

NEW HOMES

SUNDAY, MAY 4, 1997

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The Meadows phase opens at Stony Creek

There's plenty of product from which buyers can select in the Meadows at Stony Creek Ridge, a planned residential community in Rochester.

Four builders have bought lots and constructed models in the initial phase of the 260-acre development off Dequindre between 24 and 26 Mile roads.

Nineteen floor plans encompassing all styles—ranch, story-and-a-half and colonial—are available. Builders also will entertain modifications.

Base prices start at about \$250,000 and range upward to about \$280,000. A monthly fee of \$350 will be charged to maintain a clubhouse, outdoor pool, tennis court and tot lot on the site.

"We're getting a wide range of business," said Mike Valenti of Valenti & Co. "We've got families with young children going up to retirees."

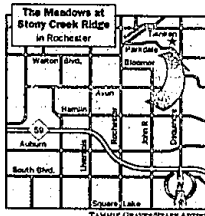
Major draws? "The location, rolling hills, actual physical layout of the sub and the Rochester community," said Joseph M. LoChirco of LoChirco Custom Homes. "People have a central downtown area where they can shop, eat and walk around."

"You see the clubhouse, tennis courts, beautiful landscaping," said Vince Milotello of L&M Homes. "People like to be close to downtown Rochester. It's safety. The location is nice on the border between Oakland and Macomb."

"You're close to Stony Creek (Metro Park) ... easy access to expressways," Valenti added.

"Even though there's multiple builders, all the designs complement each other," said Sheryl Anderson, sales director for MJC Legacy. "We have strict architectural controls."

All the builders include similar elements as part of their stan-

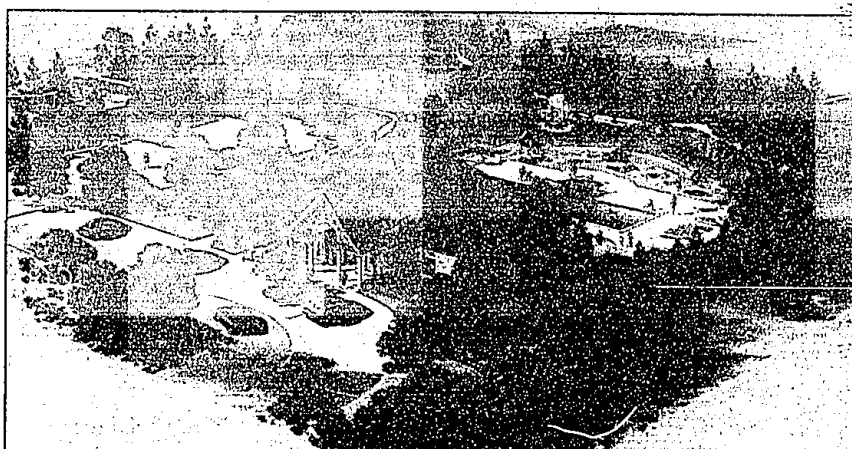


Standard price package—fireplace, range and dishwasher, two-car garage, with three bedrooms and 2-1/2 baths for \$259,900 to a colonial of 3,000 square feet with four bedrooms and 2-1/2 baths for \$279,900.

The model, priced at about \$315,000 with upgrades, features a library, living room, dining room, kitchen/nook with island, deck and walk-in pantry and family room with sloped ceiling.

A unique design feature places a second set of stairs to the basement right from the garage. All four bedrooms are upstairs, as is an optional bonus loft that can be used as an office, media room or, in this case, billiards room. The master with pan ceiling has a walk-in closet and wall closet. A second bath also is upstairs.

Valenti presents five plans. They range from \$259,900 for a colonial of 2,610 square feet with four bedrooms and 2-1/2 baths to \$286,900 for a 3,150-square-foot colonial with four bedrooms and 2-1/2 baths.



Recreational offerings: Residents can enjoy an outdoor pool, clubhouse with exercise center, tennis court, tot lot and decorative watercourse at Stony Creek Ridge.

The model includes a dining room, library, great room with two-story ceiling, kitchen/nook with island and a large walk-in closet off the garage and laundry.

The upstairs master with cathedral ceiling has a pair of walk-in closets and a dual sink vanity. Three other bedrooms and a second full bath also are up.

Price of the model with upgrades is about \$320,000.

L&M Homes also offers five plans, ranging from \$248,900 for a 2,800-square-foot colonial with four bedrooms and 2-1/2 baths to \$272,900 for a colonial of 2,500

square feet or a story-and-a-half of 2,650 square feet, each with four bedrooms and 2-1/2 baths.

The model contains a first-floor master suite, great room with sloped ceiling, den, dining room, wrap-around butler's pantry and kitchen/nook with island.

Three bedrooms and a full bath are upstairs.

The model with extras carries a price of about \$300,000.

MJC Legacy also provides five plans. They start at \$263,900 for a story-and-a-half of 2,200 square feet with three bedrooms and 2-

1/2 baths and rise to \$279,900 for a two story of 2,900 or 3,000 square feet, each with four bedrooms and 2-1/2 baths.

The model features a living room, dining room, family room with sloped ceiling, library off the family room and kitchen/nook with island.

Four bedrooms, including the master with cathedral ceiling and walk-in closet, are upstairs.

Price of the model with upgrades and landscaping is about \$360,000.

The Meadows at Stony Creek Ridge is serviced by city water and sewers. It will have side-

walks and is within the Rochester school boundaries.

The property tax rate currently is \$34.26 per \$1,000 of state equalized valuation, half of market value. That means the owners of a \$270,000 house there would pay about \$4,625 the first year.

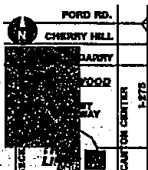
MJC Legacy, (810) 650-1992 and Valenti & Co, (810) 608-2900, models are open noon to 6 p.m. daily. L&M Homes, (810) 608-2861, and LoChirco Homes, (810) 739-5474, are open 1-6 p.m. daily.

All are closed Thursdays.

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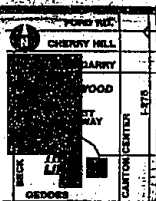
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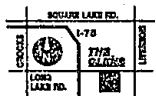
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