

GOLF COURSES MAKE BEAUTIFUL BACKYARDS

Living on a golf course is special—a special that about two-thirds of the people who live on golf courses do not even play golf. The primary allure of golf course living seems to be the beauty and the privacy. When the homeowner's backyard borders a golf course, rolling hills covered with manicured grass, trees and bushes, stretch as far as the eye can see. Furthermore, this landscaped perfection does not require any work on the part of the homeowner.

The various golf course developments in Oakland County offer home buyers diversity in terms of type of golf course, style and size of home, and a broad price range. For example, Golfview Pointe at Coppercreek in Farmington Hills is on the Coppercreek Golf Course. The homes start at approximately \$190,000, and range in size from 1,700 to 3,500 square feet. The development is already 90 percent sold in under eighteen months, "exceeding our expectations by far", according to Steve Perleman of Huntley Homes. He attributes this success to the golf course view, the affordable homes and the Farmington Hills location. The Coppercreek Golf Course itself is a nine-hole, privately owned public course designed and built by Stan Aldridge who also developed the Indianwood Course.

Maples of Novi borders on a nine-hole, private course that is part of The Maples Club. The Maples Club also has tennis courts, an outdoor swimming pool and a clubhouse with a restaurant, a grill and a health club. The health club has a full

range of exercise equipment, whirlpools, saunas, massages, and an indoor golf simulator. Mike Feldman, the Sales Manager for Classic Construction, calls it "a year-around resort." A variety of memberships are available so that home buyers can customize based on which facilities they plan to use. The community has many styles of both attached and detached condominiums ranging in price from \$98,000 to \$200,000 which have attracted young professionals, new families and empty nesters.

Tanglewood is being developed near South Lyon by the Select Group. It is on the four-year old Tanglewood Golf Course, and 18-hole, public championship course that is tough enough to be nicknamed "The Lion." Tanglewood is adding another nine holes which, like the front nine, were designed by Bill Newcomb, making it a 27-hole course. One of the holes on the "new nine" will be in the shape of the state of Michigan with the Upper Peninsula and the Lower Peninsula each surrounded by water. The clubhouse has a golf pro, a pro shop, banquet facilities and a chef for lunches and dinners during the golf season.

Tanglewood homes are being built on property surrounding the golf course, some border the course and some do not. In the first of a four-phase building program, all but two of the golf lots on the golf course have been sold, although more golf course lots will become available in later phases. The phase one sites not bordering the course feature trees, rolling terrain and deep woods. The property also has designated park areas

with jogging and hiking trails. Home styles include ranch and one and one-half story "main floor living" plans preferred by empty-nesters as well as two-story plans. The homes range in size from 2,300 to 3,600 square feet and prices start at \$249,900.

One of the newest of the golf course developments is Brentwood in White Lake Township. The first nine holes of the Brentwood Golf and Country Club, along with a clubhouse that includes a pro shop and snack bar, will open in late summer 1994. When the north nine holes are added in 1995, it will be an 18-hole championship, public course. Homeowners, however, will have some type of preferential treatment in playing the course. The golf course runs parallel to a "high quality tamarack wetlands" which have heavy woods, lots of wildlife and vivid colors in three seasons: spring, summer and fall. Homes will have views of the golf course, the wetlands, or both. The homes in Brentwood, ranging in price from \$200,000 to just over \$300,000, will feature traditional, country style architecture including big front and back porches. Brentwood has been selected as the site of the 1994 Home-a-Rama, a first for Commerce and White Lake Townships.

Ray LeDuc, one of the two Brentwood developers, summarized the attractiveness of golf course living by quoting from focus group discussions his company has conducted with homeowners.

"Today's jobs make days very stressful," he says. "You want to come home to relax. It is very peaceful looking out on a golf course."

AUBURN HILLS

In 1983 Pontiac Township incorporated as a city and changed its name to Auburn Hills. Historically Pontiac Township was the third township established by Territorial Governor Lewis Cass. In the 1830's, Pontiac Township competed for the railroad that went to the village of Pontiac and competed for the state prison that went to Jackson. So the city of Auburn Hills came into existence as a sleepy, rural area bordering Pontiac on the west and

Troy on the south. However its location on I-75 and its large tracts of relatively cheap open land made it attractive for development as business spread north from Detroit and Troy.

Beginning in 1985, Auburn Hills became the target for a commercial boom that resulted in \$1.4 million being invested over the next 7 years. Some of the best known Michigan business interests—Comerica Bank, Electronic Data Systems, ITT Auto-

motive, General Motors Corporation and even the UAW—put facilities in Auburn Hills' Oakland Technology Park. Then Chrysler built its \$800 million Technology Center here. This boom has been described as "the single most important development in Oakland County in recent years." And the growth continues with Chrysler's announcement that it plans to build a new, headquarters near its Tech Center.