

NEW HOMES

Suburban cul-de-sac will be home to 16 new houses

By DOUG FUNK
STAFF WRITER

Camborne Construction of Livonia isn't exactly a production residential builder nor is it exactly a custom builder.

The firm gives prospective buyers plan books to study, helps prospects fine-tune the basics to meet their needs, then builds houses.

Camborne Pines, 16 lots south of Six Mile Road between Inkster Road and Middlebelt, offers all kinds of amenities beyond variety of selection, said Kurt W. Roakelly, Camborne president. Buyers may choose from about 10 available lots.

"The whole perimeter is ringed with pine trees or some sort of deciduous trees," Roakelly said. "What you see is basically what you get."

A single road with cul-de-sac will foster a sense of neighborliness and safety, he said.

"There will be a small amount of traffic. This will be a tight community. We're so close to everything and we're close to freeways. Livonia schools are good."

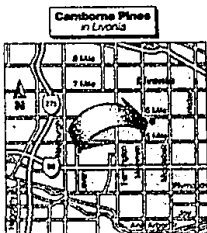
Taxes also are reasonable, he said.

Since Camborne Pines is so small, no models will be built. But Roakelly is eager to drive prospects around to show off his work in nearby subdivisions — Camborne Estates, Carrington Estates and Western Golf Estates.

"Prices start at \$180,000," he said. For that, you get three bedrooms and a bath and a half. We've got all kinds of plans to offer — ranches, Cape Cod, colonial."

Ranches in Camborne Pines must be at least 1,650 square feet, colonials 2,200.

Buyers who have committed to



the site so far have added upgrades, options and selected premium lots that brought the price to upwards of \$235,000, Roakelly said.

Standard features include two-car garage and full basement. All exteriors have some brick and a choice of vinyl or wood siding.

"In this market, I don't know of anyone who wouldn't put air conditioning in," Roakelly said. "They put in a high-efficiency furnace and hot water heater. They upgrade floor covering. A fireplace."

"I think you're probably going to have a lot of four bedrooms in the sub," he added. "With dual income people working out of the home, they put that fourth bedroom in as an office."

Most prospects are first-time, brand new home buyers, Roakelly said.

"Everybody I've talked to is a younger couple in their mid 30s with a couple of kids or plan to have children," he said. "The other end of the market is people whose kids are on the way out and they want a nicer house or the kids are older and they can afford



Going up: Construction is under way at Camborne Pines in Livonia.

JOE JACOBELLI/STAFF PHOTOGRAPHER

to have a new house."

Camborne Pines is serviced by city water and sewer.

The property tax rate currently is \$31 per \$1,000 of state equalized valuation, half of market value. That means the owners of a \$235,000 house would pay about \$3,640 the first year.

Camborne is building a four bedroom colonial for Randy and Sandi Kumm and children Kaitlin and Bradley.

"The one-half acre lot was one of the main attractions for us," Randy said. "We like the layout of the 16 lots in the area. With the

trees, there's a fair amount of privacy."

The Kumms checked out Roakelly's work at Western Golf Estates, liked what they found and made some adjustments to a house they saw there.

Their house, now under construction, includes a laundry room on the upper level with the bedrooms, an oversized two-car garage, library, and kitchen/eating nook and family room with fireplace across the back.

Chris and Elaine Edmonds are working with Camborne on building a four-bedroom colonial for

themselves and children Katie, Maureen and Jeff.

"The attraction was A, the kids wouldn't have to change schools," Chris said. "It's heavily wooded. It's so quiet back there. The half acre lots were like icing on the cake."

Space for the money compared to other communities in western Wayne and Oakland counties — "It will be 2,800 square feet," Edmonds said — also was a draw.

"We weren't looking to move," he said. "We just happened to be driving around one Sunday after

church, saw it, drove in and took a look. I started doing the math and figured I could do it."

The Edmonds house would also include a second-floor laundry, three-car garage, fireplace and air conditioning.

Basney & Smith, a firm headed by Roakelly's father, William, develops subs in which Camborne builds.

Because there are no models at Camborne Pines, Roakelly can be reached through his Livonia office at (313) 458-2399.

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