

NEW HOMES

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Builders showcase their 'distinctive' homes

What's your idea of a distinctive house?

Builders have their thoughts. They submitted nearly 40 floor plans and photographs of their best work for evaluation by a panel of architects during a recent Showcase of Distinctive Homes competition.

"What we looked for was creative and effective use of space, what we felt was the best value for the dollar," said Robert R. Bryce, a West Bloomfield architect and judge. "The other factor was attractive elevation (exterior)."

The houses are actually built and used as models throughout the metro area.

"This scattered site showcase of new homes gives buyers the opportunity to see a wide selection of outstanding homes," said Janet L. Compo, president of the Building Industry Association of Southeastern Michigan.

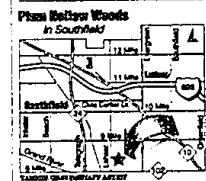
Builders competed according to price categories. Following is a brief description of the winners and where they can be found.

CORRECTION

An incorrect locator map for Plum Hollow Woods in Southfield ran in our Oct. 19 edition. The correct map is below.

Twenty-nine condominium units are planned for an eight-acre site off Lahser between Eight and Nine Mile. Prices start at \$112,900.

The sales rep, Alan Malisow, can be reached at (810) 948-7100.



■ 'What we looked for was creative and effective use of space, what we felt was the best value for the dollar. The other factor was attractive elevation (exterior).'

Robert R. Bryce
West Bloomfield architect

Foxborough, S.R. Jacobson Development.

This colonial of 1,616 square feet with three bedrooms and 2½ baths at Hunt Club in Auburn Hills is priced at \$153,500.

An open first floor layout lends itself to entertaining and plenty of natural light. Soaring ceilings accentuate each of the three bedrooms.

"It's a very traditional home," said Theresa McCarthy, sales rep. "It has a formal dining room, eat-in kitchen, separate living room. The bedrooms upstairs are very nice size."

The model, (810) 852-3110, is on South Boulevard west of Squirrel.

Birchwood II, Wineman & Komer Building.

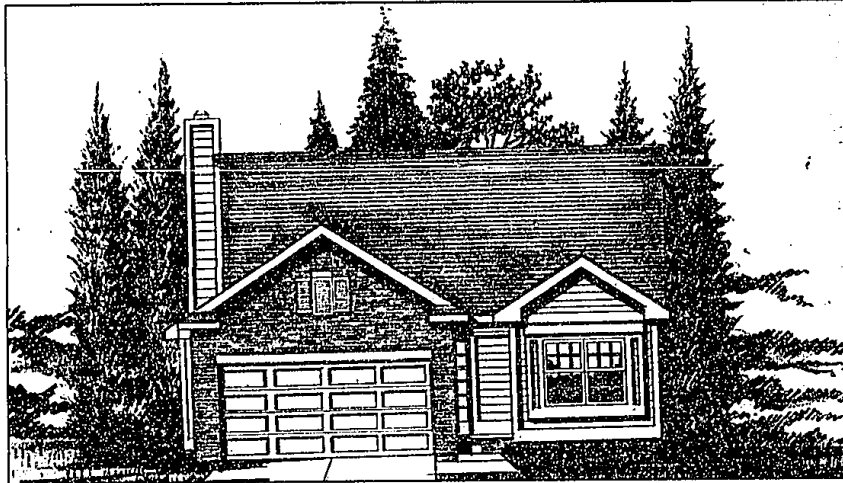
This detached ranch condominium of 1,515 square feet with three bedrooms and two baths is priced at \$177,900 at Clarkston Pines in Independence Township.

"We attract a fair amount of empty nesters here — they don't want to deal with steps," said Don Oakley, sales rep. "They like the floor plan. There's two cathedral ceilings — one in the master and a cathedral in the living room."

The model, (810) 620-3217, is near the Dixie Highway-Mayhew intersection.

Oakhurst, S.R. Jacobson Development.

The detached ranch condominium of 1,722 square feet with two bedrooms and two baths is priced at \$215,000 at Hickory Creek in



Birchwood II: This ranch condominium with three bedrooms and two baths built by Wineman & Komer was judged best in its price category during Showcase of Distinctive Homes competition.

Northville Township.

The model features a living room and dining room with three-way fireplace. The spacious master includes his-and-her sinks and walk-in closets.

"It just has wonderful architectural lines," said Linda McCulloch, sales rep. "It has an inviting kitchen/nook area. It has many windows, a light and bright design."

The model, (810) 348-7878, is off Beck between Six and Seven Mile.

Chelsea, Nossan Community.

This two-story detached condominium of 2,460 square feet

with four bedrooms and 2½ baths carries a price of \$238,900 at Chelsea Crossing in Farmington Hills.

The model features a living room/dining room combination with large sloped ceiling, secluded library and family room with fireplace. The master suite has a luxury bath.

"The style and openness of this particular home, a beautiful open kitchen with a lot of cabinet space, attracts most of the buyers," said Christine Krups, sales rep.

The model, (810) 488-0560, is at the southeast corner of Halsted and 13 Mile.

Heritage, Monogram Homes/ Stonewood Corp.

This two story of 3,118 square feet with four bedrooms and 2½ baths carries a price of \$292,900 at Addington Park in Novi.

The model features two staircases, family room, dining room, den and exercise room. A second-floor bridge overlooking the family room and foyer reportedly offers a striking view.

"It's a spacious home — very livable, very comfortable," said Linda Roberts, sales rep. "It's very functional, pretty."

The model, (810) 380-5600, is at 10 Mile and Taft.

Optima, Bonivenga Building.

The story-and-a-half of 3,200 square feet provides three bedrooms, two full baths and two half baths for a base price of \$367,900 at Southwick in West Bloomfield.

