

NEW HOMES

Arbor Place builder offers flexible options

By DOUG FUNK
STAFF WRITER

Ken Brandt says he's one flexible builder when it comes to Arbor Place Condominiums in Plymouth Township.

"The outside footprint, they're all identical," he said of the modern Cape Cod design. "We can do almost anything on the first floor or second floor with purchaser input."

Only 16 detached units — each two-story with basement or walk-out — will arise on the 4½-acre site at the Ann Arbor Road-Canton Center Road intersection.

Each will contain about 1,620 square feet of living space not including an unfinished basement.

The master suite and laundry on all four basic floor plans are on the main floor.

Other standard elements include attached two-car garage, fireplace, air conditioning, dishwasher and a deck.

Base price is \$198,900 for three bedrooms, 2½ baths and regular basement, \$215,900 for three bedrooms, 2½ baths with walk-out.

"We are catering more to the end user, retired, tired of cutting grass, shoveling snow," Brandt said. "Some people we've had through are single, professional people."

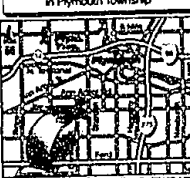
"We've tried to create something reasonably maintenance free — architectural shingles with a 25-year guarantee, all-wood trim. We use a stain so paint won't roll off."

"We've designed it for total first-floor living," Brandt said. "We have two bedrooms and a bath upstairs for people like myself who have kids or grandkids coming back."

A spec unit under construction shows a room with cathedral ceiling that can be used as a den or formal dining room off a two-story foyer.

Or, as Steve Nickerson, sales rep pointed out, a wall can be re-

Arbor Place Condominiums
in Plymouth Township



moved and the adjacent master suite expanded.

A great room with sloped ceiling and fireplace flows from the kitchen/eating nook. A deck can be built into the kitchen, cupboard space expanded.

Of the two upstairs bedrooms, one has a cathedral ceiling, the other a large walk-in closet. Or, as an alternative, one of the bedrooms can be converted into a loft.

"I work with a lot of builders," Nickerson said. "These guys pay attention to detail. They're very one-on-one with the customer. The buyer gets to be the designer of the floor plan."

"A lot of people comment on quality of construction," he said. "The entranceway has a lot of impact. It's open, lighted, airy which I think a lot of people are looking for."

"Just being in Plymouth Township has an impact," Brandt said. "We're away from downtown city traffic, but people here are in close proximity to everything the city and township have to offer."

"I think the idea of detached condos has some appeal, too," he added. "You don't have common walls."

The monthly maintenance fee is currently \$45. All utilities are metered to individual units. Residents are serviced by city water and sewer. Canton Center Road,

now gravel, will be paved to the sub entrance.

Arbor Place is in the Plymouth-Canton Community Schools. The property tax rate is about \$24.58 per \$1,000 of state equalized valuation, half of market value. That means the owners of a \$108,900 condo would pay \$2,444 the first year.

Renee Sayegh and son, Ryan, recently moved into Arbor Place.

"I love the city of Plymouth, first of all, and my son wants to go to Plymouth High School. He has friends here," she said.

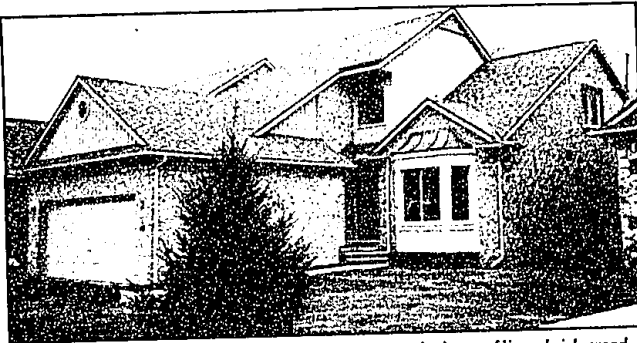
"I like the peace and quiet most of all," Sayegh said. "I love the lush trees."

"The condo, itself, is so bright, so cheerful. The sun is in here all day long. I love the open plan — the kitchen to the living room to the library. The finished basement is excellent. It's so elegant in here," she said.

Alan and Ann O'Shaughnessy are building in Arbor Place.

"The kitchen is a good size. There's a master bedroom down and two up. That gives you privacy," Ann said.

"I love the idea it's close to town but not right in the middle of everything. That was a big factor," she added. "It's detached



Arbor Place: The condominiums at Arbor Place feature sloping roof lines, brick, wood and stone exteriors.

and the price was right. They're very cooperative and very nice to deal with."

Eric and Mary Childs, longtime Plymouth residents, relocated to Arbor Park so Mary wouldn't have to walk up and down so many steps.

"The one-level thing here was ideal for what we wanted," Eric said. "We're close to where we had lived, close to the grocery store, close to the drug store."

Childs say he was impressed with Brandt's floor plans and the quality of work he scoped out at

Steward's Woods in Canton. Because there is no on-site sales office at Arbor Place, persons interested in looking at plans and a tour should make an appointment with Steve Nickerson at Coldwell Banker Preferred Realtors, (313) 415-1256.

Sophisticated Family Living In West Bloomfield's Lake Country.

Homes Available For Immediate Occupancy



- Nestled away from all the "West Bloomfield congestion"
- Walking distance to West Bloomfield's National Exemplary Schools
- Surrounded by all-sports lakes, golf & country clubs, restaurants and shopping
- Lush woodlands and beautiful rolling hills
- Walk-out sites available
- 3-car side-entry garages
- Exceptional new 3 and 4 bedroom plans with refined features

Don't Miss Phase III!
NEW 1995 MODELS
PRICED FROM THE LOW '320's
Wooded Park Lots Now Available

Located south of Commerce Rd., on the west side of Old Orchard Trail.
Models open daily 1-6,
Closed Thursday

THE WOODS OF
ORCHARD LAKE
A GRAND PROPERTIES DEVELOPMENT

Stewart Homes

STEWART HOMES CORP. (810) 363-6161 • SUMMIT HOMES, INC. (810) 360-2499

ROCHESTER HILLS

If you miss *this*,
you've *really* missed out.



Last call to buy a beautiful new home from S.R. Jacobson in Vintage Estates. A limited but extraordinary selection remains, finely crafted and designed for '90s living. Spacious floorplans from 2,850 to 3,600 sq. ft. Elegant appointments, high ceilings, European-style cabinetry, luxurious master suite with whirlpool tub. Most with 3-car garages, 2 fireplaces. We've got your style. Don't miss your chance!

Special Close-Out Pricing
From the '300's

FINAL DATE
OCCUPANCY
HURRY!

South side of Division between
Beverly and Livonia
Open 11:00-6:00 pm
Daily & Weekends
Closed Thursday

VINTAGE
(810) 650-0280

S.R. JACOBSON