

NEW HOMES

THURSDAY, OCTOBER 24, 1996

Southfield infill project off beaten track

Take a single-family infill residential project with 14 lots in a heavily-wooded Southfield neighborhood with easy freeway access, nearby schools and shopping opportunities.

Mix in a couple of builders offering new houses on large lots for less than \$150,000.

What you get is the newest addition to Meadow Downs, tucked off Coral Gables south of 11 Mile east of Southfield Road.

"One reason I give for naming this Southfield's newest little secret is people who come to open houses say, 'I didn't know you were back here,'" said Marion Tindle, assistant manager for Century 21 Elegant Homes and sales representative at the site.

"It's a nice secluded area," said James R. Guibord, president of United Home Builders. "You won't have an influx of traffic. It has good access to 696. Because of all the trees, it's another advantage to the area. It's like living up north."

"It's a great, central location," said Scott A. Cantor, partner with Coventry Homes.

"It's a wonderful school system there," said Robert Schwartz, Coventry Homes partner. "There's real good shopping in the area."

Both builders have many floor plans to offer or will customize to a buyer's specification.

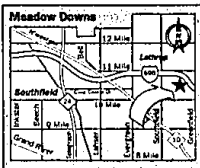
United's prices range from \$134,900 for a two-story of 1,450 square feet with three bedrooms and 1-1/2 baths to \$172,900 for a colonial of 1,900 square feet with four bedrooms and 2-1/2 baths.

Coventry offers three-bedroom, 2-1/2 bath colonials ranging from 1,500 square feet for \$145,000 to 1,850 square feet for \$168,500.

Both offer ranches and plans with the master suite on the first floor.

United's on-site model, features a living room, dining room, kitchen/nook and half-bath on the first floor.

The master suite has a separate tub and shower, dual sink



TAMER GUNDOY/STAFF ARTIST

vanity, walk-in closet and ceiling fan. Two other upstairs bedrooms each have ceiling lights.

The master bath, with separate doors, services all three bedrooms.

The model includes a range and dishwasher, basement laundry and two-car, attached garage.

Vinyl siding covers the exterior.

Base price is \$134,900.

Guibord terms this model an expandable house because pre-engineered plans are included for a later addition of a family room downstairs and a fourth bedroom upstairs for an additional cost.

A fireplace (\$3,000) and air conditioning (\$2,200-\$2,800) are also extra.

Coventry intends to construct a three-bedroom colonial as its on-site model.

Floor plans indicate a living room, dining room, family room, kitchen/nook with sink facing the family room, laundry and half-bath on the main floor.

Upstairs, the walk-up master will have a cathedral ceiling, two walk-in closets, dual sink vanity and separate tub and shower. Two other bedrooms will share a full bath.

The house will have an attached two-car garage, basement, full covered front porch and include and dishwasher.

Exterior materials will be brick, vinyl siding and wood accents.

Options include fireplace



Meadow Downs: Builders at Meadow Downs can come up with a plan to suite any taste. But simple, functional designs like this are expected to be especially attractive.

(\$1,700) and air conditioning (\$3,800).

Base price is \$168,500.

"I find as a Realtor new construction is usually usually out of price for young families or first-time new buyers," Tindle said. "This sub is affordable for them."

"Both builders are willing to work with people and their own plans. They are willing to customize," she added.

The annual property tax is estimated at \$66.58 per \$1,000 of state equalized valuation, half of market value. That means the owners of a \$145,000 house there would pay about \$4,100 the first year.

Ron Randolph bought a three-bedroom colonial with family

room from United Home Builders.

"I've been in Southfield the last seven, eight years," he said. "It's real convenient. I really like the trees, lot size, sitting back there secluded. I like the size of the bedrooms, family room. I would recommend the builder

highly," Randolph said. "He's real easy to work with."

Until models are completed at Meadow Downs, prospects interested in plans of United Home Builders and Coventry Homes may contact Marion Tindle, sales rep, at (810) 569-6613 for an appointment.

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Pinewood

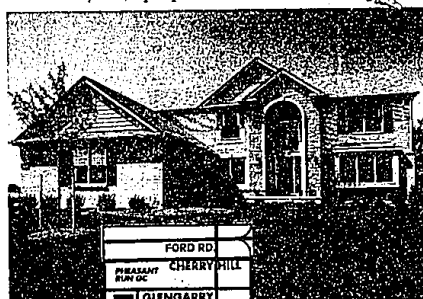
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