



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



BELL ROAD AREA. Sprawling brick ranch with updated custom kitchen. Large family room directly adjacent to living room - ideal for large gatherings. Lovely wooded lot. \$229,900 BE022014005 851-6900



FARMINGTON HILLS CONTEMPORARY First floor master w/2 bdrms up. Large GR, kit, dining area, 1st floor laundry, den. Backs to woods w/decking and gazebo. Dramatic, spacious, open! \$339,900 LAR2016474 851-6900



BLOOMFIELD RANCH. Great location in a wonderful sub. Walk to stores, restaurants, and movies. Charming ranch with 3 bedrooms, 2.5 baths and finished basement. Large living room. \$279,900 CEK21063612 647-7100



BLOOMFIELD HILLS RANCH. Spacious custom ranch near Cranbrook Schools. Situated on private 1.14 acres. Circular drive. Features a very open floor plan, imported marble trout. \$1,100,000 LIE21077473 647-7100



STUNNING ONE OF A KIND CONTEMPORARY w/138 ft. frontage on all sports Orchard Lake. Open fr plan w/indoor pool, spa, sauna. Glass elev. 2 story ceiling in DR & LR. Each bdrm has private bath. Fin w/o LL. \$2,600,000 ORD21054286 851-6900



EQUESTRIANS DREAM! Multi-building saddle club on over 8 acres in Milford. Two full service barns w/43 stalls, heated riding area, spectator seating. Two small homes on property. \$775,000 BEK21030011 851-6900



ABSOLUTELY MAGNIFICENT! This soft Contemporary will bring out the artist in you! Only the finest appointments - ultra-superior construction. The lot is very private, beautiful gardens. \$1,800,000 CLN21032726 647-7100



SPECTACULAR CONDO. Enjoy the fabulous views of Pine Lake in this 4 BR, 3 1/2 bath walkout condo. 2 fireplaces, master suite w/whs & hers baths and closets. \$789,000 PIE22017216 647-7100



GORGEOUS BLOOMFIELD COLONIAL on a beautiful treed lot offering 4+ spacious bdrms, 2.5 baths, FR w/whs and finished bsmt. Many updates in the last 4 years plus Birmingham Schools. \$349,000 DUN21030508 851-6900



MODEL HOME IN FABULOUS OAKLAND TOWN-SHIP w/Rochester schools. Details 1/3 this 4 bdrm Tudor style home. First floor mstr ste, granite or marble counters. Fully landscaped w/full bsmt ready to be finished. \$755,000 MON21008044 851-6900



LAKEFRONT HOME. All sports Mohawk Lake. Beautiful designed 1993 home with a wide open floor plan, a 2 story great room, 3 bedrooms, 3 baths, finished lower level & awesome views. \$774,900 COY22017681 647-7100



AMERICAN CLASSIC LOCATED ON CORNER LOT in prestigious Park Ridge in the Parks at Stonewood. Home has nearly 4,100 sq. ft. of finished living space. Wonderful floor plan includes 1st floor master suite. \$1,029,000 STE22013768 647-7100



ORCHARD LAKE - ELEGANT TRANSITIONAL HOME on almost an acre. Open floor plan w/vaulted ceilings and hwd floors in foyer, DR, and kit. Wonderful master ste w/sitting room, finished LL, 3 car garage. \$575,000 CRK21017733 851-6900



WEST BLOOMFIELD! CONTEMPORARY 2 bdrm, 2.5 bath condo w/high ceilings, hwd floor in kit., master ste w/walk-in closet, bath w/skylight. Two car garage. \$175,000 GRN21095726 851-6900



BIRMINGHAM CHARMING 3 bedroom colonial, with updated kitchen and all appliances, doorwall to spacious deck, walk-in distance to town. \$163,000 HUV22004630 647-7100



BIRMINGHAM. Brownstone townhouse in a great downtown location. 3 bedrooms, 3.5 baths, family room, 3 fireplaces and an attached garage. Lots of extra amenities. \$1,225,000 TOD 21100570 647-7100



FULL LANDSCAPED LAKEFRONT. New constr. on all sports Middle Straits Lake. Fabulous floor plan incl. walk-out w/over 9 ft. ceilings. Custom feat. extras thru-out. Still time to choose colors. \$1,095,000 COY21031409 851-6900



BEAUTIFULLY UPDATED on nearly 2 acres. Exceptionally landscaped yard w/deck, hot tub, sunroom w/skylights, huge master ste w/walk-in closet, sauna, more. \$449,900 VEA21093743 851-6900



ONE OF THE FEW REMAINING LOTS in Franklin. Beautiful, deep and heavily treed lot surrounded by many expensive homes. Walk out site. Architectural plans available. Ready for you to build. \$350,000 INR21090847 647-7100



PRIVATE LAKEFRONT. Lovely lakeviews from meticulously maintained five bedroom, 3.5 bath custom ranch with walkout lower level to lakefront. Bloomfield with Birmingham schools. \$569,000 VAG21100301 647-7100



NEW CONSTRUCTION IN CHELSEA PARK. 4 bdrm, 3.5 bath colonial w/3 car attached garage. G.E. built-in appliances, landscaping, deck, excellent Wal-Mart Lake Schools and immediate possession. \$627,900 CAE21041099 851-6900