The model features dramatic windows, elegant master suite with cathedral ceiling and whirlpool tub plus a gourmet island kitchen with spacious breakfast nook.

"We have unique windows here — very high ceilings throughout," she added.

The model, (810) 960-6100, is at Maple and Halsted.

Housing starts take expected dip

By JOHN D. MCCLAIN

AP NEWSWIRE (AP) — Housing starts slipped 0.1 percent in September, the second straight drop after bouncing back from a winter slump. All regions shared in the declines except for the West.

Many analysts expected the housing industry to plateau during the second half of 1995. They say the current level is relatively healthy and consistent with the moderate growth elsewhere in the economy.

The Commerce Department said today that overall starts totaled 1,390 million at a seasonally adjusted annual rate in September, down from a revised 1,392 million the previous month, when they fell 2.8 percent.

The government initially had estimated that starts rose 0.6 percent in August, to 1,398 million. In another report, the Labor Department said today that new claims for jobless benefits jumped by 5,000 last week, to a seasonally adjusted 361,000. It was the third advance in a row and boosted applications to the highest level since 366,000 during the week ended Sept. 16.

Analysts had expected claims last week to fall slightly to 345,000.

Many analysts have predicted that housing starts would level off at about the 1.40 million rate after rebounding from the year's low of 1.24 million rate in March, when high mortgage rates curbed sales and construction.

But rates have fallen through much of the year and averaged 7.61 percent in September, down from 9.15 percent last January. That made housing costs more affordable and sparked the spring and summer housing rebound.

The monthly payment on a \$100,000 mortgage with a 7.5 percent interest rate is \$890, while the payment on the same loan with a 9 percent rate is \$905 — a difference of \$15.

We believe that the level of starts activity has reached a sus-

tainable pace and will fluctuate around the 1.40 million unit range through the remainder of the year," economists at Mitsuhashi Bankwrote in their Weekly Economic Indicator Report.

That would be down from the 1.46 million foundations laid in 1994, but well above the 1.29 million new homes started in 1993.

Applications for building permits — often a gauge of future activity — rose 1.5 percent in September, to a 1.39 million annual rate, the fourth straight increase.

The latest monthly membership survey by the National Association of Home Builders also suggested continued housing activity.

After remaining unchanged in September, its Housing Market Index rose in October, the fifth advance in six months. Two of the index categories — present home sales and expected sales for the next six months — were up. A third — builders' ratings of traffic of prospective buyers — was unchanged.

Starts in September were 8 percent below the 1.51 million rate in September 1994. And because of the weakness earlier in the year, starts during the first nine months of 1995 also were 8 percent below the same period of 1994.

Single-family starts, about 80 percent of new residential construction, fell 0.8 percent, to a 1.12 million rate, the first drop since last May.

But construction of new apartments and condominiums, which often is volatile, increased 1.9 percent, to a 272,000 rate, after plunging 18.5 percent in August.

Regionally, starts were down 4.2 percent in the Northeast, to a 114,000 rate. They fell 3.5 percent in the Midwest, to 301,000, and 2.2 percent in the South, to 611,000.

But the West posted an 8.7 percent gain, to a 324,000 rate. It was the third increase in a row.



Many views: The Vista is perfect for mountain top or lake side as it offers many viewing areas throughout the house. The plans, below, show an open, airy traffic plan.

Vista design has dramatic views

For a review plan, including scaled floor plans, elevations, section and artist's conception, send \$16 to Associated Designs, 1100 Jacobs Dr., Eugene, OR 97402. Please specify the Vista 10-164 and include a return address when ordering. A catalog featuring over 150 house plans is available for \$12. For more information, call (800) 634-0123.

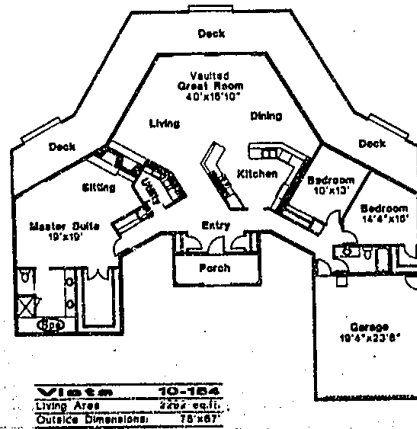
With some houses, the name is tacked on as an afterthought. Not so, the Vista. This house was designed for maximum appreciation of a view — hilltop, river bank, lakeside, ocean, or what have you. Every major room is rimmed with windows facing the rear. And to enhance the viewing possibilities, a wide raised deck spans the entire back of the dwelling, adding extensive outdoor living space. A vaulted, hexagonal great room, windows on three sides, is at the rear. Two sets of sliding glass doors in the center section provide deck access and allow cooling breezes for air circulation

In summer. When the weather turns gray and cloudy, you can kindle a fire in the fireplace and watch the flames.

The kitchen is large, with plenty of counter and cupboard space. Two or more cooks can work together in this kitchen, without getting in each other's way. Standing at the kitchen sink, or in front of the stove, you can gaze across the great room for full enjoyment of the panoramic view. Washer and dryer are close at hand, in an angled utility room equipped with a sink.

The master suite is well-isolated from the secondary bedrooms and boasts its own fireplace and sitting area. Other luxuries include a huge walk-in closet and a private bathroom with twin lavatories, spa tub, oversized shower and separately enclosed water closet. Glass blocks over the tub provide natural illumination.

The Vista's other two bedrooms share a bathroom; one of the rooms is larger than the other and has a walk-in closet.



Vista 10-164
Living Area 2292 sq. ft.
Outside Dimensions 78'x67'