

NEW HOMES

THURSDAY, JANUARY 25, 1996

Heritage Hill features large, beautiful lots

Fred Greenspan, a Southfield builder with nearly 50 years experience in residential construction, is completing the final phase of Heritage Hill, 27 detached site condominiums in Milford.

Daughter K.O. Dunn, the third generation Greenspan to be involved in the business, is managing agent of the project on Milford Road a half mile north of Kensington Metro Park and four miles north of I-96.

Two floor plans are available — a colonial of 2,800 square feet with four upstairs bedrooms priced at \$299,900 and a 2,710-square-foot two story with the master on the main floor and three bedrooms up for \$297,400. Each has 2 1/2 baths.

A 2,400-square-foot ranch with three bedrooms is on the drawing board. That plan is expected to be priced in the mid \$270,000 to lower \$280,000 range.

Heritage Hill is a rare involvement for Greenspan in that he didn't also develop the property.

"We'd just completed a project in Northville, Woods of Northville. This was presented to us and I liked it. I said I didn't want to be in with anyone else and bought all the lots," Greenspan said.

"I just liked the existing beauty — trees, rolling terrain, parks," he said. "It's an established area. It's not just raw."

"Large lots," Dunn added. "That may be one of the biggest attractions. All but six of the lots



Heritage Hill in Milford

are at least 100 feet wide. Eleven are at least 120 feet wide.

But there are other draws. Kensington Metro Park with all of its recreational offerings including Kent Lake, golf and nature trails is just down the road. The village of Milford, with a quaint shopping district, is close, too.

"It's a country feeling," Dunn said.

"Too small is no good. Too big is hopeless," said Carol McPhillips, sales manager. "We're beautifully sized."

Greenspan's credentials — he's a former president of the Building Industry Association of Southeastern Michigan — also should impress prospects, McPhillips said. "He's been building over 40 years all over Detroit. He has a solid reputation, vast experience."

The Arlington model is a four-bedroom colonial.



Brentwood plan: This model at Heritage Hill features a first floor master suite and laundry, great room, dining room, study, kitchen/nook and powder room. Three bedrooms and a full bath are upstairs.

The two-story foyer features a curved staircase. The living room is on one side of the foyer, the dining room on the other. A butler's pantry leads from the dining room to kitchen/eating nook with

island and walk-in pantry.

A study connects to both the living room and a family room with a two-story ceiling.

A bridge overlooks the family room upstairs.

The master, with cathedral ceiling, has a separate tub and shower, two walk-in closets and two separate vanities.

The other three bedrooms have ceiling lights and share a second bath.

The Brentwood model also has a two-story foyer, family room with sloped ceiling, dining room, study, kitchen with island and built-in desk and first floor master.

The master has a pan ceiling (cathedral is standard), separate tub and shower, one walk-in closet and dual-link vanity.

Three bedrooms and a bath are upstairs.

Features at standard price in

both plans include fireplace, air conditioning, range, dishwasher microwave, first floor laundry, two car, side-entry garage and basement.

Exterior materials include brick, vinyl siding and wood trim. The subdivision is serviced by Milford's water and sewer systems.

The models at Heritage Hill, (810) 694-3436, are open noon to 6 p.m., closed Thursdays.

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