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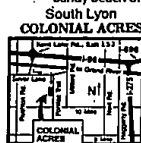
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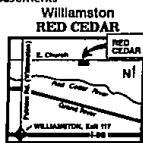
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Condos in hub of activity

By Joan Boram
special writer

Looking to put down roots with your "Born to Shop" sweatshirt? Or parking your "Shop 'til You Drop" bumper sticker? And if malls are your thing, you might want to consider Orchard Place Condominiums, the most recent project of Brooks & Layne Development Co. Informally known as "the company that changed the face of Farmington Hills," Brooks & Layne has over \$60 million in projects along Orchard Lake Road, including Orchard Place, a major off-price shopping center, their own headquarters, and now, Orchard Place Condominiums.

"Convenience and safety are the watchwords at Orchard Place," said president Sanford Layne. "There is a shopping center next door, several across the street, and 25 in the immediate area. Major highways readily accessible are I-275, I-495, the Southfield Freeway, the Lodge, Telegraph Road, so the insatiable shopper can quickly get to Birmingham, Detroit, or even Ann Arbor."

"THERE IS MORE than just shopping, however. Churches, medical centers, schools, including Cranbrook and Lawrence Institute of Technology, and 14 country clubs and golf courses are just around the corner. We're so convinced that residents will want to take advantage of the opportunity to walk to the grocery store that every unit is supplied with a collapsible shopping cart, Layne said."

Select units in the development overlook Glen Oaks Golf Course, while others face meandering Pebble Creek and a mature wooded area.

One- and two-bedroom units each have a large, private balcony, and the three-bedroom units have two, one off the living room and one off the master bedroom. One building is completed and occupied; two more buildings will be finished soon.

"Three-bedroom units sell out first," Layne noted. "People like the extra space. Often, they are empty nesters who have out-of-town company and like to have extra bedrooms. Others remove a wall between the living room and a bedroom for a larger dining and entertaining area."

Appropriately, for shoppers, there is lots of closet and storage space. Each unit features a walk-in front entry closet, large linen closets, walk-in bedroom closets and storage space off the balcony to store patio furniture or bicycle. There is extra storage space on each floor for each unit.

A monitored gatehouse assures privacy, security and acceptance of deliveries. Each building features parking underneath with designated parking spaces and additional guest parking. The parking areas are brightly lit and have TV surveillance.

The attractive community building, available for socializing and entertaining, includes a full kitchen. There is a heated pool and tennis



DAN DEAN/staff photographer

Above, the living-dining area of Orchard Place Condominiums. Shown are fireplace and bar conversions, which are extras. At the right, developer Sanford Layne, who notes that "convenience and safety are watchwords" at the development, which is next door to a shopping center that his company also developed.



and shuffleboard courts.

Orchard Lake Condominiums, 35618 Orchard Lake Road between 13 and 14 Mile roads, are handled by Ralph Manuel Associates. For more information, call 737-0890. Models are open daily 1-6 p.m., except Thursday.

One-, two-, and three-bedroom units start at \$77,900, \$112,900 and \$137,900, respectively. Special features, such as fireplaces and bar conversions, are available.

"...every unit is supplied with a collapsible shopping cart."

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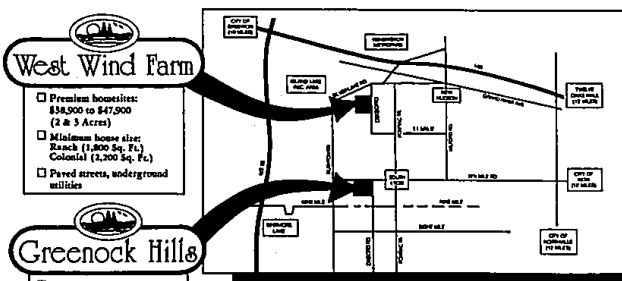
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