

NEW HOMES

THURSDAY, JULY 16, 1999

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Adams Oaks is fairly close to everything

Adams Oaks offers buyers the opportunity to get into a mid-size sub off a less-traveled major road but close to freeways and attractions in downtown Birmingham, Rochester and the Somerset Collection in Troy.

Fifty-one lots are available off Adams between South Boulevard and Auburn Road in Rochester Hills.

Cousins Vince Scalfani of Vincent Homes and Perry DiMaggio, Towne & Country Homes, offer seven floor plans, each with four exterior elevations. They build on a rotation basis.

"We're offering price, quality and unique design, variation of design, from traditional Michigan colonial to split levels," DiMaggio said. "We'll customize. We try to please people as much as we can."

"We try to incorporate some of the amenities of larger homes into smaller homes," Scalfani said. "What we're offering is a variety. We give a cathedral ceiling in each house. I like plant shelves. That's why you'll see them in most of my homes."

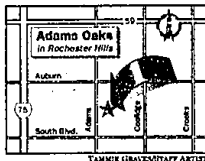
"We have a variety of lots," DiMaggio said. "You can get walk-outs, tree lots. There's pond lots."

Prices range from \$222,900 for a 1,900-square-foot ranch with three bedrooms or two bedrooms with den and 2-1/2 baths to \$248,900 for a colonial of 3,050 square feet with four bedrooms and 2-1/2 baths.

A fireplace, two-car garage, first-floor laundry, dishwasher and range, oak flooring and basement are included as standard amenities in all floor plans.

Air conditioning (\$2,400) and whirlpool tub (\$2,400) are extra. Most lots carry a premium charge that ranges from \$3,000 to \$25,000.

"My opinion is you're probably going to have a combination of probably 25 percent transference relocation in close proximity to Chrysler, Kmart and Pontiac Motors," said Tom Hochevar,



sales coordinator. "Twenty-five percent will be empty-nesters downsizing from large, stately homes in nearby communities and 50 percent young, growing families, middle management, young professionals."

The big draws? "Close freeway access to I-75 and M-59," Hochevar said. "Adams Road is really an attractive street to be located off."

"It's still thought of as a country road," Scalfani said. "There's very little commercial. It's a scenic, pleasant road to use."

"The second key is we have a 51-lot development," Hochevar said. "It's a small, intimate development. You don't have to give people a road map to show where you live."

Two models have been completed, one is nearly finished, and a fourth is under way.

The Brookwood, a 2,550-square-foot colonial, features a two-story foyer, great room, dining room, kitchen/nook with island, and a room that can be used as a living room, computer room, den or media room on the main floor.

Four bedrooms and two baths are upstairs. The master has double entry doors, cathedral ceiling, separate tub and shower, two walk-in closets and vanity.

Each of the other three bedrooms also has a walk-in closet. Base price is \$231,900. The model, with extras, is \$242,000.

The other finished model, the Bayberry, also is a colonial of



Bayberry model: Colonial features a bridge overlooking family room from the second level.

2,700 square feet.

This model has a sloped ceiling and palladian window in the great room, a dining room, library, and kitchen/nook on the first floor.

Four bedrooms, including the master, and two baths, are upstairs.

The Bayberry features a two-story foyer and a bridge overlooking the great room.

Base price is \$239,900, the model as shown, \$262,000.

Buyers also may select a ranch

plan and a Cape Cod with first-floor master.

Primary exterior materials on all plans is brick and wood siding, no vinyl or aluminum.

Adams Oaks is served by city water, sewers and sidewalks. It's in the Avondale school district.

The property tax rate currently is \$32.14 per \$1,000 of state equalized valuation, half of market value. That means the owners of a \$232,000 house in the subdivision would pay about \$3,730 the first year.

The annual association fee to maintain the entrance and common areas is estimated at \$100 per house.

Vijay and Sunita Kaul ordered a Bayberry.

"It has a beautiful great room, and it has a bridge on top where you can see both the entrance and anyone sitting in the great room," Vijay said.

And the subdivision, itself? "Location was really good," he said. "It's really close to I-75 and M-59. It's a really peaceful

neighborhood. There are a lot of trees around." Debra and Scott Noel wanted a new house with a first-floor master suite.

"We like staying in Rochester," Debra said. "It's a small, conveniently located subdivision. We think it's going to be pretty quiet back there."

Adams Oaks, (810) 299-0160, is open 1-6 p.m. daily, closed Thursdays.

Tips for dye-staining wicker and wood

■ Protect work area with old newspapers to avoid a messy cleanup.

■ Before applying dye, strip all paint, varnish or wax from furniture. Also, remove dirt or grease from furniture surface with a warm, soapy cloth, then rinse and dry.

■ Dissolve Rit powder in one pint of simmering (not boiling) water in a saucepan on your stove. With liquid dye, combine equal parts dye and water, then bring to a simmer.

■ Test the color, using a paintbrush or sponge, on the underside of the item and allow to dry. For lighter color, add more hot

water.

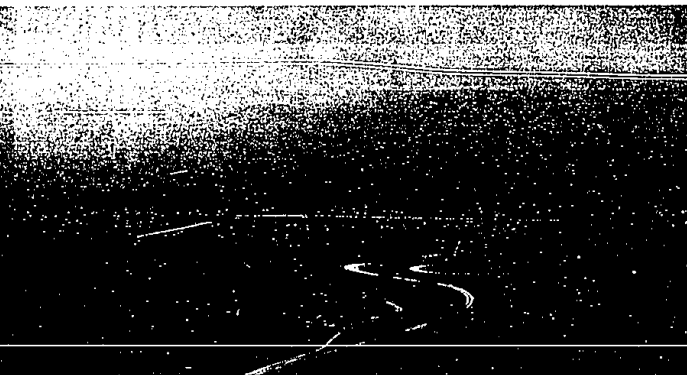
■ Apply warm dye solution to surface with a paintbrush or sponge, using even strokes.

■ For smaller projects, mix the dye solution in a sink or tub and dip items directly into the dye bath. Rinse in cool water and dry on paper towels or rags, away from direct sunlight.

■ To protect and seal in color, coat with polyurethane finish, clear varnish or shellac.

■ Clean containers and sinks immediately after dyeing by scrubbing with hot water and powdered cleanser or bleach.

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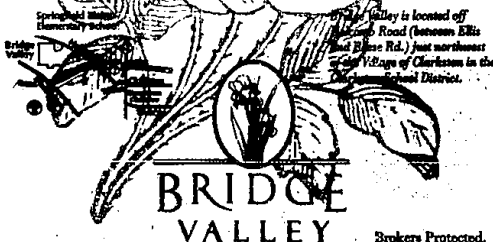
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