

# NEW HOMES

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THURSDAY, OCTOBER 5, 1995

## Plum Creek offers one-of-a-kind luxury houses

Christopher Young, president of Homes of Distinction, offers all kinds of floor plans and artists renderings for visitors to Plum Creek, a site condominium community of 51 lots in Oakland Township.

But it's just an academic exercise, a starting point, to give prospects an idea what the Rochester builder can do.

"Houses in Plum Creek basically are one-of-a-kind built homes," Young said. "Really, houses we build in here we design from the ground up. We have a CAD designer and three architects on staff."

"Houses here will start at \$350,000 and go up to \$750,000 with a mid range of \$400,000 to \$500,000."

"We're a niche builder. Our typical buyer is someone who usually pays attention to detail more, expects more things in a house," Young said. "We're a smaller company. We do five to 10 houses a year."

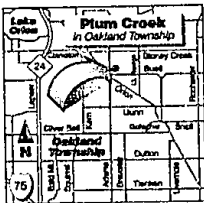
The model at Plum Creek, off Adams just north of Orion Road has five bedrooms, 4½ baths and four fireplaces. The 3,940-square-foot, story-and-a-half lists for \$475,000.

The main floor features a dining room with octagonal ceiling and a step-down family room with fireplace for more formal occasions, plus a kitchen/eating nook/hearth room with fireplace for less formal gatherings.

The first floor master suite has two walk-in closets, separate whirlpool tub and shower, two sink vanities and tray ceiling. A den with fireplace connects to the master.

Young has built a full bath next to the first floor laundry off the three-car garage. A half bath also is on the main floor.

Four bedrooms, each with a walk-in closet and ceiling light, and two full baths are on the second floor.



Little nooks and crannies — window seats between the first and second floors and the main floor and walk-out, an opening over the fireplace in the hearth room for a TV and a planter shelf on the second level at the foyer — abound.

The model has two separate stair entrances, off the foyer and the hearth room, and a bridge at the second floor overlooking the main level.

The fourth fireplace is in the basement.

Exterior materials include brick, limestone and wood siding.

"The house has a lot of recessed lighting," Young said. "That's a favorite of us. It gives more of a clean look."

"Several things we like to recommend. We like to put linen closets in every bath. In the laundry room, we recommend a place to fold things. If you're going to have a formal dining room without a view of the kitchen, we recommend a butler's pantry," Young added.

The model comes equipped with two furnaces, air conditioning, a 75-gallon water heater, and oven, microwave, cooktop and dishwasher.

"Almost everybody talks about quality as they go through," said Conrad Chojnacki, sales manager. "We tell them we don't furnish, we don't decorate. Here, they get to see the actual house. You can't



Plum Creek: This custom model, with five bedrooms, 4½ baths and four fireplaces, shows exactly what Homes of Distinction can produce.

hide anything here."

The typical buyer will have lived in several houses and probably built at least once, Young said.

"Plum Creek has some of the longest lots in the area, a lot of wooded walk-outs. We have a stream running through the area, a nature preserve in the area. There's a lot of wildlife. The topography drops off 70 feet from top to bottom," Young said.

Plum Creek is served by city sewers and a community water well. It's in the Lake Orion Community Schools.

The property tax rate is about \$25 per \$1,000 of state equalized valuation, half of market value. That means the owners of a \$400,000 condo in the sub would pay about \$4,600 the first year.

The annual association fee is \$360. Residents must contract with their own trash haulers.

Radford and Nancy Jones are working with Young on customizing a four-bedroom Victorian plan they found in a magazine.

"We talked to some builders who said they could do what we wanted, but we got the feeling they always felt more comfortable working with their plans," Radford said.

"We sat down with Ruth Young (designer) and Chris and went on from there. It was really, 'Tell us

what you want and we'll work it in.'"

The Joneses, longtime Rochester residents, wanted to remain nearby.

"My wife was driving in that area and saw the development," Radford said. "We liked the rolling hills, the woods, the way it was laid out."

The model at Plum Creek, (810) 693-6556, is open 1-6 p.m. daily, closed Tuesdays and Thursdays.

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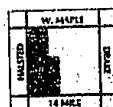
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