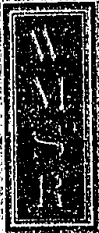
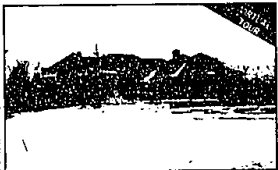


feeling at home

WEIR, MANUEL, SNYDER & RANKE



PROUD RECIPIENT OF THE 2002 MARSHALL FREDERICKS COMMUNITY SPIRIT AWARD



BLOOMFIELD
 Fabulous Templetier built traditional home w/heritage to Lower Long Lake. Decorated w/Razian cherry floors, crown moldings, vaulted custom oval library w/gold leaf ceiling and European chandeliers. 1st floor master.
 248-644-6300 15PO-21096071 \$2,999,999



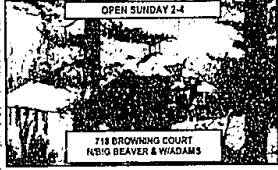
BIRMINGHAM
 Turn of the century Birmingham landmark colonial. Extensively renovated, while retaining the charm and character of yesteryear. Magnificent floor plan. Extensive use of limestone, granite and period fixtures.
 248-644-6300 560A-22074526 \$2,875,000



BLOOMFIELD
 Exquisite in detail describes this custom home located in prestigious Whispering Pines. A well thought-out floor plan with soaring ceilings, 2 full kitchens, 3 bedroom suites and a spacious private outdoor area.
 248-644-6300 60PI-21108235 \$1,800,000



BIRMINGHAM
 Enjoy relaxing views of Quarton Lake from most windows in this newly constructed home on Lakeside. Ultra luxury living at its finest. Masterfully appointed. Please inquire about the quality amenities.
 248-644-6300 70LA-22058714 \$1,950,000



BLOOMFIELD
 Beautiful custom Cape Cod with unbelievable views from almost all rooms. Kitchen w/granite counters, thermostat & Sub-Zero. 3 fireplaces. Indoor pool w/access to deck & exercise room. In-law quarters in walkout lower.
 248-644-6300 18BR-23009942 \$1,249,900



BIRMINGHAM
 A home that offers great flexibility for daily living and for fabulous entertaining. The gourmet kitchen allows for the grandest of parties. The year-round sunroom offers views of the beautifully landscaped yard.
 248-644-6300 85KE-23011791 \$1,425,000



BIRMINGHAM
 Excellent building in the heart of downtown Birmingham. Currently used as a beauty salon and spa. Independent structure w/some parking in rear. Site provides opportunity for a 5-story structure pending city approval.
 248-644-6300 60HA-22073252 \$1,600,000



BIRMINGHAM
 Invited guests will be envious of the perennial gardens by Goldor Walsh and the fact that this home is on the most desirable lot in the Pines of Bloomfield. Numerous custom features throughout this elegant home.
 248-644-6300 60AH-23014082 \$1,500,000



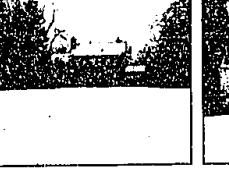
BIRMINGHAM
 What else could you ask for in this fabulously located downtown Birmingham townhouse? Updated granite kitchen. Private outdoor atrium. Master bed w/Jacuzzi. Finished lower w/bed, full bath & partial kitchen.
 248-644-6300 59ME-21108178 \$829,000



BLOOMFIELD
 Elegant and gracious best describe this detached condo that is near Forest Lake Country Club. Located on a private cul-de-sac, this condo features fabulous views of the private, "park-like" setting.
 248-644-6300 27RH-23011372 \$699,900



BIRMINGHAM
 Exceptional quality throughout this elegant home. The kitchen has granite counters, lead glass backsplash and a custom desk. Richly appointed library with cherry woodwork and "Frank Lloyd Wright" doors.
 248-644-6300 1YKE-23000767 \$980,000



BLOOMFIELD
 Tucked away on a beautiful 2 acre lot, sits a home that is filled with class, charm and character. Large windows surround the all-season sunroom that is perfect for viewing the pines and in-ground pool.
 248-644-6300 85DE-23010324 \$895,000



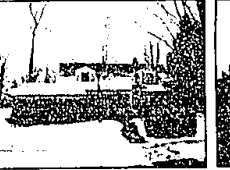
BIRMINGHAM
 This charming home is located on one of Birmingham's most popular streets. Original intrigue of community still intact. Phenomenal sized lot. Wonderfully sized living room and bedrooms. Has four fireplaces.
 248-644-6300 81PL-22054899 \$739,000



