

# NEW HOMES

THURSDAY, OCTOBER 10, 1996

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## West Bay offers luxury on lake setting

Luxury appointments in spacious units with spectacular views.

All of that - and more - describes West Bay on Pine Lake, 10 attached condominiums in three buildings, on Orchard Lake Road just north of Long Lake Road in West Bloomfield.

John Richards Homes, a Birmingham company whose custom-built offerings can be found throughout the northern and western suburbs, has nurtured West Bay on Pine Lake.

"We're on one of the most premier, all-sports lakes in the area at a price under \$600,000," said John Shekerjian, president and CEO for John Richards. "It can't be duplicated."

"I like to do things first class," he added. "I think what distinguishes us is attention to detail."

Prices go from \$526,000 to \$566,000 depending on square footage, location of the unit and view. Available space including the main living area, second-floor bedrooms and lower walk-out ranges from 3,796 to 4,166 square feet.

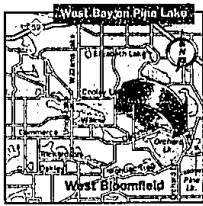
All units will include as standard features fireplace, air conditioning, whirlpool tub in the master suite and double oven, cooktop, dishwasher and microwave in the kitchen.

Also included at base price are a two-car garage (three-car garage in Unit 3), first-floor laundry, walkout with roughed-in plumbing and drywall, deck off the family room and a boat slip.

"Empty nesters who like to be by water and want to downsize will be looking in here... plus young professionals who like to have everything taken care of and be by water," said M. Louis Sabatini, vice president of sales and operations for John Richards.

Lisa Seal, a sales representative, has taken several people through the units now under construction.

"The view is probably most impressive," she said. "Also, ceiling height gives a feeling of volume and spaciousness inside. The elevator (option) has been a real plus. And, of course, the



pond and gazebo area."

"Imagine waking up every morning and looking at the lake," Sabatini said from a master suite.

"And the sounds of a waterfall and fountain," Seal added.

"It's a beautiful view summer and winter," Shekerjian said. "The lake changes daily."

Different units provide different floor plans. However, a view of the water is available from the foyer of every one.

Unit 1 under construction features a library with a 10-foot ceiling and great room with two-story ceiling.

The master with cathedral ceiling and balcony has two walk-in closets and separate his and her bath areas with vanity, toilet and entrances to the shower.

Two secondary upstairs bedrooms share a jack-and-jill bath.

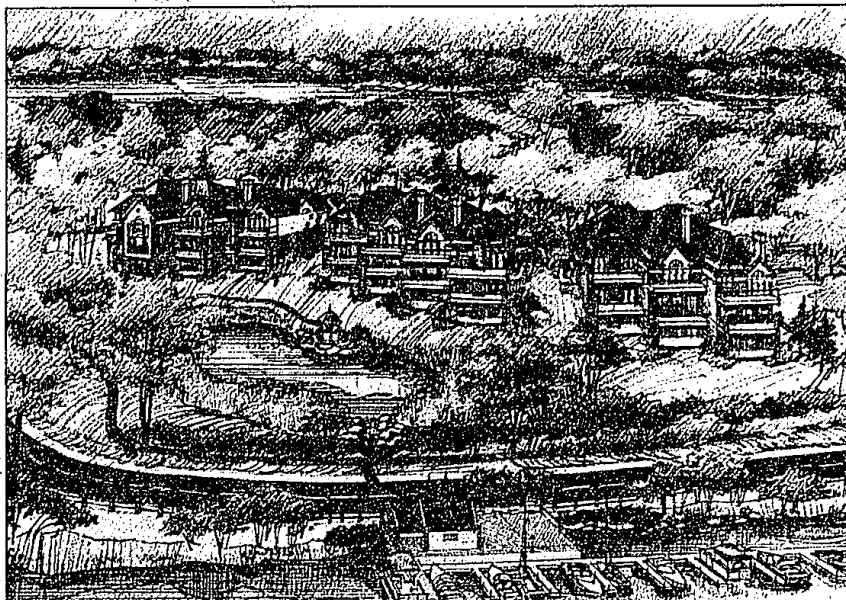
"When the leaves drop in winter, from this (back) bedroom, you have a full view of Orchard Lake," Seal said.

Unit 3 under construction features a walk-up master with pin ceiling, a dressing/make-up area and two walk-in closets.

A room next to the master can be used as an additional bedroom - two others are upstairs along with a full bath - or it can be opened to the master and used as an exercise room, media room, craft room or office.

"Even in this back bedroom, look at the view of the lake," Sabatini said. "It's unbelievable."

An opening has been cut into the wall between the



Luxury setting: Only 10 condominium units, all priced at more than one-half million dollars, will be built at West Bay on Pine Lake.

kitchen/nook and great room to allow a view of the water from the sink.

The master in Unit 2 is similar to Unit 1 with his and her baths and a view of Pine Lake from the kitchen sink.

West Bay is serviced by city water and city sewers. It's within the West Bloomfield school boundaries.

The property tax rate currently is \$30.37 per \$1,000 of

state equalized valuation, half of market value. That means the owners of a \$526,000 condo there would pay nearly \$8,000 the first year.

The monthly maintenance/association fee is estimated at \$225.

Until the sales model is com-

pleted, prospective buyers may call the main office at John Richards, (810) 640-4232, for a showing.

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