

NEW HOMES

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Condominiums combine golf with easy living

Models are up at Links of Pheasant Run, the condominium component of the burgeoning Pheasant Run residential development in Canton.

Fifty-six units, four to a building, are slated for the initial phase.

The Links, off Canton Center Road at Palmer, will cluster around three holes of the municipally-owned golf course and within a short walk to all amenities of the township's civic center.

Three different floor plans are available, each with a two or three bedroom option.

Base prices go from \$168,500 for an 1,663-square-foot two-story with two bedrooms and 2-1/2 baths, to \$174,500 for a 1,598-square-foot ranch with two bedrooms and two baths to \$183,500 for a 1,722-square-foot Cape Cod with two bedrooms and 2-1/2 baths.

All include as standard features

two-car garage, fireplace, first floor laundry, basement, range and dishwasher, pedestal sink in the powder room and covered porch.

"We're really proud of this one," said Paul Robertson Jr., developer/builder of the Links.

"This is the fastest-growing community in southeastern Michigan," Canton officials noticed us down here. We won the request for proposal.

"No question what makes it unique is the golf course," Robertson said.

"It costs \$250,000 and up - more like \$275,000 - to buy a house in Pheasant Run on the golf course. Here, you can get on the golf course for \$185,000."

He cited other benefits to living in the sub.

"I give you the Summit on the Park (recreation center), I give you the public library, I give you



On the links: The rear elevation of condominiums at the Links of Pheasant Run features vinyl siding, brick and plenty of glass.

Centennial Park over there with a pond and band shell and, on the other side of that, is ball fields."

"This is a lifestyle," Robertson said of condo living.

"All of your maintenance is taken care of. It's for people who are busy or already have had their house experience and are tired of it. There's nothing to worry about."

About 60 percent of the community is expected to be empty nesters or families with older children in college or high school who plan to live in the Links year-round, said Michael Cox, sales representative.

The remainder will be evenly divided between young professionals with no kids and retirees who spend part of their time at the Links and the rest out of town.

"They (visitors) are impressed with the location, the size and features what they see in models.

design features, space, use of natural light, window stylings," Cox said. "Most of the sites back up to woods, the golf course or ponds."

Prospects can walk through the three models.

The ranch, about 1,800 square feet, features two bedrooms, a den, dining room/living room with cathedral ceiling and kitchen/eating nook with sloped ceiling.

An opening between the wall and ceiling separating the kitchen from main living areas conveys a feeling of spaciousness.

The master, with cathedral ceiling, has a separate whirlpool tub (extra cost) and shower, two walk-in closets and dual sink vanity.

Price of the model, including upgrades, is \$191,000.

The two story, 1,700 square feet, incorporates a family room/breakfast nook, dining room with

small butler's pantry leading to the kitchen and living room with volume ceiling on the first floor.

Both bedrooms, the master with a pan ceiling, are upstairs. A second full bath also is upstairs.

Price of the model is \$172,000.

The Cape Cod, also about 1,700 square feet, situates the master on the main floor, the second bedroom and a full bath upstairs.

A two-way fireplace separates a sitting room from the living room. Peaked/sloped ceilings also can be found throughout the house.

Price of the model is \$188,000. The Links is within the boundaries of Plymouth-Canton schools. The sub is serviced by city water and sewers. There won't be sidewalks.

The property tax rate is \$30.87 per \$1,000 of state equalized valuation, half of market value.

That means the owners of a

\$183,000 unit would pay nearly \$2,825 the first year.

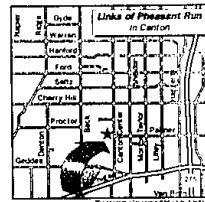
The monthly association fee, which includes water, is projected at \$155. A clubhouse and swimming pool are planned a couple of years down the line.

Wayne Bollinger, a golfer, will be moving into a three-bedroom Cape Cod fronting the course with wife, Catherine, and children, Erin and George.

"Look at that," Wayne said pointing to the course. "We're overlooking a pond with geese and ducks. The homes are beautiful. It's open. We made one change (half-wall) that opened it up even more. They're very accommodating."

Bollinger also said he was impressed that Robertson includes a 6-inch concrete wall between units to buffer noise.

Victor and Betty West, with their children grown, are down-



sizing from a house to a condo. "We looked all over," Victor said. "That seemed to be in a perfect location. Being on the golf course in the morning you have a vista like up north."

The sales office at the Links of Pheasant Run, (313) 847-2201 is open noon to 6 p.m. daily.

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