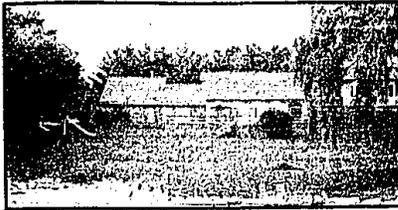
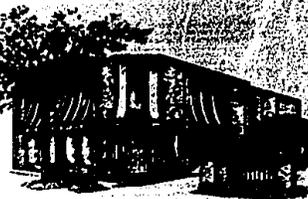


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BEAUTIFUL UPPER STRAITS LAKEFRONT | \$3,495,000

Enjoy 138' of frontage with lake views from most living areas. Grand entrance hall. Private 1st floor master suite. Large kitchen for group gatherings. Bowled garage, terra cotta, marble, granite & moldings. One of a kind residence. ELM21064256



WATERFRONT ESTATE | \$3,460,000

Amazing views from every room! This estate home features every possible amenity including 2 master suites plus private guest quarters w/2 baths, 7 fireplaces & 8 baths. Over 13,000 sq. ft. of luxurious living. Best value on the lake! NBA22007706



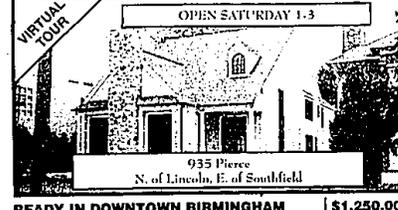
SECLUDED ESTATE IN BLOOMFIELD HILLS | \$3,350,000

Situated in all the end of a private drive this fabulous French Norman Style Estate features elegant formal spaces & warm friendly family living. Custom island kitchen w/Rust cabinets & premium appls. Daylight lower level, pool & cabana. YVA22001041



ONE OF A KIND IN BLOOMFIELD | \$1,295,000

Original home of Bloomfield Club tucked away on private one acre court. Impressive great room with 12' ceiling and massive stone FP. Newer 1st floor master suite & 2 su-pria/milaw suites, 4 FPs & 6 baths. BLO22028796



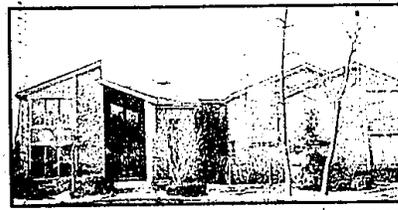
READY IN DOWNTOWN BIRMINGHAM | \$1,250,000

Walk-to-town. Sophistication and elegance in this new 4-bedroom home offering stylish design and customized quality. Huge master suite, ceramic baths, and hardwood floors thru-out. Large kitchen w/granite. PIE21100154



CRAFTSMAN DESIGNED BY SARKESIAN | \$1,035,000

Walk to town from this magnificent renovated home. Features open floor plan with dramatic cathedral ceilings, premium kitchen, and finished lower level. Superior use of Pewabic tiles, granite, & cobblestone. HAN22021022



BLMFLD. QUALITY & SOPHISTICATION | \$949,900

Secluded, private & spectacularly landscaped w/multi-tiered decking overlooking free form pool & pond. Dual staircases w/glass offers lovely views of resort-like property. Gourmet kitchen w/granite & premium appliances. LAV22030337

BRAND NEW LISTINGS

WEST BLOOMFIELD COLONIAL | \$459,900
Located in popular Maplewood sub this pristine contemporary features 4 bedrooms, an elegant master suite with 2 walk-in closets and makeup area. Kitchen with center island and Corian counters. 2-car attached garage. BSS23032312

STUNNING PINE LAKE COLONIAL | \$2,650,000
Enjoy Pine Lake frontage and an elegant 2-story foyer w/wispl staircase. Bridge over FR with palladium windows & French doors. Painted library, kitchen w/granite center island, master suite w/FP & marble bath, each BR w/private bath, 3-car garage. INT22031913

1.5 ACRES IN BLOOMFIELD | \$695,000
Walk to downtown B'ham from this updated home featuring 4 BR's, 2.5 baths. Florida room off family room, and dining room. Finished lower level has rec room and exercise room. Just a chip shot away from a beautiful golf course. STR22030629

EXTRAORDINARY LOCATION IN B'HAM | \$1,479,000
Sensational setting on ravine, featuring 4 bedrooms, 4 baths, new master suite, great room with stone fireplace and vaulted ceiling. New finished LL w/exercise room and entertainment center. Beautifully landscaped. LAT22031054

