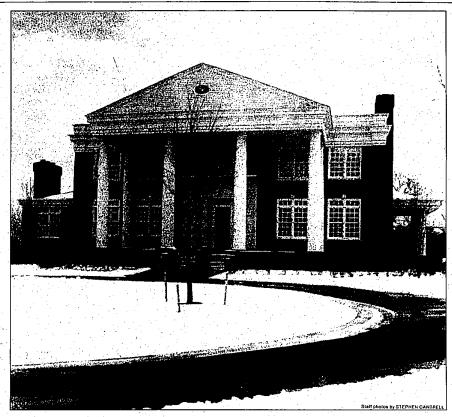
Building Scene CLASSIFIED ADVERTISING



Thursday, December 20, 1990 O&F



You don't see many spechouses with a listing price in the area of \$2 million, even in Bloomfield Hills. Harold Koss, and Richard McCoppin have teamed up to bring, two to the market. This old-South style mansion and a French manor-look next door were designed by Davio Sellards.

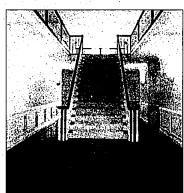
Speculative thinking: building big houses

Spec houses today in excess of 7,500 square feet and priced at ire than \$1.5 million?

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"From the ordinary builder, I don't think you'll find spec homes like this."

GEORGIAN HAS turned away from a traditional Tudor look



Several touches of Old South architecture — a strik-ing staircase, accentuated by oak flooring and aconce lighting — can be found in a spec house built by Koss and McCoppin in Bloomlield Hills.

for its two offerings on Brady Lane.

A house with an old South-style elevation surrounded by porches and a series of columns has a floor plan of 7,885 square feet. It's been on the market since late September with a listing

feet. It's been on the market since late september and a suppose of \$1.8 million.

Oak wood floors can be found in all major rooms on the lower level—living room, den, keeping (family) room/kitchen and dioling room. The den is oak from top to bottom.

Brass lixtures and top-of-the line appliances abound.

An imposing stafrease rises from the foyer in the middle of the house. Four bedrooms — to be carpeted to the buyer's specifications—are unitativs.

iteations—are upstairs.

The bath portion of the master suite contains a marble floor, marble wall covering and a marble shower. A two-person Jacuzzi is mounted on a platform.

A THIRD LEVEL, originally designed for storage, can be used as a media room, exercise room or playroom for children. Fireplaces are located in the living room, den, keeping room and master suite.

Other touches include double 2-by-12 floor joists, a modern butter's pantry and sconce lighting fixtures on the second floor. David Sellards, a Birmingham architect, designed the house. "I'm from the South. I can relate to it, traditional value, neo-Classical. I think everyone can identify with nooks and cranmes of Grandma's house. It's conforting, nostalgia," he said. While Georgian executives liked Sellards' floor plan, they thought the initial exterior elevation was a little too content, and while Georgian executives liked Sellards' floor plan, they thought the initial exterior elevation was a little too content of the cont

"EVERTY ROOM, every Jiving area in the house on the first floor you can get outside to a porch," he added.

Kathy Billig, a Realtor associate, is marketing the house for Hall & Hunter. "The thing what sets this house apart is large, functional rooms," she said. "It's not chopped up."
"The immediate buyer would be an autic executive transferred to the area and needs immediate housing or someone who saw it and liked it," Sellards said.
"It's going to sell," Billig sald. "We've had financial planners, an independent wealthy person, a doctor interested, enterpreneurs. There's been a lot of interest.

"We (Birmingham-Bloomfield Board of Realters) have almost 40 listings over \$1 million, new and old," she said. "But we're in a community where per capita income is in the top 5 sercent in the country."

GEORGIAN'S second house on Brady, also designed by Sellards and still under construction, has a French manor exterior.

The Interior, 9,000 square feet, will contain six bedrooms, five full baths and two half baths, five fireplaces, two stairways and first- and second-floor laundries.

That house will list for \$2.2 million.
Sellards conceded that the magnitude of the two houses most recently bulk by Goorgian as speculative ventures are "very rare even in Bloomfield Hills."

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