

# NEW HOMES

AT HOME  
inside

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THURSDAY, DECEMBER 12, 1998

## Condos' prices, layout appeal to prospects

Functional floor plans with a good bang for the dollar define Hunter's Grove, an attached condominium community on Geddes between Sheldon and Beck in Canton.

Buyers won't get big. They won't get glitz.

What they will receive is 1,100 to 1,200 square feet of living space, an attached single-car garage, all new kitchen appliances, air conditioning and bay window at a base price ranging from \$105,990 to \$113,990.

Standard features also include basement, first-floor laundry and ceiling lights in bedrooms.

"A floor plan that really appeals to the young buyer, Canton location and probably the best buy for the dollar, I think, anywhere in the area - that will bring in young, first-time buyers," said Robert D. Kime, the Plymouth-based builder.

"Ninety percent of the people (purchasers) are single people, people who live in an apartment who want to move up, middle-aged people coming out of divorces," said Greg Kime, sales manager and the builder's son.

"We got some people who downsize to this home here," added Rob Stano, sales consultant, pointing to one of the models.

"Floor plans are very functional for peoples' everyday needs," Greg Kime said.

"It's pretty much a turn-key package," Robert Kime said.

"Everything you need is there."

Two floor plans are available.

The ranch with loft, 1,100 square feet, features a great room with sloped ceiling, kitchen/nook with bay window and an opening in the wall facing the foyer; bedroom; and bath with combination tub and shower.

The upstairs loft, 17-by-11 feet, can be used as a media room, exercise room, office or guest sleeping area.

Base price is \$105,990. The loft can be upgraded to a formal bedroom with bath and walk-in closet for an additional \$4,000.

The townhouse, 1,200 square feet, is a bit more compartmentalized.

The first floor features a half-bath, great room, dining room and kitchen with the sink and



opening in the wall oriented toward the dining room.

Two upstairs bedrooms, one with two smallish wall closets, the other with a walk-in closet, share a jack-and-jill bath.

But this is no ordinary bath. It features a separate tub and shower plus a dual-sink vanity with a sitting make-up/dressing area.

"In townhouses, the bathroom probably is the big feature," Stano said. "The bath you see in there you probably see in a \$200,000 house rather than one starting in the low \$100,000s."

"This is totally original," Robert Kime said. "We've done a lot of playing around with this."

Exterior materials include brick, aluminum siding and wood siding.

Upgrades include fireplace (\$2,950), cedar deck (\$2,950) and jet tub (\$1,000-\$1,700). Lot premium near a pond on site is \$4,500.

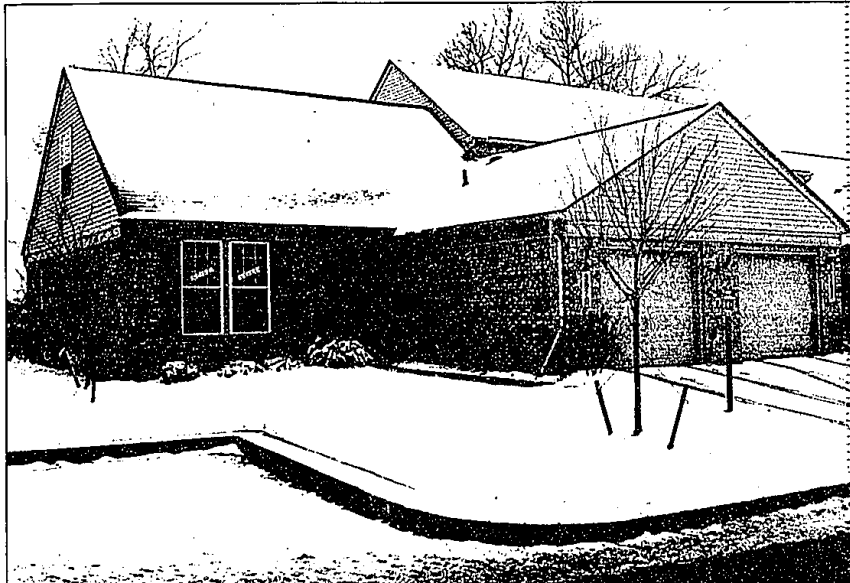
When entirely built, the development will have 214 units, four or six to a building.

Hunter's Grove, within the Wayne/Westland school district boundaries, is served by city water and sewers. There will be no sidewalks in the sub.

The property tax is now \$33.49 per \$1,000 of state equalized valuation, half of market value. That means the owners of a \$110,000 condo in Hunter's Grove will pay about \$1,850 the first year.

The \$90-per-month maintenance fee includes water.

"We're four miles away from I-275 that will take you north, south, east and west from here," Stano said. "We're probably 15 minutes away from metro airport. We're 15 minutes from Ann Arbor, 15 minutes from Dear-



Hunter's Grove: Buyers in this Canton condominium development have a choice of a ranch model with one bedroom downstairs and a loft, or townhouse with two bedrooms upstairs.

born."

The sub is just two miles from Summit on the Park, Canton's municipal recreation complex, Stano added.

Eric Thornton bought a townhouse unit in Hunter's Grove.

"Basically, I was looking for something I could get into on the ground floor just as they started building," he said. "It's pretty close to where I work. The price was pretty good. I felt these things are going to boom; prices will go up as they keep building, and I just jumped in."

"My older brother

had a condo in Westland, and it was really nice," Thornton said. "I looked at this one and liked it a lot more. The bathroom is just awesome. The one-car attached car was definitely a bonus. I got a gas fireplace and a Jacuzzi tub."

Peter Yee bought a ranch with

loft, then finished the loft into a second bedroom.

"I wanted something newer, low-maintenance," he said. "Architecturally, I liked the layout better than others I saw. It fit in with the price range and size I was looking for. As an

investment, it made sense.

"I was looking for a garage and/or basement, and I got both," Yee said.

The sales office at Hunter's Grove, (313) 495-0227, is open 1-7 p.m. weekdays, 1-6 p.m. Saturday and Sunday.



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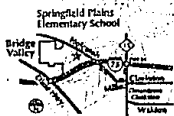


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