

NEW HOMES

AT HOME
In the Suburbs

THURSDAY, JANUARY 30, 1997

New builder to finish Western Golf sub

A different builder will handle the final phase of Western Golf Estates, a planned residential subdivision off Inkster Road between Five Mile Road and the Jeffries Freeway in Livonia.

William Genna of Timely Construction in Farmington Hills purchased 11 scattered lots remaining on the site. Camborne Construction of Livonia built 88 houses on the property.

"I was pretty excited for the opportunity," Genna said. "There aren't many opportunities to build a block of lots in an established subdivision. We feel pretty fortunate."

"Livonia is a real strong market," he said. "We like the idea of being in the heart of a very popular market."

Richard Hurley and Pamela Montgomery-Hurley, Realtors with Coldwell Banker Preferred and sales reps for Genna, tout the advantages of Western Golf Estates.

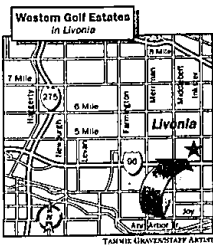
"First, it's Livonia and Livonia Public Schools," Richard said. "As my wife says, you can get anywhere from here. The expressway is right around the corner."

"The school system, city services and the right location give you all the pluses for a home buyer looking for the right neighborhood," Pamela said. "Plus, you want the appreciation."

Genna, a relative newcomer to the building business, has built Adams Manor Condominiums, six units, in Farmington, and is doing Wixom Meadows Condominiums, 21 luxury apartment units in that community.

He has two floor plans for Western Golf Estates.

The Pines, a 1,930-square-foot colonial with three bedrooms and 2-1/2 baths, carries a base



price of \$194,900.

The main floor features a den or living room, formal dining room, kitchen/eating nook with island and dishwasher, family room with a cathedral ceiling and fireplace and a half bath.

Bay windows in the dining room and den are included at base price.

All three bedrooms upstairs have walk-in closets and ceiling lights.

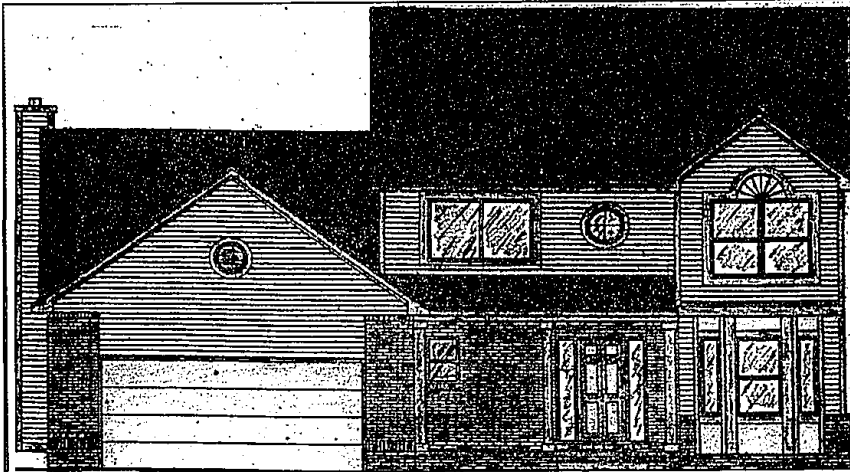
The master has a cathedral ceiling and shower. A second full bath with a combination tub/shower also is on the second level.

"We maximize the square footage by reducing the amount of hallway (upstairs)," Genna said. "You walk up and right into rooms."

The Pines also has a first floor laundry, two-car garage and basement.

The Western, a ranch of 1,500-square-feet with three bedrooms and two baths, has a base price of \$183,900.

That house will have a great room with fireplace and cathedral ceiling, kitchen/nook, a master suite with a shower, two sec-



Pines model: William Genna plans to erect a colonial with three bedrooms, 2-1/2 baths and 1,930 square feet of living space with this exterior appearance at Western Golf Estates.

ondary bedrooms, a second full bath with combination tub and shower and a laundry all on the main living area.

"People are looking for open space, lots of natural light and casual living rather than more formal," Pamela Hurley said.

The Western also will have a two-car garage and basement.

Vinyl siding and brick are the primary exterior materials on both plans.

"This sub has a nice blend of house design," Genna said. "We

were attracted to that. One thing that attracted me is sidewalks. Not having them is a huge drawback for families."

Who's buying in Western Golf Estates?

"It's usually the second or third-time home buyer, first brand new build, dual incomes with children," Richard Hurley said. "This is definitely a family sub."

"What we try to do is give them a product they can literally move into without extra

expense," he said.

Genna said he was involved in property management and real estate for 12 years before becoming a builder a couple of years ago.

"Our goal is to build between eight and 10 houses per year and maintain a high standard and direct contact with customers," he said. "We do try to deliver, good value."

Western Golf Estates is serviced by city water and sewers. The property tax rate current-

ly is \$31.44 per \$1,000 of state equalized valuation, half of market value. That means the owners of a \$194,000 house there would pay about \$3,050 the first year.

Genna projects completing his first spec model, the colonial, in April.

The Hurleys, (313) 416-1216, have floor plans, artistic renderings and tile, brick and shingle selections of Genna's product in their office. They also can arrange meetings with Genna.



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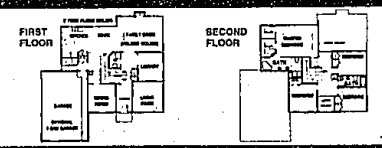
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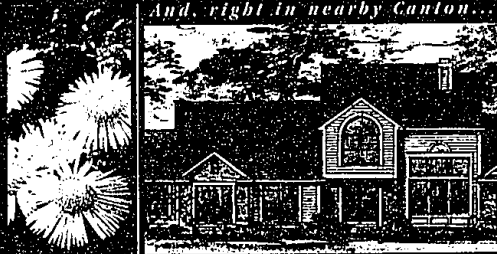


And, in Oakland Township



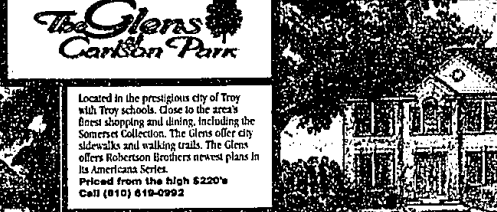
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