Lake. \$1,399,000 WAT22002913 647-7100



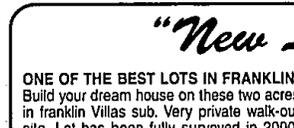
**DESIGNERS CHOICE! SPECTACULAR 2 story** contemporary on wonderful lot. 2 story foyer opens to a LIVING ROOM w/wet bar, library w/replace, finished, finished walk-out LL w/bedroom, bath and fireplace. A rare find! \$519,000 WOE21030011 851-6900



**UPDATED SPACIOUS BUNGALOW.** 2 bdrms up, 2 bdrms down, 2 full baths. Open floor plan, high ceilings, hardwood floors. Bright kitchen opens to formal dining room, porch & large deck. Garage & basement. Dead end street. \$164,500 WAT22012164 851-6900



**PRICED TO SELL!** Gorgeous colonial in desirable Mission Springs on quiet cul-de-sac. Huge Master with cathedral ceiling, 2 walk-in closets and a jacuzzi tub. \$389,900 LAT21100264 647-7100



**SMASHING GOLF COURSE CONDO** Nearly new and in mint condition. Beautiful and spacious open floor plan. High ceilings, lots of windows with golf course views. Huge master suite with balcony. \$299,900 CHT22015631 647-7100



**DESIGNER PERFECT.** 1st flr master comes w/this beautiful newer 3 bdrm, 2.5 bath on over 1 tree acre in great sub. Prof. finished w/o LL & 3 car garage. \$259,900 LAA22014058 851-6900



**WEST BLOOMFIELD RANCH.** Wonderful sprawling 3 bedroom, 2 1/2 bath ranch w/living room, family room & formal dining room. Full finished w/lower level. \$228,900 WIV21091975 851-6900



**THIS IS IT!** Only two sales in 14 months in popular Windover Woods Troy. B'ham schools. Large wooded cul-de-sac lot 2500 sq. ft. Traditional colonial. 4 bedrooms, 2 1/2 baths. \$369,800 MYN21095175 647-7100



**OLD WORLD ENGLISH COUNTRY ARCHITECTURE** w/room to grow. Builder's own model located on private cul-de-sac in Clarkston's Park Stonewood. Open & inviting flr plan. Fab. 1st floor master. \$1,439,000 OAT22013808 647-7100



**ROLLING OAKS!** Colonial on 1/2+ acre. Marble entry, hwd floors. FR w/plc/doorwall to covered brick patio. LR, DR, lib, newer roof, furnace, carpet & more. \$329,500 OAK22015277 851-6900



**IMMEDIATELY AVAILABLE.** Great location, 3 BR, 2 1/2 bath townhouse condo, private lot, end unit. Large master bedroom w/walk-in closet. Patio. Near expressway. \$154,900 FAK22013846 851-6900

*"New Listings"*

**ONE OF THE BEST LOTS IN FRANKLIN!** Build your dream house on these two acres in Franklin Villas sub. Very private walk-out site. Lot has been fully surveyed in 2000. Seller will remove home. \$899,900 BRF22015380 647-7100

**BELL ROAD AREA.** Sprawling brick ranch w/updated custom kit. Large FR directly adjacent to living room ideal for large gatherings. \$229,900 BED22014005 851-6900

**SMASHING GOLF COURSE CONDO** Nearly new and in mint condition. Beautiful and spacious open floor plan. High ceilings, lots of windows with golf course views. Huge master suite with balcony. \$299,900 CHT22015631 647-7100

**DESIGNER PERFECT.** 1st flr master comes w/this beautiful newer 3 bdrm, 2.5 bath on over 1 tree acre in great sub. Prof. finished w/o LL & 3 car garage. \$259,900 LAA22014058 851-6900

**OLD WORLD ENGLISH COUNTRY ARCHITECTURE** w/room to grow. Builder's own model located on private cul-de-sac in Clarkston's Park Stonewood. Open & inviting flr plan. Fab. 1st floor master. \$1,439,000 OAT22013808 647-7100

**SYLVAN LAKEFRONT RANCH!** Over 127' on water. Totally remodeled. 3 bdrm, 2 bath, over 2400 sq. ft. on large lot. Wow! \$600,000 STN22014125 851-6900

**248-647-7100**  
1821 W. Maple  
Birmingham-Bloomfield

**248-851-6900**  
32961 Middlebelt  
Farmington Hills-West Bloomfield

