

NEW HOMES

THURSDAY, MAY 9, 1996

Lots, housing value are Fox Chase draws

Families love Fox Chase, a single family site condominium community built by the Irvine Group in White Lake Township. The 100-acre development is in the heart of north Oakland County recreational country off White Lake Road east of Ormond Road. It features three-quarter acre lots and open spaces unimpeded by fences between the 70 units.

"I think the biggest attraction is the large home sites," said Todd Craft, sales representative. "It's attracting a lot of young families looking for a place for their kids to play."

"There's 30 acres of protected wetlands back there," Craft added. "There's 100-foot tall oaks completely mature."

"Here, you've got great lots, natural areas that have been preserved, you've got a peaceful, quiet community," said Norm Finkelstein, partner with the Irvine Group.

"We're tending to see people who just don't want to live on top of their neighbors, who want rural but close to main roads," Finkelstein said. "There's real good access to M-59."

"Several parks are around here," Craft said. "Indian Springs has a 13-mile bike path through the woods and an 18-hole public golf course. White Lake has public access here a mile down the road."

"Highland Recreation Area is at M-59. Stables are there so they can go horseback riding," Craft said.

Irvine offers five floor plans ranging from a story and a half of 1,908 square feet with three bedrooms and 2-1/2 baths for \$159,900 to a two story of 2,380 square feet with four bedrooms and 2-1/2 baths for \$199,900.

All plans include a standard price two-car, side-entry garage, fireplace, first floor laundry, range and dishwasher, and a basement.

Air conditioning (\$2,150) and a



whirlpool tub (\$2,250) are options.

Two models are open and another is under construction.

The Barton, a story-and-a-half of 1,840 square feet, features a two-story foyer, a study with cathedral ceiling, a great room with sloped ceiling, dining room/eating nook and the master on the main floor.

The master, with pan ceiling, has a separate tub and shower and a walk-in closet. Two bedrooms and a full bath are upstairs.

Base price is \$174,900. The model, with upgrades, is priced at \$199,900.

The Manchester, a traditional three-bedroom colonial of 1,908 square feet, has a living room, dining room, kitchen/nook and family room with cathedral ceiling.

The upstairs master has a sloped ceiling with two walk-in closets. Buyers can choose either a combination tub/shower or a shower only.

Two other bedrooms and a bath are in the finished model. Base price is \$159,900, the model \$169,900.

An optional fourth bedroom is available for an additional \$5,000 and a separate tub and shower in the master for an additional \$1,700.

The Manchester under construction will have both.



Manchester Model: This colonial at Fox Chase has a living room, dining room and family room on the main floor and a choice of three or four bedrooms upstairs.

"This is one of our hottest sellers for price point and square footage," Craft said.

A ranch plan - 1,690 square feet with three bedrooms and two baths - is available for \$169,900.

Exteriors are brick with vinyl siding.

Each lot at Fox Chase has its own well and septic tank. The sub is within the Holly school district. There are no sidewalks.

The property tax rate is currently \$25.57 per \$1,000 of state equalized valuation, half of market value. That means the owners of a \$169,000 condo there would pay about \$2,120 the first year.

The township charges an

annual trash collection fee of \$125, the condominium association \$125 per year for maintenance of common areas.

Denis Potvin and Annie Duplessie-Potvin, along with daughters, Mallory and Courtney, moved into a Regency Deluxe, a four-bedroom two story.

"We wanted to move out from the congestion of Novi," Duplessie-Potvin said. "We were really most impressed with the large lots you get."

"We don't have sidewalks, but it seems people are out walking, riding bikes or rollerblading," she said. "It's quiet enough you can take kids walking in the street."

And the model, itself?

"Here, you've got great lots, natural areas that have been preserved, you've got a peaceful, quiet community."

Norm Finkelstein
partner, Irvine Group

"The most attractive thing is the balcony over the family room from the second floor," Duplessie-Potvin said. "In addition to a family room and living room we also have a den."

Karen Clendinning moved into a Manchester with her dogs.

"I like the area," she said. "It's nice and quiet. Lot sizes are nice. It's easy to get to places."

Clendinning said she enjoys

the openness of the floor plan. "It's very easy to get around," she said. "There's very little wasted space. I can sit in the kitchen and have the TV on in the family room and see what's going on or talk to people."

The models at Fox Chase, (810) 889-1133, are open noon to 6 p.m. daily.

Axiom, Prudential form alliance

Axiom Real Estate Management, an affiliate of Grubb & Ellis, and Prudential Real Estate Investors have formed a strategic alliance for asset services and property management at commercial real estate properties in southeastern Michigan.

Axiom is in Southfield, PREI in Chicago.

The agreement includes 23 properties in the metro area held on behalf of PREI institutional clients. It doesn't include proper-

ties held in Prudential's general account.

The alliance is part of PREI's initiative to provide its investors with cost-efficient and consistently high-quality management at the property level, Axiom reported.

"The Prudential/Axiom relationship is indicative of changes occurring within the property management industry," said Ronald M. Punth, president and chief executive officer for Axiom.

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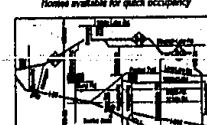
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