

NEW HOMES

(D7) 10

THURSDAY, JULY 11, 1996

Next building phase opens at Park Ridge

Park Ridge South, an upscale single family site condominium community in West Bloomfield, continues a collaboration between Cohen & Associates and the Selective Group.

That partnership, along with Nossan Enterprises, has laid the groundwork for 67 units across Pontiac Trail from Park Ridge.

Detached condos range in price from \$329,900 for a two-story of 3,175 square feet with four bedrooms and 2-1/2 baths to \$419,900 for a 4,075-square-foot two story with four bedrooms, three full baths and two half-baths.

Larry Cohen handles the building. Models are expected to be completed by the end of the year.

"We spend an incredible amount of time to think out design," Cohen said. "It has to live well, not just look good. You have to take an interior design and blend it with an artful exterior design."

"We've typically tried to be on the cutting edge," he said. "Here, we took a whole different tack on elevation - softer, less formal but timeless, classic appeal."

"We take a good, basic design and try to improve on it," Cohen said, citing a galley/kitchen area/computer space in an upstairs loft component of the Monterey Summit plan.

"Here, I wanted to put in an active playground for children. In our mind, open spaces, gazebos aren't good enough if they can't be used by the community," he said.

Eight plans are available, but buyers can customize. Most lots carry premiums ranging from \$5,000 to \$25,000.

All plans include at standard price three car garage, fireplace, double oven, cooktop and dishwasher, first floor laundry, basement, ceramic or wood flooring and 20 recessed lights.

Two models will be erected. The Versailles, the most expensive unit at \$419,900, is 4,075 square feet with four bedrooms,



all upstairs, three full baths and two half-baths. Plans call for a main floor featuring a library, great room, family room, dining room, kitchen/nook with serving peninsula and two staircases to the second floor.

One half-bath on the first floor is off the garage and laundry, the other, more formal, between the foyer and library.

The step-up master has a pan ceiling, separate tub and shower, dual sink vanity and walk-in closet.

Two other bedrooms share a jack-and-jill bath. The fourth bedroom has its own toilet and shower.

The Cambridge III also is a two story with four bedrooms up. At 3,800 square feet, the base price is \$384,900.

The main floor features a parlor, library and family room separated by a two-way fireplace, kitchen/nook and dining room with butler's pantry. Again, two half-baths are on the main level.

The master, with a first floor master ceiling, shows two separate vanities, two walk-in closets and a separate tub and shower.

Two bedrooms share a jack-and-jill bath and the fourth bedroom has its own shower.

Cohen also offers three floor plans with a first floor master. Brick, stone, wood and Dryvit will be used as exterior materials.



Versailles: This model at Park Ridge South includes four bedrooms, three full baths, two half-baths and more than 4,000 square feet of living space.

"We've had a lot of interest, a lot of enthusiasm," said Gail Sandweiss, sales coordinator. "The lots are magnificent, homesites are densely treed so there's a lot of privacy. It's like you're in northern Michigan."

"Kitchens are magnificently sized," she added. "We're hearing that's what people want. And large family rooms for all the media equipment people have now."

"The desire to be in this area is very strong," Sandweiss said. "Schools are excellent, value for home is excellent and the location is excellent."

At this price point, most people

buying here will have purchased new before, Cohen said.

Park Ridge South is serviced by city water and sewers. The subdivision will have sidewalks. It's within the Walled Lake school boundaries.

The property tax rate currently is \$28.14 per \$1,000 of state equalized valuation, half of market value. That means the owners of a \$385,000 unit there would pay just over \$5,400 the first year.

The annual association fee is estimated at \$200-\$250.

Kim and Ken Berman, bought a four-bedroom, two story Park Ridge about two years ago

for themselves and children Justin, Jordan and Jenna. It was their first brand new house.

"The building process went very smoothly," Kim said. "We were in before they said we'd be in and any minor things (problems) they took care of right away."

"What attracted us, I guess, was the design of the home," she said. "The best thing we liked about the plan was two staircases - one off the foyer, one off the family room."

Kim Berman also cited the family-friendliness of the subdivision including neighbors, sidewalks

and playground as an attraction. Sandy and Michael Lippitt, along with son, Maxwell, also have lived in Park Ridge for about two years.

"We liked the location. It's a little further out from congestion," Michael said. "We like the coming school district of Walled Lake. We like the rural nature of the area and we liked the price point."

"From a building experience, they did everything they said they would," Lippitt said.

The sales office at Park Ridge, (810) 663-1070, is open noon to 6 p.m. daily.

Do your gardening safely

In the blink of an eye, you can damage your vision with something as simple as debris thrown from a lawn mower.

Fortunately, protecting your eyes from the dangers of working in the yard can be as simple as wearing protective eyewear.

Here are five precautions:

1. Protect your eyes from flying particles, fertilizer and pesticides with safety eyewear.
2. Follow all instructions on warning labels for equipment and chemicals.
3. Remove all stones, twigs and other

potential projectiles before you mow or weed-whack an area.

4. Be sure to spray a chemical away from your face and the faces of others nearby.

5. Keep others, especially children, a safe distance from your work area or equip them with protective gear, including eyewear.

Keep these safety tips in mind and keep safety glasses on your face when working in the yard and you may be better able to keep yourself and your family out of the accident statistics.

Elegant Custom Country Estates.

Discover the perfect location and lifestyle at Bridge Valley. Elegance, history, convenience and unsurpassed natural beauty just minutes from I-75 on Henry Ford's former Country Estate.

Only 18 superb 1 1/2 acre homesites will be offered to create your own custom country estate.



Bridge Valley is located off Holcomb Road (between Ellis and Rine Rd.) just northwest of the Village of Clarkston in the Clarkston School District.



Brokers Protected.

30 miles of breathtaking views.

Rise above the commonplace to where gracious living knows no limits. At 5000 Town Center Condominium, you'll enjoy spacious floorplans, discover glorious sunrises and romantic sunsets, and appreciate the spectacular vistas from every vantage point.

If you have been looking for a view

that is as inspiring as your vision, indulge yourself in the incomparable lifestyle, unrivaled convenience and luxury amenities of 5000 Town Center Condominium.

- Endless panoramic views
- Lighted tennis courts
- Heated outdoor pool
- Private health club and sauna
- 24 hour concierge
- Valet parking available
- Steps to golf and Civic Center



5000 TOWN CENTER
Private Residences
5000 Town Center • Southfield, Michigan 48075

Visit our elegant model homes today!
810.351.HOME(4663)

Rentor participation invited. Complimentary valet parking for model condominium visitors. Prices subject to change without notice. Exclusive marketing by Town Center Realtors, Inc.

