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## WEIR, MANUEL, SNYDER &amp; RANKE

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**FABULOUS GEORGIAN** in prestigious Chelmsleigh. Built with best of everything & utmost quality. 1st floor master bedroom overlooking gardens, custom gourmet kitchen, cherry library, vaulted family room, luxurious marble foyer & baths.

644-6300 (01AR-22008058) \$2,499,000



**A PERFECT BLEND**, new construction with a hint of old. For the most discriminating buyer, who desires luxury wrapped in Old World charm. Large open room with exquisite materials & details throughout.

644-6300 (16PI-21093277) \$1,649,000



**FABULOUS TEMPLETON** built traditional home w/heritage to Lower Long Lake. Decorated w/Brazilian cherry floors, crown moldings, vaulted custom oval library w/gold leaf ceiling and European chandeliers. 1st floor master.

644-6300 (15PO-21093771) \$2,999,899



**YOUR DREAM HOME** has recently been completed. Grand free-flowing stairway. Details include extensive moldings, hardwood & stone flooring. Dream kitchen w/Dacor appliances, granite counters, island & maple cabinets.

644-6300 (03BE-22024547) \$1,600,000



**TURN OF THE CENTURY** 3 story Birmingham landmark colonial. Extensively renovated while retaining the charm & character of yesteryear. Magnificent floor plan. Extensive use of limestone, granite & hardwood.

644-6300 (56DA-22014548) \$2,499,000



**FABULOUS PRIVATE** three acre site sited to Orange Lake in Bloomfield Hills. This is a charming home that has exceptional quality with many recent updates. Includes first floor master and four car garage.

644-6300 (30FO-21098375) \$998,000



**SPECTACULAR NEW BIRMINGHAM** in town home. Unbelievable quality and amenities for the price. 3-story home has granite in kitchen & baths. Hardwood floors, 2 car garage and more amenities than we've room to list.

644-6300 (11DA-22024749) \$825,000



**ELEGANT COLONIAL HOME!** Finished walk-out lower level w/suana, fireplace, exercise room & storage. 5 bedrooms, 4.5 baths. Kitchen w/granite island & Corian counters. Surround sound, central vac, security system & inground pool.

651-3500 (45CA-22012036) \$739,900



**LOVELY CUSTOM HOME** on beautiful lot backing to commons. Designer kitchen w/granite & Corian butlers pantry. Sunroom adjacent to breakfast area & full/2nd half baths. 1st floor master w/dressing area. Finished walk-out L.L.

651-3500 (74GO-22011767) \$724,000



**FRONTAGE TO OAKLAND HILLS** Country Club's north course. Gorgeous lot, could be fabulous building site for your private estate. Opportunities to expand, tear down or live in. Don't miss this opportunity.

644-6300 (45GO-22012527) \$599,900



**YOU WILL BE AMAZED** at the beauty of this three acre, professionally landscaped estate. Property includes tennis court, in ground pool & horse stables. Spacious home can be renovated or build your dream home.

644-6300 (65WO-21094327) \$815,000



**EXCEPTIONAL LIVING** in downtown Birmingham! This sophisticated 3 BR, 2.5 BA home features custom lighting & windows, top-of-the-line appliances & quality materials throughout. LR & fireplace. Deck & 2-car attached garage.

644-6300 (36CH-22018477) \$799,000



**DECEIVING** from the outside this open & spacious walk-out ranch with over 5,000 sq. ft. has Walnut Lake privileges. Extensive renovation. Large master bedroom suite w/overlaid bath. Solarium-styled breakfast area.

644-6300 (50LO-21070542) \$599,000



**TOP QUALITY BUILDER'S HOME** on double lot w/winery amenities. Newer gourmet kitchen w/top of the line appliances & granite counters. Huge finished lower w/c room & wine cellar. Private association beach, Bham schools.

