



RALPH MANUEL ASSOCIATES
THE REAL ESTATE ONE FAMILY OF COMPANIES



RALPH MANUEL ASSOCIATES, WEST

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VERNOR ESTATES COLONIAL. Well maintained. Extensive up-dating. New kitchen w/new Anderson windows and doorwall leading to brick paver patio. All new oak woodwork throughout. Circle drive. \$619,998 ARE-220877 248-647-7100



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. \$1,250,000 INL-2105356 248-647-7100



SUPER SIZE AND CUSTOM! Contemporary 3500 sq. ft. home will welcome and delight you. Gourmet kitchen, family room has custom fireplace, finished basement w/5th bedroom. Sprinklers, alarm and more. \$414,000 SQE-21083785 248-851-6900



ABSOLUTELY LOVELY RANCH CONDO! Owners transferred and will miss the wooded view, private cul-de-sac, light wood kitchen cabinets, huge open floor plan, etc. \$159,900 FAK-22019372 248-851-6900



UPDATED BIRMINGHAM HOME. Four bedroom, 2.5 bath home offers an open floor plan with formal dining room - great for entertaining. Lovely backyard with pool. \$650,000 BRR-22010196 248-647-7100



SMASHING BLOOMFIELD RANCH. Dynamic thrust! This spacious beauty has been renovated in the finest Euro-style. Rich hardwood floors, marble, granite and powder. Fabulous master bath! \$329,900 INY-21079836 248-647-7100



BLOOMFIELD HILLS SCHOOLS. Highly desirable large ranch with walk-out LL, 4 bedrooms, 3.5 baths, 47x23 FR w/wet bar. Newer gourmet kitchen w/granite & ceramic floor. Walnut Lake beach/boat privileges. Warranty. \$585,000 MAA-22013558 248-851-6900



BINGHAM FARMS RIVERFRONT PROPERTY. 2+ acres surrounds this beautiful home w/walk-out lower level. 5 spacious bedrooms, living room/dining room overlooks terraces with amazing views of woods and water. \$525,000 BRL-22024007 248-851-6900



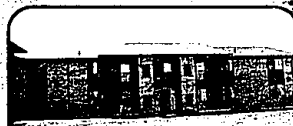
BIRMINGHAM GEM. Meticulously maintained. Many updates. Hardwood floors, windows, kitchen, master bedroom bath. Three bedrooms, two full baths, basement and yard. \$329,900 CAA-22019075 248-647-7100



CHARM AND CHARACTER ABOUND. Fabulous Quanton Lake Estates colonial. Many updates include kitchen professionally decorated with hardwood floors throughout. Fireplaces in living room and finished lower level. \$799,000 KET-22009384 248-647-7100



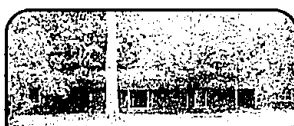
SYLVAN LAKEFRONT RANCH! Over 127 feet on the water. Totally remodeled. 3 bedrooms, 2 baths. Over 2400 sq. ft. on large lot. Wow! \$600,000 STN-22014125 248-851-6900



SHARP UPPER CONDO IN QUIET COMPLEX with doorwall to balcony. Completely furnished. Walk-in storage closet, plus plenty of closet space. Neutral decor. Close to shopping. \$75,000 THN-22025903 248-851-6900



VIEW OF FOREST LAKE COUNTRY CLUB. 4-5 fairways. Charming renovated ranch. This could be a perfect condo alternative. Handmade ceramic floor tile in LR, DR, Kit and FR. Tripart doorwall to patio. \$549,900 CEM-22025582 248-647-7100



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 thru-out. \$1,100,000 LIE-21077473 248-647-7100



MUST SELL! Large brick colonial. Family room, living room, library, beautiful landscaping. Oxford Estates. Immediately available. \$355,000 SAM-22019591 248-851-6900



EXECUTIVE HOME. Beautiful Rochester Hills home with over 4100 sq. ft., 4 bedrooms, 4.5 baths, custom upgrades. Finished daylight lower level. Two staircases. Just lovely! \$545,000 NEE-22027533 248-851-6900



WEST BEVERLY NEW CONSTRUCTION on beautiful tree-lined street. Over 2900 sq. ft., three bedrooms, 3 full baths. Library could be 4th bedroom. First floor laundry, huge pantry, master w/walk-in closet. \$605,000 DEE-22023124 248-647-7100



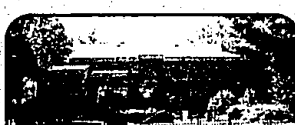
SPECTACULAR CONDO. Enjoy the fabulous views of Pine Lake in this 4 bedroom, 3 1/2 bath walk-out condo. 2 fireplaces, master suite w/his & hers baths and closets. \$789,000 PIE-22017216 248-647-7100



WEST BLOOMFIELD - MAPLE CREEK. Fabulous transitional w/walk-out. Totally premium - upgraded & designer perfect. Wooded cul-de-sac lot. Wow! \$975,000 FOW-22019229 248-851-6900



