

# NEW HOMES

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## Vaughan Crossing — luxurious, private, exclusive

Vaughan Crossing, 11 detached site condominiums on a six-acre parcel in Bloomfield Hills, is luxurious, private and exclusive.

Prices start at \$600,000 for a 3,500-square-foot, story-and-a-half unit with three bedrooms, including a first floor master suite, and 2½ baths.

But there's a lot more to the structure than bare bones basics. Standard features include two-car garage, fireplace, air conditioning, alarm system and two furnaces.

Also, a refrigerator, dishwasher, oven and microwave, first floor laundry, basement and landscaping.

Other standard amenities include a deck, sound insulated baths and laundry room, cedar shake roof, and brick and wood exterior.

Builders John C. Uznis and Robert R. Deneweth went to work on the property on Long Lake Road just west of Woodward at previous plans there stalled.

The brothers-in-law first spent nearly half a million dollars upgrading the site.

"We cleaned the pond up, dredged it," Uznis said. "We transplanted trees, then built a brick wall. We bought flowering crab, planted maples up and down the street, put in a street lighting system."

"What you basically had here before was a barn, a street and a 5,000-square-foot custom house that was never finished," Deneweth said. "We tore the house down."

"The site needed it," Uznis said of the work. "Without it, it wouldn't have gone anywhere."

"What it shows is we're committed to not only starting a project, but a substantial project that will be completed," said Douglas P. Keating, sales representative at Vaughan Crossing.

The typical buyer there likely will be a Bloomfield Hills resident who wants to stay in the community but doesn't need as much space or maintenance worries.

"This is going to be empty nesters or a family with older children," Uznis said. "This isn't the place for a family with four little kids. It will be an older couple."



plie whose kids are gone, who have a house in California or Florida but want to maintain a presence in Bloomfield Hills.

"We're right in the heart of Bloomfield," Keating said. "If you want a substantial residence in Bloomfield comparable to a home but a condo, this certainly fits the bill."

"With a condo, we take care of everything," Uznis said. "A traditional, single-family feeling is what you're getting."

"Configuration of the road, one way in and one way out, is good for security reasons and for development reasons," Keating added. "You either back to a pond or a good-looking, landscaped back yard."

All rooms on the main level of the model — library, kitchen/eating nook, dining room, family room, laundry and half bath — come off the two-story foyer.

The family room has a fireplace and tray ceiling, the powder room a pedestal sink.

The master suite, also on the first floor, has a separate whirlpool tub and shower, two walk-in closets and a dual sink vanity.

Each of the two upstairs bedrooms has a separate bath and a walk-in closet. The standard plan shows a single bath and two bedrooms upstairs.

The model with extras like a three-car garage, finished walk-out, more baths, an additional fireplace and upgraded floor treatments, sold for \$775,000. The basic price of the plan, including lot, would be about \$615,000.

"Comments I get is 'I like the layout, there's no wasted space,'" Keating said. "All of them want a first floor master. They want to be able to shut off



Vaughan Crossing: Detached condominiums at this small development in Bloomfield Hills carry lots of amenities and a hefty price tag.

the upstairs if the kids don't come back or they don't have guests."

Vaughan Commons, in the Bloomfield Hills school district, is serviced by city water and sewers.

The property tax rate is estimated at \$33 per \$1,000 of state equalized valuation, half of market value. That means the owners of a \$650,000 unit in Vaughan Commons would pay \$10,725 the first year.

The monthly association fee is projected at \$230.

Stan and Silvia McLaughlin are moving to suburban Detroit from St. Louis.

"Vaughan Crossing seemed to have the type of development design we liked," he said. "It's a terrific location. The builder has a marvelous reputation."

The walkout downstairs, master on the main floor, additional bedrooms upstairs, overlooking a

pond — all of that added to our decision to move forward," McLaughlin said.

The sales office at Vaughan Commons, (810) 646-0065, is open 1-6 p.m., closed Thursdays.

**"This is going to be empty nesters or a family with older children. This isn't the place for a family with four little kids. It will be an older couple whose kids are gone, who have a house in California or Florida but want to maintain a presence in Bloomfield Hills."**

John C. Uznis

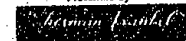
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