

# NEW HOMES

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THURSDAY, DECEMBER 5, 1996

## Fine touches add value at Summer Garden

The brothers Sommerville (Stephen and Richard), along with Stephen's wife, Marcia, had a vision when they bought a couple of older houses on an acre of land off Five Mile Road in Livonia.

They demolished the houses and constructed Summer Garden Condominiums, 12 units, six up and six down, in one building on the parcel between Inkster and Middlebelt.

The units, all with two bedrooms and two baths and about 1,230 square feet of living space, range in price from \$89,900 to \$115,600. Prices are higher for second-floor and end units.

"We've been accused of falling in love with our projects," said Marcia, sales/marketing director.

"We do above and beyond what we have to do. Things like an art niche above the fireplace. Nine-foot ceilings for a volume look without losing energy," she said.

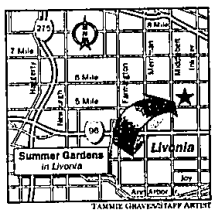
"We try to incorporate a new product and detail in every project," Stephen added. "Here, we used a curved corner on the dry-wall. We're also going to take after the name and create a nice grounds with flowers, trees and shrubs to create a garden-type of appearance."

The no-maintenance exterior consists of brick and a copolymer stucco that gives added insulation, Marcia said.

Standard features in all plans include gas fireplace, air conditioning, laundry/utility room with a hydro-heat furnace system, dishwasher, covered deck or patio, an enclosed storage room off the deck or patio and one space in a carport.

Prospects can view two slightly different models.

Both feature a kitchen with a half-wall open to the dining area and living room, a sink oriented to those entertaining areas and floating cabinets that help create



an open look. The two bedrooms in each unit contain a eight-foot-tall mirror across the length of the closet. The master has a combination tub/shower.

Each model has a bookshelf/art display section carved into the wall over the fireplace.

One model has a cathedral ceiling over the length of the kitchen/dining/living rooms and an additional inset in the living room wall for a television and other entertainment equipment.

Most features, including Morillat cabinets and mullion bars on the windows, come at no extra cost. Popular upgrades include ceramic tile flooring and sinks and a breakfast bar built between the kitchen and dining area.

Retirees who may winter in warmer climates and career singles or marrieds are expected to be typical buyers.

Attractions include easy freeway access to I-96, plus plenty of shopping, restaurants and churches nearby.

"There's nothing new in this price range in Livonia," said Leta M. Kekich, a Realtor with RE/MAX 100 and the on-site sales rep. More than 100 people came through during the recent first-week showing.

"They were surprised everything was standard, the quality



Summer Garden: A combination of brick and copolymer stucco gives this small condominium project in Livonia a unique exterior appearance.

of construction," Kekich said. "They were impressed with the square footage for the dollar amount."

"It's a small community," Marcia Sommerville added. "It's private."

Summer Garden is within the Livonia school boundaries.

The property tax rate is currently \$31.26 per \$1,000 of state equalized valuation, half of mar-

ket value. That means the owners of a \$110,000 unit would pay about \$1,720 the first year.

A monthly association/maintenance fee to include water, insurance, landscaping and snow removal is projected at \$80 to \$85.

One buyer who asked not to be identified by name explained what prompted her to buy in

Summer Garden.

"First of all, it's close to where I work," she said. "I wanted to live in the Livonia area. It's centrally located, close to I-275 and close to I-96 but far enough away so you don't hear noise."

"It's small, contained," she said of the site. "It isn't big, huge, overpowering, mile after mile where it all looks alike."

"I thought the workmanship was quite nice and especially the price," she said. "I asked to do something different in the condo and they said, 'Sure, why not?'"

"I liked the size of the rooftop. The fireplace was lovely," she said.

Models at Summer Garden are open 1-5 p.m. Saturday and Sunday. Kekich may be reached at (810) 348-3000 ext. 235.

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