

NEW HOMES

THURSDAY, AUG. 1, 1996

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AT HOME

Caliburn attracts Livonia hometowners

Livonians who love Livonia are flocking to buy in the second phase of Caliburn Manor, a planned residential community off Seven Mile west of Newburgh.

"A lot of people are moving up from the area," said Bruce R. Gilbert of Gilbert Homes, one of three builders erecting houses in the 70-lot subdivision. "They don't really want to move, but they want something a little bigger, a little fresher."

"It's all location," said Lorne Zalesin, vice president of Biltmore Building. "Livonia's got it all. We're within walking distance of a shopping mall (Laurel Park Place).

"We're within a mile of I-275, so north and south is covered, and I-96 and M-14 — you're going east and west there — is within two miles," Zalesin added.

"This, in my opinion, is probably the last substantial development in northwest Livonia," said Barry Nosanchuk, president of Heritage Building L.L.C.

"The school system out here (Livonia) is outstanding, and the tax rate (\$31.26 per \$1,000 of state equalized valuation, half of market value) is reasonable," said Christine Krupa, sales manager for Zalesin and Nosanchuk.

Heritage and Biltmore are working in tandem, building each other's plans on a rotation basis.

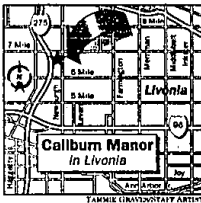
Eight floor plans are available. They range in price from \$224,900 for an 1,800-square-foot colonial with three bedrooms and 2-1/2 baths to \$274,900 for a colonial of 2,840 square feet with four bedrooms and 2-1/2 baths.

All contain at base price air conditioning, fireplace, cooktop, oven and dishwasher, two-car garage, first-floor laundry and basement.

Two models have been constructed.

The Muirfield, the largest and costliest, features a two-story foyer, living room, dining room, kitchen/nook with island, cornered ceiling and plant shelf, library and family room.

All four bedrooms are upstairs. A step-up master with double-door entrance and cathedral ceiling has a vanity/dressing area, a second vanity, separate tub and



shower and walk-in closet.

Base price is \$274,900.

The Luchmoor, 2,416 square feet, features a first-floor master with cathedral ceiling, separate tub and shower, vanity with dressing area and walk-in closet.

A plant shelf is off the two-story foyer. The first floor also showcases a great room with sloped ceiling, dining area, library and kitchen/nook with island.

Two bedrooms with a jack-and-jill bath are upstairs, together with a loft overlooking the great room. The loft can be used as a computer room, exercise room or sewing room or finished off into a third upstairs bedroom.

Base price is \$260,000.

"The quality, designs our layouts — we have something for everyone," Krupa said.

Gilbert shows three basic plans in his promotional materials.

A 2,050-square-foot colonial with three bedrooms and 2-1/2 baths carries a base price of \$225,000; a 1,500-square-foot ranch with three bedrooms and two baths for \$243,000; and a 2,500-square-foot colonial with four bedrooms and 2-1/2 baths for \$245,000.

A larger colonial, upwards of 3,000 square feet with four bedrooms and 2-1/2 baths, also is available priced at \$279,900.

The Coventry, under construction, features a two-story foyer, library, living room, dining room, kitchen/nook with island, family room with fireplace and cathedral ceiling, half bath and laundry on the main floor.

A double oven, cooktop and dishwasher also are included at



Muirfield model: This colonial features a step-up master suite containing two separate vanities, one with a dressing table.

base price, as is a two-car garage and basement.

The upstairs master will have a cathedral ceiling, separate tub and shower, walk-in closet and vanity. Three other bedrooms and a second bath are upstairs.

"Livonia is a stable community," Gilbert said. "It's very comfortable here."

Caliburn Manor is serviced by city water and sewers. The sub will have sidewalks.

The owners of a \$225,000 house in Caliburn can expect to pay about \$3,500 in property taxes the first year. An annual association fee of about \$180 to main-

tain entrances and common areas, plus a street lighting fee of \$70, also will be assessed.

Rich and Tricia Hampo, along with daughter, Stephanie, will move into a colonial.

"It was four bedrooms, nice-sized, a nice big kitchen," Tricia said. "My husband wanted a library or den. I think it's a nice home for a family starting out, or on the way."

"We always wanted something new or in the newer stage," Tricia said. "We came upon this sub, the price looked right and we found something we really liked. We always liked Livonia."

Jane and David Raiger bought a ranch.

"We're building because we couldn't find a house we wanted to buy in our price range," Jane said. "We bought in that sub

because we wanted to stay in Livonia."

"Not too many places offer new ranches," she said. "We're getting lots of volume ceilings. I love the master bedroom and master bath — soaker tub, double sink. It's just spacious."

The Biltmore/Heritage sales office, (313) 432-9090, is open noon to 6 p.m. daily. Gilbert's sales office, (313) 464-9098, is open 1-6 p.m., closed Thursdays.

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