

NEW HOMES

Oak 19

THURSDAY, MAY 2, 1996

Large garage, windows highlight models

Palmer Lake Estates, an S.R. Jacobson residential community in Wixom, entices buyers with a small-town atmosphere, easy freeway access to all compass points and boating privileges on a private lake nearby.

Prices start at \$208,000 for a two-story of 2,045 square feet and rise to \$234,000 for a two-story of 2,778 square feet, each containing four bedrooms and 2 1/2 baths.

About a third of the 39 lots in the subdivision off Wixom Road north of Charming, have been sold.

"We're aiming at people who want to live in an area of lakes as affordable prices and value," said Scott Jacobson, builder. "We're selling what we think is an exceptional value."

One of the attractions is Loon Lake, 78 acres, an all-sports lake," said Colette Scholten, marketing director. "The three-car garage is another big draw in this price range."

"We call it a two-car, one boat garage," Jacobson added.

"We have great street appearance with side-entry garages and maintenance-free exteriors," Scholten said.

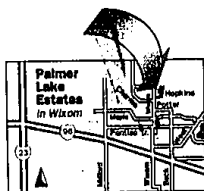
"You have recreational facilities, campgrounds, lakes," Jacobson said. "If you study the area, there's so much to do. You don't have to travel far."

Loon Lake is within walking distance. Proud Lake and Kensington Metropark are an easy drive. The I-96/Wixom interchange is four miles away.

"We have people coming from Detroit, working in Flint and Ann Arbor," Jacobson said. "If you look at those three locations, you're right in the middle."

He identified the typical buyer as a young professional person with one or two children. But that's not all.

"I have empty-nesters who buy



because they want the space and very young families because there's a lot of houses for the money," said Ida Lucas, sales rep at Palmer Lake Estates.

"They like the big kitchens and family room," Lucas said. "They like the openness. Scott puts a lot of windows in his houses. Even on dull days it's bright."

Five floor plans are available. Standard features in the base price of all include three-car garage, oven and dishwasher, fireplace, first floor laundry and basement.

Two models have been constructed. Each features a two-story foyer and a large planter ledge over a closet at the front door.

The Muirfield, the largest plan, showcases a formal dining room, living room, kitchen/nook and family room on the main floor. The kitchen sink on an island has been oriented with a view to the family room.

The upstairs master has a separate tub and shower, dual sink vanity and walk-in closet.

Three other bedrooms and a second full bath also are upstairs.

Base price is \$234,000. The Canterbury has the same basic layout except the kitchen has a large island and the master has two walk-in closets.



Muirfield plan: This model at Palmer Lake Estates features a dining room, living room and great room on the main floor, four bedrooms upstairs.

A bedroom upstairs has been designed with an open loft-like appearance to be used as an exercise room, office, entertainment center. The room could also be totally enclosed as a fourth bedroom at no extra charge.

The Canterbury, about 500 square feet smaller than the Muirfield, carries a price of \$219,000.

The Fairfax, a story-and-a-half of 2,130 square feet, places the master on the main floor, two bedrooms and a full bath upstairs. Cost is \$217,000.

Palmer Lake Estates is serviced by city sewers and a community water well. It's within the Walled Lake school boundaries. Sidewalks aren't planned. The property tax rate is about \$30 per \$1,000 of state equalized valuation, half of market value. That means the owners of a \$219,000 house would pay \$3,285 the first year.

Jim and Juli Simpson, along with children David, Carrie and Tim, have purchased a Canterbury. They were the first to buy in the sub.

"We wanted the same size

house on smaller property in the Wixom area," Jim said. "We saw the sign, drove in, walked in the first model and it was the perfect floor plan. We did the numbers. Now, all we have to do is sell our house and move in."

"There were a couple of things we wanted them to change. They were very accommodating," Simpson said. "It all flows together. We like that three-car garage, too. Now, we have someplace to store our camper."

Steve and Janis Winters, along with kids Steven, Ashley and Jordan, are moving two blocks

away into a Muirfield.

"The basic attraction is a larger home," Steve said. "We didn't want to lose our neighbors. We didn't want to lose lake access. It's a great location with freeway access, close to shopping centers. I'm only five minutes from work, my wife 15."

"We like the larger bedrooms, especially the master suite," Winters said. "We also wanted a family room."

Sales models at Palmer Lake Estates, (810) 669-5565, are open noon to 6 p.m. daily, closed Thursdays.

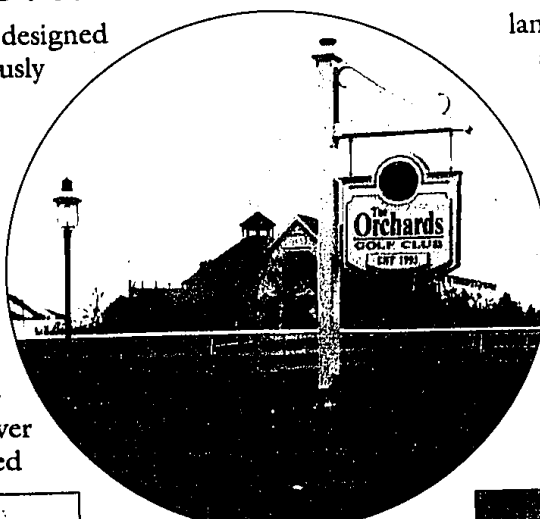
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