644-6300 (50HY-22024840) \$585,000



**LARGE, PRIVATE LOT** in Quanton Lake Estates. Property affords room for expansion, or enjoy the existing comfortable home. Coved ceilings & hardwood floors in many rooms. Attached two car garage w/breezeway.

644-6300 (54SU-22008588) \$575,000



**COMFORTABLE & SPACIOUS** colonial on well landscaped lot. Hardwood floors in foyer & kitchen. Curved staircase. White island kitchen. Cathedral ceiling in master bedroom. Florida room w/door to brick paver double patio.

644-6300 (30HA-21091387) \$518,000



**NEW CONSTRUCTION** w/timeless elegance & uncompromised quality. Charming home features open floor plan, oak hardwood floors & crown moldings abound. Fireplace in family room surrounded by marble w/custom mantle.

644-6300 (55BI-21022270) \$579,000



**A CHARMING HOME** w/in walking distance of downtown Birmingham. Open floor plan for entertaining. Refinished hardwood floors. Newer carpet. Large eat-in kitchen. Tiered deck. Secluded professional landscaped garden.

644-6300 (16DO-22008889) \$549,000



**QUIET SUMMER NIGHTS** on large wood deck overlooking panoramic gardens. Beautifully updated & maintained. Kitchen w/custom cabinets & Corian counters. Lovely master bedroom. Custom crown moldings and more.

644-6300 (63SM-22024196) \$444,500



**BEAUTIFUL HOME** custom built in 1996 on 10.4 acres. 4,350 total square feet. Open floor plan. 4 bedrooms, 3.1 baths. First floor master suite w/cathedral ceilings. Finished walk-out lower level. Sellers motivated.

644-6300 (30TU-22003695) \$499,000



**CATHEDRAL CEILING** in spacious family room overlooks 2-tiered deck & rear yard backing to park. Finished walk-out lower level to brick paver patio. 4 bedrooms, 2.5 baths, sparkling kitchen w/white, newer carpet, freshly painted. 3 car at garage.

644-6300 (42WA-22017454) \$515,000



**WALK TO TOWN** from this updated 3 bedroom, 2 bath home in sought after Birmingham Estates. Flowing floor plan perfect for entertaining. Open kitchen w/granite island, large 1st floor master bedroom, stone patio & beautiful yard.

644-6300 (48VO-21071955) \$445,000



**RENOVATE OR BUILD** your dream home in this cottage w/screened in porch, which has frontage to Pine Lake w/beach. Includes new well, furnace & ac. Two car detached garage plus shed. Abuts miles of nature trails & sports field.

644-6300 (10OR-22018289) \$454,900



**OUTSTANDING RANCH** on ravine location w/winery views. Family room w/cathedral ceiling, brick fireplace & glassed door to living room. Updates include roof, gutters, furnace, air conditioning & kitchen appliances.

644-6300 (80BR-22011444) \$367,500



**DON'T MISS THIS CHARMER** on spacious lot close to town & freeway. Covered front porch. Hardwood floors in foyer, kitchen & breakfast area. Formal living & dining rooms. Great for entertaining. Finished lower w/clo.

644-6300 (99CH-22022157) \$309,900



**SPACIOUS COLONIAL** in desirable Westwood Estates. Great home on half acre lot. Includes large master suite w/walk-in closet & full bath, hardwood floors, side entry garage & full basement. Birmingham School District.

644-6300 (39WA-22003658) \$339,900



**REMARKABLE HOME** sits on a premium lot in wonderful sub w/pond view. Has expanded kitchen & eat-in area, hardwood floors, lot & walk-out lower w/delightful views & office space w/built-in, refrigerator and fireplace.

644-6300 (87CH-22024164) \$354,900



**WONDERFUL 4 bedroom, 2.5 bath** traditional colonial backing to commons in popular Meadowlark. Formal living room & dining room. Sun porch w/skylights & doorwalk to large deck & private rear yard.

651-5500 (91BA-22023956) \$349,900



**WONDERFUL HOME** on great lot. 4 bedrooms and 2.1 bath. Great space with lots of windows. Generous room sizes throughout. House is ready for your personal touches. Do not miss this great opportunity.