NEW IN FRANKLIN | \$374,900
Situating on nearly 1 acre this new Brody built home features dbl staircases, gourmet kitchen w/granite counter and top of the line appliances. Formal library, 4 bedrooms, 3 baths, and 2 lavs, all bedrooms have WIC's. Daylight lower level. ST022031199

BIRMINGHAM COLONIAL | \$299,900
Walk to town, schools, and parks from this charming 3 bedroom home. Featuring spacious room sizes, family room, dining room, and living room leading to delightful screened porch. Many updates include kitchen, windows and all mechanicals. CHA22031097

TROY COLONIAL | \$349,900
Traditional colonial on a 1/2 acre lot, featuring 4 bedrooms, 2.5 baths, hardwood floors, kitchen with new appliances, and lovely Florida room. All new windows, furnace, siding, shingles, and landscaping. Birmingham Schools. PAD22031303

LAKEFRONT HOME IN LAKE ORION | \$329,900
Enjoy the lakefront from this totally renovated 4 bedroom, 2 bath home on all sports lake. Featuring 2 fireplaces, large deck, new plumbing, electrical, roof, and windows. Heated garage, boat house and 3 slips. Paradise in your own back yard! LOQ22031797



LUXURY B'HAM NEW CONSTRUCTION | \$850,000

Worth a visit to appreciate quality 4-BR, 3.5 bath home. Island kitchen offers maple, granite & stainless steel. FP ceiling & hardwood throughout. 2nd FP in large master suite w/cathedral ceiling. Finished basement. Landscaped w/rock. HD21076749



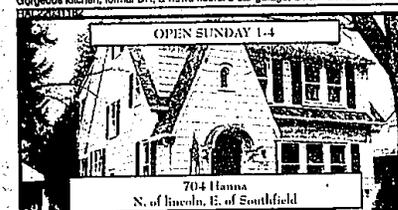
WOODED LOT IN BLOOMFIELD | \$749,900

Situated on a wooded 1/2 acre this beautiful 4-BR home offers a lovely living room w/FP, cathedral ceiling, & beautiful dbl crown moldings. 1st floor master suite. Gorgeous kitchen, formal DR, & hwd floors. 3-car garage, B'ham Schools. H122031192



FABULOUS B'HAM CAPE COD | \$699,000

Totally redone from top to bottom. Featuring 3 bedrooms, 3 baths, 1st floor master w/WIC/dressing room. Granite kitchen, 3 fireplaces, and marvelous use of windows. Finished basement and quality throughout. LAT22031053



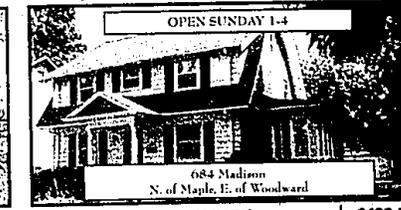
BIRMINGHAM COLONIAL | \$649,000

Charming in-town colonial featuring 4 bedrooms, 3 full baths, hardwood floors, and beautiful leaded glass windows. Updated white kitchen w/Corian and sub-zero. Updated baths, master w/private bath, built-ins, and WIC. HAN22029774



B'HAM ENGLISH COLONIAL | \$565,000

Walk to lake, downtown or school. Yard is gardener's delight w/private patio off large eat-in kitchen w/land. Fabulous newer master suite w/marble bath has adjoining office/4th BR w/French doors. Cozy sun room off LR w/FP. CHE22002400



DESIRABLE POPPLETON PARK | \$499,000

Walk to town from this charming well maintained colonial featuring spacious rooms, hardwood floors, formal dining room, natural fireplace in living room, and 3 bedrooms. Large deck overlooking beautiful yard. Plenty of room for expansion. MAQ22030263



ROCHESTER HILLS RANCH | \$299,000

Located off Walton on a sub-road in a private enclave of 4 homes and offering a great open floor plan, bright and spacious kitchen, huge great room w/door to ceiling FP, and open staircase to beautifully lit w/o LL. Tons of storage. WAL22028370



BIRMINGHAM BUNGALOW | \$210,000

Attention first time buyers, this is a great home! Featuring 2 BR's and nice neutral decor. Updates galore, including new windows, refinished hwd flrs, new plumbing & tile in bath, kitchen floor, in/exterior paint, & light fixtures in kitchen, DR, & BR. COL22029482



ADORABLE ROYAL OAK BUNGALOW | \$175,000

This adorable bungalow offers 3 bedrooms, nice open floor plan, neutral decor, and many updates. Newer furnace, updated electrical, close to shopping and expressways. Just a quick walk to desirable downtown Royal Oak. SIK22029494

442 south old woodward, birmingham, mi 48009