

Eaton Estates: Luxury with comfort

By Arlene Funk
special writer

THERE'S an open, free feeling one gets when walking into the glass-enclosed breakfast room at the Eaton Estates condominiums in Plymouth Township.

Sunshine pours into the windows of the Cambridge model. It makes you want to burst into a rendition of that old Broadway hit song, "On a Clear Day, You Can See Forever." And one of views from some of the windows is that of a nearby nature preserve that plays an important role in the overall development of the project.

"We didn't want it to look like a barracks," said 32-year old Salvatore (Sam) LoPiccolo, developer of the project. "What (most) condos lack is a lot of glass."

Eaton Estates, on N. Territorial Road between Sheldon and Beck, combines luxury and comfort with a twist. LoPiccolo hired Plymouth architect David Schaff to design floor plans with angled walls, interesting arches and, of course, an abundance of windows.

BOTH TWO-BEDROOM and three-bedroom styles, ranging from around 2,400 square feet to 2,800

square feet are available. Prices start at around \$270,000.

"We wanted something that would be eye-appealing," said LoPiccolo. Eaton Estates, which "contain a spring-fed pond with fish, occupies an 18-acre parcel west of downtown Plymouth. The land formerly belonged to longtime Plymouth booster Sterling Eaton, who served in the state Legislature and was publisher of the Plymouth Mail, forerunner of the Plymouth Observer.

"I think the land is very important here," LoPiccolo said. "We try to complement it with the homes."

Despite his relative youth, LoPiccolo brings years of experience in constructing houses and office buildings in Livonia, Farmington and Northville.

LoPiccolo grew up in Detroit's eastern suburb. At age 20, he built two homes in the Francavilla subdivision in Livonia.

"I STARTED IN THE tail end of the last boom and held on through (later) recessions," said LoPiccolo, who lives on a 10-acre spread in Northville with his wife, four small children and three horses. "I did a lot of the early work to save money. I learned on the job."

LoPiccolo went on to build houses in Farmington Hills and developed

the LoPac Center, an office building in Northville, and is now working in the Quail Run subdivision in Plymouth Township.

"We want people to think this is a home — not a condo," LoPiccolo said of his plans for Eaton Estates. LoPiccolo expressed satisfaction with the designs of Schaff, with whom he had worked on an earlier job. People also may recognize Schaff's style from another unrelated, upscale Plymouth condo community — Homestead Estates, developed by members of the prominent Lorenz family of Plymouth.

"We gave (Schaff) an idea of what we wanted," LoPiccolo said. "We wanted nothing but quality and luxury here."

The result is a cluster of attractive, spacious units with cathedral ceilings, large rooms, decks, fireplaces and plenty of safety features. Construction began almost two years ago. A total of 25 units are completed, with about half sold. The goal of 38 units. LoPiccolo said the property could accommodate up to 43 homes, if demand warrants.

CURRENTLY AVAILABLE are two floor plans: The two-bedroom, ranch style end unit called Cambridge has 2,815-square-foot unit sells for around \$270,000.

A third style, a two-bedroom ranch with 2,050 square feet, the Banbury, is sold out.

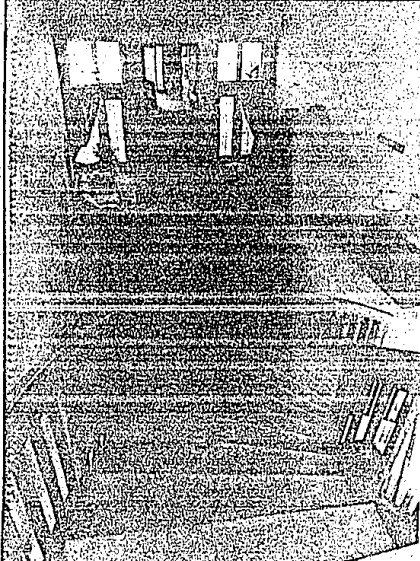
According to LoPiccolo, typical Eaton Estates residents are "auto-executives and self-employed people." There are enough amenities to make even the fussiest resident feel pampered and protected.

"We cater to privacy," LoPiccolo said.

The home exteriors are beige brick with stained wood trim and a shake design asphalt roof. Walls and ceilings have energy-saving insulation. Masonry walls, which enhance security and energy efficiency, also keeps noise to a minimum.

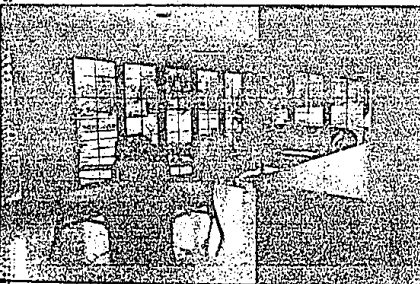
LoPiccolo touts the following features:

- Two-car garage with auto-electric door openers
- Security alarm system and central air-conditioning
- Great room with cathedral ceilings, deck and fireplace (a second fireplace is in the full sized basement)
- Each unit has 2 1/2 baths, a master bedroom suite with tub and separate shower. Roomy, walk-in closets are large enough to do double duty as workshop or storage room.
- Large kitchens with built-in appliances, choice of cabinets and food preparation island.



BILL DRESLER/staff photographer

The two-story Sussex unit features a wide oak staircase leading to the upstairs bedrooms.



BILL DRESLER/staff photographer

A cheerful morning room with a wide expanse of windows — commonplace at Eaton Estates — has a enough space in the corner to tuck in a chair or sofa for a cozy sitting area.

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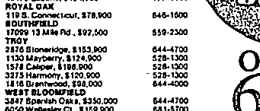
FIRST-LEVEL, Desirable 2-bed - Birmingham School! Dining room down to patio, master bedroom has 2 closets and dressing area. Family room on lower level - exit door. \$115,000 844-4700.



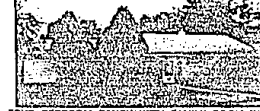
ELEGANCE, QUALITY AND PRESTIGE. This home has it all. Many innovative features too numerous to mention. Custom decorating and window treatments. Top of the line appliance package, including: Jennie-Air, Whirlpool bath, 3 car garage. \$239,900 477-1111



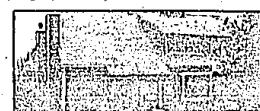
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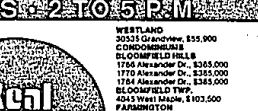
FOUR BEDROOM RANCH WITH FAMILY ROOM WITH FIREPLACE. This nice brick ranch has a lot of great stuff, raised hearth fireplace, has had some updating, needs carpeting, appliances etc. \$87,500 477-1111



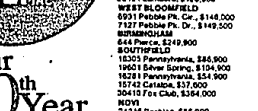
TOWNHOUSE WITH TWO BEDROOMS AND LIBRARY/LOFT overlooking living room with cathedral ceiling. Two bath. Fireplace. One car garage, and unit in private wooded setting. \$90,000 477-1111



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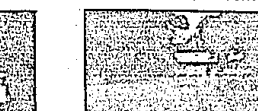
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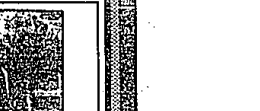
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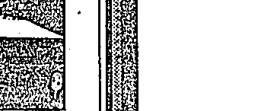
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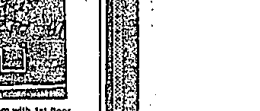
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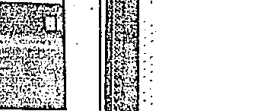
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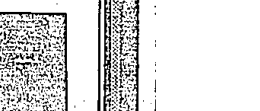
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