

NEW HOMES

THURSDAY, APRIL 11, 1996

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Birchwood Park plays up family amenities

You can hear the exuberant voices of children and see them playing at Keith Elementary School from the models of Birchwood Park in West Bloomfield.

The subdivision, a partnership between several members of the Nosan/Nosanchuk Family and the Silverman Cos., is family-friendly in several other ways.

Sidewalks. Lots that average a third of an acre in size. Supermarkets nearby.

"We give them a nice package in a house that's relatively maintenance free," said Terry Nosan of Nosan Enterprises. "From a design point of view ... there's no reason to object to this product."

"We did it for package price," he added. "In the metro area for houses this size, it's an excellent package."

Four floor plans, all two-stories, are available.

They range in price from \$195,000 for 1,900 square feet with three bedrooms and 2-1/2 baths (Ashland II) to \$244,000 for 2,850 square feet with four bedrooms and 2-1/2 baths (Wilton II).

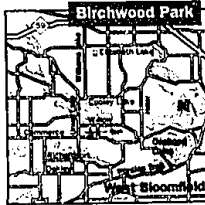
Standard features in all plans include fireplace, two-car garage, first floor laundry, range and dishwasher in the kitchen, choice of ceramic tile or oak in the foyer, and basement.

Air conditioning is an extra at \$2,950.

Exterior materials are vinyl siding and brick with some wood accents.

Two models have been constructed in the first phase of 62 lots.

The Wilton II has a two story foyer, living room, dining room, kitchen with island, eating nook with 10-foot ceiling, family room with 10-foot ceiling, library, and a mud area with its own exterior entrance between the laundry room, garage entrance and half



bath.

All four bedrooms are on the second floor.

The step-up master has a cathedral ceiling, two separate vanities - one with a dressing area - separate tub and shower and a walk-in closet.

Three other bedrooms and a full bath are upstairs.

The Birchwood, 2,460 square feet, has a living room, dining room, library, kitchen/eating nook with standard-size ceiling, family room with sloped ceiling and mud area with separate entrance.

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

The base price is \$219,900. A second floor deluxe option finishes up the master suite, flattens the ceiling in the family room and adds 240 square feet to the house for an additional \$8,000.

The Birchwood is the best selling plan in the sub, Nosan said.

"I think it's value - dollar per square foot," he said. "It's got all the basics, the same rooms as the Wilton, except the rooms are just a little smaller."

Fran Prohove is the sales representative at Birchwood Park.

"The school is a real big selling point, the sidewalk is a selling point," she said. "Who the builder is a big selling point."



In demand: This Birchwood model at Birchwood Park, with four bedrooms, 2-1/2 baths and plenty of elbow room, is especially popular.

"They (prospects) love the mud rooms," Prohove added. "There's a closet there. They like the second entrance and that the kids aren't coming through the foyer." Location also is a draw, she said.

"It's nice to be a little away from anything, but close. You don't have traffic to deal with like Orchard Lake Road," Prohove said.

Birchwood Park, serviced by city water and sewers, is within the Walled Lake school boundaries.

The property tax rate is currently \$28.31 per \$1,000 of state equalized valuation, half of market value. That means the own-

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Gary Griffin

ers of a \$220,000 house in the subdivision would pay just over \$3,100 the first year.

Dan and Debbie Piteau built the Ashland II and selected a fourth-bedroom option for a \$9,000 premium.

"Even though it's their smaller model, it's spacious," Debbie said. "Windows are really nice. It's open, it's airy, it's peaceful."

Piteau, who's gone through four

new home builds, said she was impressed with materials, quality of construction and finishing work of the model. And value for price.

"I think you get good house for the money," she said.

Gary and Corky Griffin, along with children Sam and Alice, will live in a Birchwood model.

"My wife and I checked around quite a bit," Gary said. "For what

you get at Birchwood, you have to pay much more elsewhere. I do a lot of work at home. We're doubling our space. We can all stretch out."

"We like the area," Griffin said. "The area seems to be building up. I've heard good things about the Walled Lake school system."

The sales office at Birchwood Park, (810) 363-0610, is open noon to 6 p.m. daily.

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