130 FEET OF UPPER STRAITS LAKEFRONT! You'll fall in love with this mint condition soft contemp. on one acre. Offers all the bells and whistles - alarm, sprinklers, sauna, dock, intercom, more. \$1,900,000 SOH21100235 851-6900



COMFORT AND CLASS. Beautiful, roomy and comfortable home on a large wooded Birmingham lot! Gorgeous throughout - will not last! \$728,999 LIN22016413 647-7100



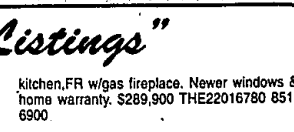
CHARMING CAPE COD in Birmingham. Fabulous kitchen with granite counter, top of the line appliances. Lots of updates. Great condition! Beautifully landscaped. \$345,000 WAU22003439 647-7100



PONTIAC LAKEFRONT! Cute as a button home on all sports lake. Granite kit, counters, pull down stairs lead to finished room up w/bay window, closet & door to balcony. One car att. gar. \$230,000 TAS21059239 851-6900



FABULOUS MAPLES OF NOVI. Private entry, ranch unit w/all. garage, 2 bdrm, 2 bath, full basement. Large deck overlooks golf course. Frpic in LR, community pool, tennis ct., clubhouse, restaurant. \$189,500 PRE22016168 851-6900



EXCEPTIONALLY PRIVATE LAKEFRONT peninsula. 24 platted homesites. Fabulous location for individual to build their dream home on All Sports Commerce Lake. \$1,200,000 CAL22013854 647-7100



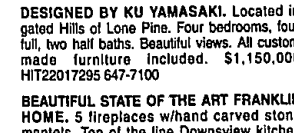
GORGEOUS VIEWS OF WALNUT LAKE. Custom built lake front contemporary, luxury amenities thru-out, gourmet kitchen, indoor pool, finished walkout. \$1,999,000 WEE21086475 647-7100



ENJOY NATURE in this beautiful traditional home on 1.64 acres. Perfect for entertaining, contemporary interior has vaulted ceilings, octadrum windows & French door entry. WOW! \$450,000 HIP2106809 851-6900



UPDATED RANCH. Country-like private wooded lot is setting for 2,700 sq. ft. 3 bdrm ranch. Newer kitchen & baths, beautiful open floor plan. Excellent Farm. Hills location. \$348,900 FOK22016441 851-6900



DESIGNED BY KU YAMASAKI. Located in gated Hills of Lone Pine. Four bedrooms, four full, two half baths. Beautiful views. All custom made furniture included. \$1,150,000 HIT22017295 647-7100



BEAUTIFUL STATE OF THE ART FRANKLIN HOME. 5 fireplaces w/hand carved stone mantels. Top of the line Downsview kitchen w/Subzero and Viking appliances. 4 car garage. Pella windows. Heavily wooded. \$1,700,000 INR22015524 647-7100



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

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



"New Listings"

NEW CONSTRUCTION. 2 story foyer, various ceiling heights and styles. Purchase by April 1 and builder will install landscaping and irrigation system. 2,900+ sq. ft. \$400,000 PEN22015580 851-6900

FABULOUS MAPLES OF NOVI. Private entry, ranch unit w/all. garage, 2 bdrm, 2 bath, full basement. Large deck overlooks golf course. Frpic in LR, community pool, tennis ct., clubhouse, restaurant. \$189,500 PRE22016168 851-6900

UPDATED RANCH. Country-like private wooded lot is setting for 2,700 sq. ft. 3 bdrm ranch. Newer kitchen & baths, beautiful open floor plan. Excellent Farm. Hills location. \$348,900 FOK22016441 851-6900

FARMINGTON HILLS. Ideal cul-de-sac lot. Updated 4 bdrm colonial. Tile in foyer & kitchen. Hardwood in LR, DR & all bdrms. Remodeled

kitchen, FR w/gas fireplace. Newer windows & home warranty. \$289,900 THE22016780 851-6900

EXCEPTIONALLY PRIVATE LAKEFRONT peninsula. 24 platted homesites. Fabulous location for individual to build their dream home on All Sports Commerce Lake. \$1,200,000 CAL22013854 647-7100

DESIGNED BY KU YAMASAKI. Located in gated Hills of Lone Pine. Four bedrooms, four full, two half baths. Beautiful views. All custom made furniture included. \$1,150,000 HIT22017295 647-7100

BEAUTIFUL STATE OF THE ART FRANKLIN HOME. 5 fireplaces w/hand carved stone mantels. Top of the line Downsview kitchen w/Subzero and Viking appliances. 4 car garage. Pella windows. Heavily wooded. \$1,700,000 INR22015524 647-7100



GORGEOUS VIEWS OF WALNUT LAKE. Custom built lake front contemporary, luxury amenities thru-out, gourmet kitchen, indoor pool, finished walkout. \$1,999,000 WEE21086475 647-7100



PINE LAKE PRIVILEGES. Updated Quad w/Brimd Hills Schools. Private fenced yard. All mechanicals are new. 4 BR, 2 full, 2 half baths. Hwd frs, very sharp, approx. 2,300 sq. ft. \$299,900 WEE21063453 647-7100