

NEW HOMES

Detached condos growing in Farmington Hills

By DOUG FUNKIE
STAFF WRITER

Terry Noman and his cousin, Barry Nosanchuk, residential builders at Chelsea Crossing in Farmington Hills, sold more than a third of the 34 lots before their on-site model even opened a few weeks ago.

That shows consumer confidence in the detached condominium community on the east side of Halsted just south of 13 Mile.

"What it all boils down to is our customer is buying a location," Noman said. "They associate our name with quality."

"North of 696, until you get to Waterford in this close-in corridor, we're about the most affordable housing opportunity in a single-family, detached-type product," Noman added.

Prices start at \$199,900 for a 2,000-square-foot two-story with three bedrooms and 2½ baths.

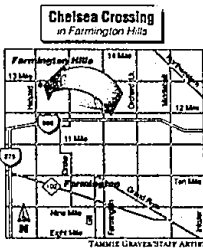
The upper end of the scale, \$239,900, buys a two-story with three bedrooms and loft or four bedrooms with the master with the main level. Plus 2½ baths.

Four other floor plans are available within those price ranges.

Location and price are the big draws, said Christine Krupa, sales consultant.

"We definitely give a nice package," she said. "Standards are upgrades for some builders. The Noman name is a very good name. He's a third-generation builder."

"The school system (Farmington) is important," Krupa added. Standard features in all six floor plans include fireplace, dishwasher/cooktop/oven, two-car attached garage and basement.



Exteriors are brick and vinyl siding with some wood trim. The on-site model — the Chelsea — is a two-story of 2,650 square feet with four bedrooms, all upstairs. That fourth bedroom adds an additional \$8,000 to the base price of \$233,400.

The main floor features a large combination living room/dining room with sloped ceiling off the main entrance, a library, kitchen/eating nook and family room with fireplace.

A half bath and laundry room also are on the main level.

The master has a double-door entry, cathedral ceiling, separate tub and shower, a walk-in closet and a wall closet.

Each of the three secondary bedrooms has a ceiling light. A second full bath also is upstairs.

The area at the top of the stairs is fairly open, allowing for a piece of furniture in a loft-like setting if a buyer were moved to decorate in that direction.

The Pinebrook II plan situates the master suite on the main level. The Wilton II offers a luxury second-floor plan including a step-up master.

The subdivision is served by city water and sewers. The property tax rate for Chelsea Crossing is now \$37.71 per \$1,000 of state equalized valuation, half of market value. That means the owners of a house worth \$220,000 there would pay nearly \$4,150 the first year.

An annual association fee of \$187 will be used to landscape and maintain two storm water retention areas, three islands on cul-de-sacs and the front entrance to the subdivision.

Margie Winston, husband Daniel Galant, and sons Jacob, Mark and Lee have ordered a Wilton Deluxe.

"It was the Farmington school district. That was important to us," Winston said. "It was reasonably priced. We liked the location. Now, we're about a half mile away."

"I wanted a library to do my work and still be around the family room," she said. "The family room is nice size. We liked the size of the master."

Collette Hughes and fiancé Kim Watkins are getting a three-bedroom Chelsea.

"They have the best deal for the money in that area," Hughes said. "It's a beautiful floor plan, very open, contemporary."

"I like the variety in items of selection," Watkins said. "Basically, they throw in a lot of extras, I believe. I believe they do a quality job in terms of workmanship."

Dolores and Jerald Bussey with children India and Jarrell will be moving into a Wilton Deluxe.

"I like the location — it's Farmington Hills — and I also liked it for the price range," Dolores said. "House for the money is a good value."

"The builder is just wonderful," she added. "I've never met a builder who will keep you so informed."

The sales office at Chelsea Crossing, (810) 488-0560, is open noon to 6 p.m. daily.



Chelsea: This model, which comes with three or four bedrooms, features a combination living room/dining room with dramatic sloped ceiling off the foyer.

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