

NEW HOMES

Spruce Hill gives secluded, upscale living

The tradition continues for Robert Deneweth and John Uznis.

The partners, builders of custom-designed, luxury houses and condominiums, have opened their newest development, Spruce Hill in Bloomfield Township.

Just 19 detached condos will arise on the 19-acre tract off Wing Lake Road north of 14 Mile.

Lot prices start at \$285,000. A lot and unit combined will average about \$900,000, Deneweth projected.

"Most of the people we do homes for have other homes up north or in Florida," he said. "They're executives, professional people, business owners, people who have been very successful."

"In this sub, we will have quite a few families with children. Others, their kids are grown," Deneweth said. "We're aiming for the move-up buyer who's looking for a custom home, quality build."

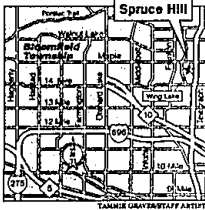
"We start by asking, 'What size, what style home are you looking for?' I have a number of floor plans. We can modify that or start from scratch."

No exact duplications will be allowed at Spruce Hill; no ranches will be permitted, and minimum sizes, 3,500 square feet for a story-and-a-half, 4,000 square feet for colonial, will be enforced.

All units must conform to a traditional style of architecture and use only brick, stone and wood siding as exterior materials.

"Bob has the same subcontractors as do all the houses," said Douglas Keating, sales representative at the site. "People wonder and ask, 'Am I going to get the same trim, the same quality?' and I say, 'Yes you will.'"

"Bob has a tremendous list of



references," Keating added. "Anyone he's built for, you can call. They're always happy, and if they're not happy, we make them happy."

Other Uznis/Deneweth developments include Vaughan Crossing in Bloomfield Hills, Kent Ridge in Bloomfield Township and the Residences at TPC in Dearborn.

The standard package at Spruce Hill will include three-car garage, two masonry fireplaces, two furnaces, air conditioning, jet tub in the master suite, alarm system, a lighting allowance starting at \$3,500 and an appliance allowance starting at \$5,600.

"We have location," Deneweth said. "It's very quiet. People are shocked when they come back here."

"I think they're surprised there's even a project here," Keating said of folks who happen into the community.

"It's kind of a sub unto itself. There are no stub streets going someplace else. For people spending this kind of money, privacy and security, one way in and one way out, is an attraction," he said.

"You certainly have the amenities of Bloomfield Hills schools and Bloomfield Township ser-



Luxury living: Houses like this, designed and built by Uznis/Deneweth, will dot the landscape at Spruce Hill.

vices," Deneweth said. "A brand new sub in Bloomfield Township - there's not much available now."

"We have all these spruce trees here," he added. "We've designed lots to save trees. That's where the name comes from, Spruce Hill. Pretty much the whole perimeter is ringed by trees."

"Shopping is real convenient," Keating said. A couple of lots already have sold.

The condo under construction, a 4,700-square-foot colonial, typifies what Uznis/Deneweth can do.

The foyer with two-story ceiling features a curved staircase and curved wall leading to the second level. A walk-in closet is off either side of the front door.

The living room with fireplace is on one side of the foyer, a formal dining room with wainscot on the other.

A butler's pantry leads to the kitchen/nook with island and pantry. The family room with fireplace is off the kitchen, and the library/den also is oriented toward the back of the house.

Two half baths are on the first floor - one off the laundry/garage, the other near the family room.

Four bedrooms and three baths are upstairs.

The master showcases a tray ceiling, separate tub and shower, two vanities, a pair of walk-in closets

and an enclosed toilet. A second bedroom features a bath with combination tub and shower, plus walk-in closet; a third bedroom has a bath with shower plus walk-in closet.

The fourth bedroom will be used as a guest room.

Spruce Hill is serviced by city water and sewers. There are no sidewalks in the community.

The property tax rate currently is \$35.53 per \$1,000 of state equalized valuation, half of market value. That means the owners of a \$900,000 condominium there would pay about \$15,225 the first year.

Gail White and Robert Chapman, a professional couple, were attracted to the site and Uznis/Deneweth for several reasons.

"We've already lived in the area almost 12 years," White said. "We saw the parcel. We're near freeways, shopping, schools. At the same time, we're secluded from traffic and hustle-and-bustle."

"Deneweth contacted us," White continued. "We called some people he'd built for - he has a long list of references - and everyone had positive things to say."

"We looked at the quality of his work. We talked to suppliers. It's been a very pleasant experience," she said.

There is no sales office/model at Spruce Hill. Keating may be reached at (810) 644-7000.

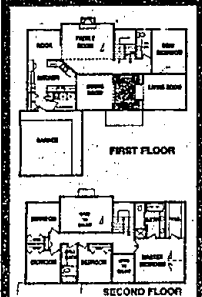
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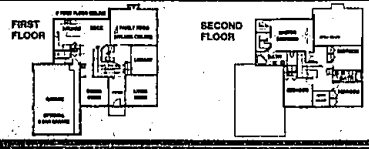
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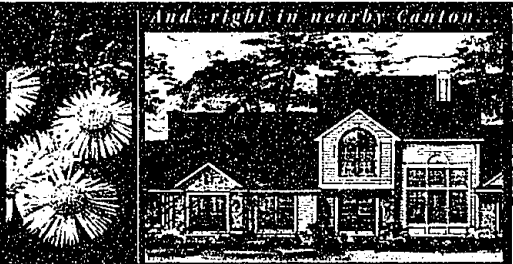
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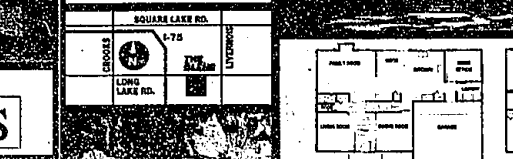


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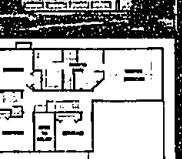
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