644-6300 (55KE-21097731) \$349,900



**A COOK'S DELIGHT** w/incredible maple kitchen w/granite counters, stainless GE appliances & quality gas cooktop. Recessed lights enhance the beautiful hardwood floors. Private office. Newer roof, windows, air conditioning & baths.

644-6300 (70AM-22002397) \$289,900



**WALK TO DOWNTOWN BIRMINGHAM** from this totally renovated condo w/updated kitchen & bath. White cabinets & Jennaire appliances in kitchen w/large dining area. Building has lobby & elevator. Walk-in storage closet.

644-6300 (62PU-21095731) \$179,000



**CHARMING house** on beautiful tree-lined street in northern Royal Oak. 1st floor master suite w/walk-in closet or sitting room. Living room fireplace can be enjoyed from the formal dining room. Hardwood floors.

644-6300 (10EL-22007665) \$229,900



**UPDATED 4 bedroom, 2.1 bath** colonial w/elementary school & swim club in sub. Some hardwood floors, stone fireplace & doorwalk to deck in family room. Has newer roof, windows, furnace & air.

644-6300 (26KI-22023537) \$254,900



**COMFORT GREETES YOU** when you enter this brick ranch w/in walking distance to downtown Rochester. Almost 1700 sq. ft. Stone fireplace. Beautiful garden on nearly 5 acre lot. Kitchen, hardwood floors & bath updated.

644-6300 (60LO-22021808) \$225,000



**EXTREMELY WELL MAINTAINED** 3 bedroom, 1.1 bath north Royal Oak quad home near Beaumont Hospital. Many updates including hardwood floors, lovely oak kitchen & neutral baths. Has newer roof and windows.

644-6300 (08AL-22024463) \$164,900



**STATELY TOWNHOUSE** in Adams Woods for those w/sophisticated taste. Crown moldings highlight neutral decor. 2-way fireplace between the living & dining room. Master suite w/hardwood floors in one. Available for lease.

644-6300 (60VO-22001655) \$220,000



**DELIGHTFUL HOME!** Dramatic great room, informal dining, kitchen w/white cabinets & appliances. 3 bedrooms, 2 w/walk-in closets and direct bath access. Ceramic tile. Light & bright. Neutral throughout. Insulated basement.

651-3500 (92ME-22011062) \$174,900



**SHARP RANCH** w/many updates, newer windows, roof, furnace, A/C, carpeting and kitchen cabinets. Large great room w/fireplace (natural). Doorwalk to deck & fenced back yard, shed 20x12 has electricity. 3 bedrooms or office.

651-5500 (36CO-22022456) \$139,900



**EXECUTIVE LIVING** at its best. Turn key opportunity. All appliances stay including washer/dryer. First class amenities include concierge, security, fitness center, pool, valet parking, tennis courts & picnic area.

644-6300 (00TO-22014558) \$97,000



**A SENSE OF OLD & NEW** in this home located w/in walking distance of downtown Royal Oak. Natural woodwork & fireplace, coffered ceilings, hardwood floors. Newer copper plumbing. Glass block windows in basement.

644-6300 (29EL-21079050) \$168,500



**ABSOLUTELY STUNNING CONDO** overlooking a wonderful treed area. Neutral decor thru-out. Bonus room upstairs 22x13. New furnace & A/C '01. Karastan carpet, ceramic tile floors in foyer, kitchen & baths, gas fireplace.

651-3500 (55HU-22011620) \$169,900



**WELL MAINTAINED, attractive 2** bedroom, 1.1 bath condo within walking distance to downtown Birmingham. This upper unit has a great price to live and enjoy all the town has to offer. Dining & living rooms.

644-6300 (59ET-22024103) \$112,000

• 298 South Old Woodward  
• 7285 Orchard Lake Road  
• 1205 West University Drive  
• 500 South Main Street  
• 325 East Brown Street

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