

NEW HOMES

Buyer can choose from 15 plans in new subdivision

BY DOUG FUNKE
STAFF WRITER

Two builders — Ritchie Construction and Kimron Construction — offer buyers a choice of 15 different floor plans in Knollwood Commons, 66 lots off 14 Mile Road just east of Haggerty in West Bloomfield.

Kimron has 10 plans ranging from a 2,400-square-foot two-story with four bedrooms and 2½ baths for \$259,500 to a 3,700-square-foot two-story with similar bed and bath elements for \$355,000.

Ritchie has five plans, all two stories, ranging from 2,570 square feet with four bedrooms and 2½ baths for \$293,500 to 3,150 square feet with four bedrooms and 2½ baths for \$336,000.

Standard features in all of Ritchie's plans include three-car garage, first floor laundry, fireplace, air conditioning, basement and dishwasher and range.

Kimron offers as standard two-car garage, first floor laundry, fireplace, basement, oven/cooktop/microwave and dishwasher.

"I think this sub is very nice from the respect of lot sizes, trees," said Barry Ritchie.

"One hundred foot wide lots — that's one thing I think makes us stand out from other builders in the area," said Byron Block, sales rep for Ritchie. "Lots are bigger, but not so big that you don't have neighborhood."

Good freeway access, easy accessibility to shopping and wooded lots were mentioned as major selling points by Rose Marie Thomadsen, marketing coordinator for Kimron.

"People are looking for some place kids can go without chattering them," she said.

"Shopping centers and the school district are within walking distance," Ritchie noted. "The typical buyer probably is someone moving up from a '60s-style house in Farmington who wants to get further out, who wants a more modern home with modern con-



veniences... angled walls, first floor laundry, side-entry garage and size," Block said. "We might even have some people, older people, downsizing from 6,000 square feet," he added.

Thomadsen figures that the Goldridge II plan, a 3,400-square-foot two-story priced at \$310,000, will be a hot seller for Kimron in Knollwood Commons.

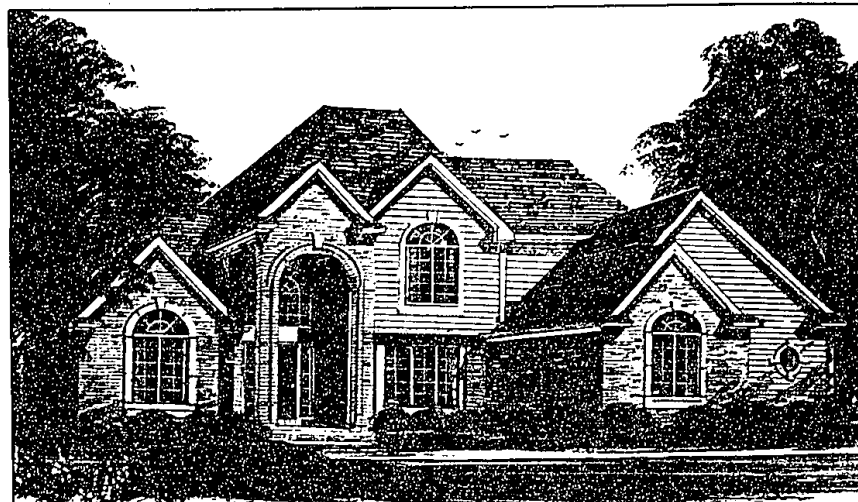
The model features a living room, dining room, library, kitchen/eating nook with island and family room with cathedral ceiling, fireplace and wet bar on the main level.

All four bedrooms are upstairs. The master has a dual sink vanity, separate whirlpool tub and shower and walk-in closet. All three secondary bedrooms have ceiling light fixtures.

"It's a lot of house for the money," Thomadsen said. "We customize the kitchen. People get a choice where they want things. We appeal to the cook."

Block believes that the Bush plan offered by Ritchie — 2,990 square feet with living room, dining room, kitchen/nook, study and great room with fireplace downstairs, four bedrooms up priced at \$317,890 — will especially appeal to prospects.

The Clinton plan with a separate dining room and fireplaces in both the living room and family



Bush II House: Models and floor plans prepared by Ritchie Construction for Knollwood Commons carry monikers of former presidents and presidential wannabes.

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Byron Block
sales rep for Ritchie Construction

room, and the Perot, with a unique roof line, also will attract interest. "All three have a lot to offer."

Block said.

Both Ritchie and Kimron offer plans with the master suite on the main floor. Exterior materials on all products is brick and wood siding.

Knollwood Commons is serviced by city water and sewers. It's within the Walled Lake school district.

The property tax rate is now about \$28.30 per \$1,000 of state equalized valuation, half of market value. That means the owner of a \$310,000 house would pay about \$4,400 the first year.

Sanjay Sethi ordered a Golf II model from Kimron.

"We kind of shopped around to several builders and models," he said. We went to Windcliff (a Kimron building site in West Bloomfield). We were there six hours. Workmanship was unbelievable.

"The main thing that interested us in Knollwood was development of M-5," he said. "It's very convenient to area expressways."

The Ritchie on-site sales office, (810) 553-6618, is open 1-6 p.m. daily, closed Thursdays.

Until its model is ready in a few months, Kimron will take inquiries at its Oxford Estate office, (810) 442-0444, 1-6 p.m. daily except Thursdays.

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