WEST BLOOMFIELD CONDO. This spacious and airy condo offers 2600 sq. ft. with 3 bedrooms, 2.5 baths and daylight windows in basement. \$587,780 PEE-22026454 248-851-6900



MAGNIFICENT CONTEMPORARY. 182 ft. on Cass Lakefront. Home situated on 2.64 acres. Extra high ceilings, gourmet kitchen, pool, sauna, exercise room and whirlpool. 6 bedrooms, 5 baths and 3 lavs. \$3,250,000 DDE-21057714 248-647-7100



STYLED FOR THE TIMES! This newer spacious 3500 sq. ft. West Troy colonial has 4 bedrooms, 3.5 baths, 27' family room w/cathedral ceilings, island kitchen, some marble and hardwood flooring. \$459,900 RNY-22028020 248-647-7100



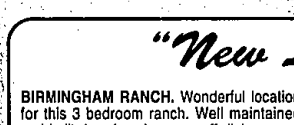
SPACIOUS RANCH. Immaculate, beautifully maintained, the pride of ownership shows. You will love this home. Great condo alternative. \$285,000 OLE-22019330 248-851-6900



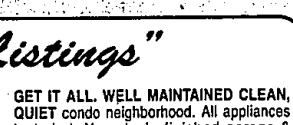
CHIMNEY HILL CONDO. Gracious two bedroom, two bath upper ranch. Elegant living room is adorned w/cathedral ceiling & dramatic gas fireplace. Breakfast nook off modern kitchen. \$172,500 CHY-22026306 248-851-6900



MINUTES FROM DOWNTOWN BIRMINGHAM. Beautiful, like new, completely redone 4 bedroom ranch. Excellent schools. Overlooking golf course. All new granite kitchen and bathrooms with detailed fixtures. \$469,000 HIE-22030143 248-647-7100



FRANKLIN. Beautiful, wooded, private .7 acre lot with a solid 50's ranch just waiting for your special touches or rebuild your dream. \$289,900 CHM-22032129 248-647-7100



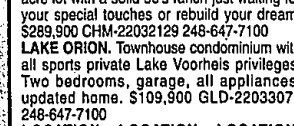
LAKE ORION. Townhouse condominium with all sports private Lake Voorhees privileges. Two bedrooms, garage, all appliances, updated home. \$109,900 GLD-22033071 248-647-7100



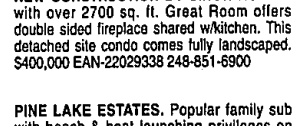
A TRUE MOVE-IN with hardwood floors. Contemporary feel - large windows, 3 or 4 bedrooms, 2.5 baths, trend lot. Birmingham schools. \$265,500 WHG-22028368 248-851-6900



NEWER PRISTINE RANCH. Beautiful and a spacious open floor plan makes this ranch a 101! High ceilings, lots of windows, custom gourmet kitchen w/granite island. Beautiful decking. \$319,900 HUE-21084372 248-647-7100



LOCATION, LOCATION, LOCATION! Renovated colonial w/new hardwood floors thru-out. 4 bedrooms, 2.5 baths. Newer furnace, A/C, roof, siding. Remodeled kitchen w/built-ins. \$269,900 PAK-22028573 248-851-6900



PINE LAKE ESTATES. Popular family sub with beach & boat launching privileges on beautiful Pine Lake. Cul-de-sac, wooded setting. Nice floor plan. Bloomfield Hills schools. \$269,900 ABN-22029505 248-851-6900



SET FOR LIVING. 1st floor master suite in 4 bedroom home w/large rooms. Desirable location in West Bloomfield. Walk-in closets, recessed lighting, bridge overlooking great room w/fireplace. 2.5 car garage. \$349,000 GRN-22028398 248-851-6900

"New Listings"

BIRMINGHAM RANCH. Wonderful location for this 3 bedroom ranch. Well maintained and built. Lovely solar room off dining room. Finished basement with 5 bath. Great Value. Living room w/fireplace. \$349,900 BUM-22032084 284-647-7100

LAKE ORION. Townhouse condominium with all sports private Lake Voorhees privileges. Two bedrooms, garage, all appliances, updated home. \$109,900 GLD-22033071 248-647-7100

LOCATION, LOCATION, LOCATION! Renovated colonial w/new hardwood floors thru-out. 4 bedrooms, 2.5 baths. Newer furnace, A/C, roof, siding. Remodeled kitchen w/built-ins. \$269,900 PAK-22028573 248-851-6900

GET IT ALL. WELL MAINTAINED CLEAN, QUIET condo neighborhood. All appliances included. New deck, finished garage & basement. C/A, low association fee. \$125,000 HAD-22029842 248-851-6900

NEW CONSTRUCTION BY SINGH HOMES. with over 2700 sq. ft. Great Room offers double sided fireplace shared w/kitchen. This detached site condo comes fully landscaped. \$400,000 EAN-22029338 248-851-6900

PINE LAKE ESTATES. Popular family sub with beach & boat launching privileges on beautiful Pine Lake. Cul-de-sac, wooded setting. Nice floor plan. Bloomfield Hills schools. \$269,900 ABN-22029505 248-851-6900



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