

NEW HOMES

THURSDAY, NOVEMBER 21, 1990

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Condos attract buyers off the beaten path

Northridge Preserve, a single-family site condominium community of 69 lots in Commerce Township, provides country living within a short drive to amenities of a typical suburban lifestyle.

"It's kind of hard to find the first time, but it's nice when you get out here," said Marc Rozenzweig, vice president of JAC Construction, the developer/builder. "It's secluded."

"You can have a kind of country flavor and go a mile down and hit a paved road to hustle and bustle," said Joshua Linker, a vice president.

"When we do grading work, the next day (animal) tracks are out here," said Don Eizen, sales agent. "It's almost like going up north."

JAC officials are proud that they chose to retain the topography of the site during its development.

"When we looked at the land, it had been approved for 69 lots," Linker said. "We have a lot of nice hills. It's rolling. We would have had to flatten the property to get 69 lots."

"From an aesthetic standpoint, we didn't want to rape and pillage the land so much," he said.

"We try to clear the minimal amount of trees as possible," Eizen said. "We clear each lot as it comes up for sale."

"More house, bigger lot, less money is the catch phrase we use," Rozenzweig said.

Prices range from \$191,900 for a colonial of 2,000 square feet with three bedrooms and 2-1/2 baths to \$223,900 for a colonial of 2,840 square feet with four bedrooms and 2-1/2 baths with base elevations.

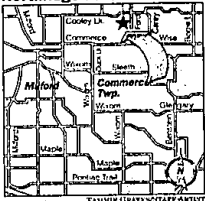
Fancier exteriors, premium lots and finished walkouts will cost more.

Standard amenities in all plans include three-car side-entry garage, fireplace, first-floor laundry, basement, dishwasher, carpeting and a \$1,000 light fixture allowance.

One model has been completed; two others are under construction.

The Ashton, already finished, is a story-and-a-half of 2,850 square feet that places the master suite on the first floor. The

Northridge Preserve



master has a separate tub and shower, walk-in closet and a dual-sink vanity with a sitting area.

The Ashton also features a formal dining room that could be converted into a den and open great room with a 16-foot-high ceiling and kitchen/nook on the main floor.

Three bedrooms, two with walk-in closets, the other with a 14-foot wall closet and a full bath, are upstairs.

Base price of the model, with an upgraded exterior elevation, is \$223,900. Standard elevation is \$223,900.

Two colonials are in progress.

The Kingston, 2,935 square feet, will feature a library off the foyer, living room with sloped ceiling, dining room with sloped ceiling, kitchen/nook and great room with sloped ceiling.

Four bedrooms are upstairs.

The master with cathedral ceiling has a separate tub and shower, walk-in closet and dual sink vanity. A second full bath serves the other bedrooms.

Base price of the model currently is \$219,900.

The Monterey, 2,660 square feet, will feature a study, living room, dining room, family room with sloped ceiling and kitchen/nook on the main floor, four bedrooms and two baths upstairs.

The Monterey master contains all of the elements of the master in the Kingston.

Base price of the model now is \$206,900.

Vinyl siding is the primary exterior material.

Detached condo units in Northridge Preserve will be served by individual water walls and the city sewer system. The



Kingston model: This colonial under construction at Northridge Preserve features a library, living room, dining room, family room and four bedrooms.

subdivision is within the Huron Valley school boundaries. The site won't have sidewalks.

The property tax rate is now \$22.35 per \$1,000 of state equalized valuation, half of market value. That means the owners of \$220,000 unit would pay property taxes of about \$2,450 the first year. Figure on another \$117 annually for trash removal.

A monthly association fee of \$10 is projected. That doesn't include grass cutting for which individual residents are responsible.

Melynda and Jeff Fenzel - along with daughter Marisa - will be moving into a variation of the Ash-

ton model.

"I grew up on a dirt road and 110 acres," Melynda said. "This was a happy medium to a sub on the beaten path and off the beaten path. This was a perfect site for us, exactly the size we wanted."

Fenzel especially likes the way the kitchen area, nook and great room flow together and that the master suite is on the main floor separate from the other bedrooms.

The family plans to convert the formal dining room into a den.

"A lot of things standard here are not standard at other places," she said.

Matthew Swantko and Kim Thompson also bought a unit with the master on the first floor.

"The topography of the sub is pretty unique," he said. "I like the fact it's kind of rolling with some hills. That part of Com-

merce is wooded and somewhat secluded.

"I feel JAC - based on houses in Indianwood and models I see here - builds a quality house at a very reasonable price," Swantko said.

The sales office at Northridge Preserve, (810) 684-8609, is open 1-5 p.m. daily, closed Wednesdays and Thursdays.

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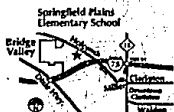


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