BIRMINGHAM
 Adorable center entrance brick colonial in fabulous neighborhood. Updates include entire full bath, kitchen appliances, counters, mud room, driveway and the list goes on. Floors refinished. Finished lower level.
 248-644-6300 95KI-22113109 \$529,990



ROCHESTER HILLS
 COLONIAL ON QUIET TREE LINED CUL-DE-SAC! FR w/half-bath ceiling & fp. Leaded glass dr to den w/built-in shelves. Finished LL w/ire place. Kitchen w/island. Birch cook top & oak cabinets. Many updates.
 248-651-3500 61PE-22111522 \$399,000



BIRMINGHAM
 A Cape Cod that is beautifully located in the neighborhood. Offers great views, park-like setting and great privacy. A 1+ floor master suite with full bath and ample closet space. The 3 seasons room opens to the patio.
 248-644-6300 98AB-23001704 \$595,000



ADDISON
 STRIKING PANORAMIC VIEWS! 3.6 Acres. Horses allowed. Dramatic 2-story GR w/widow fr through kitchen. Ample kitchen cabinets/Corran cfrs., Jacuzzi in MSTR suite. Laundry rm. Covered port/patio. Finished w/o.
 248-851-3500 60TO-22102121 \$424,900



BIRMINGHAM
 Lovely Quarton Lake cape cod located on large lot and in the area of million dollar plus homes. Many updates including the windows, family room addition and finished lower w/ret bar & full bath. Great back yard.
 248-644-6300 31PI-22107885 \$590,000



FARMINGTON
 Stunning contemporary with numerous upgrades, marble foyer, 2 circular staircases, 1+ floor master suite, 2 bedrooms up with shared bath. Finished lower level with family room, library, bedroom and full bath.
 248-851-5500 18LE-22110960 \$385,900



BIRMINGHAM
 Live in a fabulous neighborhood in this absolutely adorable brick bungalow. Bright, open floor plan with exposed hardwood floors, crown ceilings and crown moldings. Professionally finished lower level.
 248-644-6300 93MA-23001241 \$335,000



BLOOMFIELD
 Looking for a house that overlooks a 45 acre park, plus the option of playing tennis or swimming in the pool? Well this condo will satisfy those needs, plus the added features of being beautifully updated.
 248-644-6300 17V-23012847 \$359,000



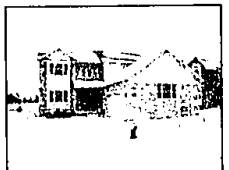
CLAWSON
 Great business opportunity along the 14 mile rd corridor in Clawson. Either use the facility as a vehicle repair shop or for its new B-1 zoning. Many special approved uses.
 248-851-5500 06MA-23008042 \$325,000



BIRMINGHAM
 Live in downtown Birmingham in this lovely updated home, or bring your imagination to this 62,200 private tree lot. Hardwood floors. Updated kitchen and baths. Very nice master suite with TV and office rooms.
 248-644-6300 898C-23004783 \$389,000



BIRMINGHAM
 A short walk to shops, theaters and restaurants from this rebuilt condo. Top floor, end unit offers plenty of light and deck access from living room and bedroom. Fashionable kitchen with all appliances and the floor.
 248-644-6300 82PI-22077160 \$199,000



STERLING HEIGHTS
 Enjoy the comfort and convenience of this new home in wonderful Utica Schools. The home has a formal dining room, kitchen with breakfast area and doorway! The master has a large shower, double vanity and walk-in closet.
 248-644-6300 63HA-23000239 \$289,900



BEVERLY HILLS
 Take a look at this completely refurbished ranch on one of most picturesque streets in town. New roof, flooring and maple cabinets in kitchen. Looks out to a beautifully landscaped yard with paved patio.
 248-644-6300 63SH-22113064 \$239,900



BEVERLY HILLS
 Relaxing at home will never be the same with this home that is situated on nearly an acre of lovely landscaped grounds. The newer features and Birmingham Schools all add to the value of this great home.
 248-644-6300 05BE-23010334 \$299,900



BIRMINGHAM
 Enjoy all of the conveniences of a location within walking distance to downtown. All of the updates that you can imagine including finished hardwood floors, windows, siding, furnace and kitchen. A lovely home.
 248-644-6300 72RU-22114085 \$199,000

OFFICES SERVING ALL OF SOUTHEAST MICHIGAN:
 BIRMINGHAM (248) 644-6300
 WEST BLOOMFIELD FARMINGTON HILLS (248) 851-5500
 ROCHESTER ROCHESTER HILLS (248) 651-3500
 PLYMOUTH/CANTON/NORTHVILLE/NOVI (734) 455-6000
 NATIONAL/INTERNATIONAL RELOCATION (800) 662-1950

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