

Adult Communities

Sharing a common bond is cornerstone

In COLONIAL Acres adult community in South Lyon, Centaur Contractors Inc. have what they believe is the wave of the future for housing. We're going after the adult market," said Edward S. Tompkins, a partner with Jim Pelky, in Centaur. "People over 50 with no children, or children over 17. Part of what we're selling is the lifestyle - the community itself."

People at Colonial Acres share a common bond. They've moved out of houses they've lived in for 20 or 30 years. Some of them even lived in the same Livonia or Farmington Hills neighborhoods, or thereabouts, or worked at the same companies, but never had the time or the opportunity to develop any friendships.

"What we've found," said Tompkins, "is that they're rediscovering each other since moving there."

This well developed sense of community with neighbors looking out for one another has helped make the initial phase of Colonial Acres sell-outs. Pelky and Tompkins have already begun building more units at the \$100-million project in the Pontiac Trail - Ten Mile Road area.

COLONIAL NOW HAS ABOUT 600 units on 52 acres in phases one through four. Phase five will add another 500 units on 87 additional acres for a total of 1,100 with a projected completion date of 1993.

The acreage is wooded and has several man-made ponds that tapped into natural underground springs. One of the ponds will be stocked for fishing, and another will have a beach for swimming. There are two clubhouses, the newest one in phase 5 with a swimming pool. One and two bedroom units are attached in groups of six or eight. The newer units have lower level walk-out patios.

Enclosing a wood deck into a porch is one of the buyer's many options. It adds another 120 square feet to the overall 1,800 square feet of the unit. Base price for the walkouts is \$67,900.

TO SHOW WHAT OPTIONS are available, the model for phase 5 is loaded with options.

The units have California style walled courtyard entrances. A good-sized dining area is at the far end of the living room. The kitchens feature a breakfast bar pass-through to the living-dining room.

One of the standard features at Colonial Acres is hot water baseboard heating systems. "It's more expensive, but more effective," Tompkins said.

Centaur has an in-house service department to handle all maintenance problems. The fee at Colonial Acres is \$125 per month and includes insurance, boiler, hot water heater repair and/or replacement, land lease costs as well as snow removal, exterior painting, lawn and shrub care. "Unlike other developers, we don't leave the development when it's finished," Pelky said. "We're here and very accessible." For more information about the development, call 437-8193.

Kitchens in Colonial Acres have a breakfast bar pass-through to the living-dining room area. End units have windows, but inner units feature skylights to compensate for the lost window. Enjoying a coffee break is Rosalie Webb, Gov. James Blanchard's mother, with her husband, Baxter. The couple have been residents since 1984.

Staff photos by
John Stormzand



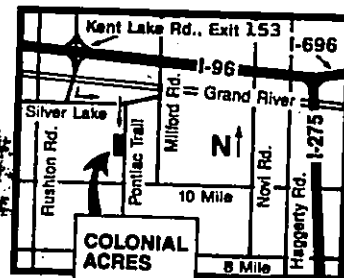
The photo to the left is a view of a finished basement leading to an enclosed walkout porch. Both are options offered by Centaur Contractors Inc.



Moving out to Colonial Acres was like Old Home Week for Frank Ross (right) and Peter Schmidt. Both retired about 10 years ago from the same tool and engineering company in Southfield. They hadn't seen each other again until recently when they discovered they each lived in the same development and were now neighbors. With them are their wives, Amy Ross (left) and Maria Schmidt.



**MODELS OPEN: Mon.-Fri. 12-4 PM/Sat. & Sun. 12-5 PM
ALSO OPEN THURSDAY**



for further information call 437-1159 from \$67,900

CENTAUR CONTRACTORS INC. • COLONIAL ACRES REALTY, INC.