

NEW HOMES

SUNDAY, JUNE 22, 1997

★★ F1

Scenic Woods offers solitude, easy access

Just four detached condominiums are available at Scenic Woods in Bloomfield Hills, but what a place if you happen to be one of the four purchasers.

Trees tower upwards of 80 feet. Calling birds break the stillness during a recent visit. The soft earth yields fresh deer tracks.

"It's a gorgeous site," said Martin George, the builder. "You get back here, it's just quiet and peaceful."

"This is sort of an isolated property, one of the last leftover pieces in Bloomfield Hills that can take a cluster development," said Victor Saroki, AIA, whose Birmingham architectural firm designed the condos. Lois Casey, a Realtor with Hall & Hunter and sales rep for Scenic Woods, described the major attractions of the property as "seclusion, peace and tranquility."

As you might expect, a Bloomfield Hills address just west of Woodward north of Long Lake Road with beautiful surroundings commands a hefty price. Figure on paying at least \$1.3 million.

But, then, again, these aren't your typical 2,600-square-foot colonials.

The basic plan calls for three individual bedroom suites — one on the main floor, two upstairs; a side-entry, three-car garage; covered front and rear porches; first-floor laundry; three fireplaces; air conditioning; and basement.

The main living area features a library, living room, dining room and kitchen/nook with island. Appliances include refrigerator, microwave, cooktop, oven and dishwasher.

"There's a lot of axes (lines) to go through," Saroki said. "There's a lot of balance and symmetry."

"Modifications can be made internally," he added. "If someone wants to move some walls,



change details, we can do that." These are spacious condominiums with about 4,600 square feet of living space.

But the real beauty is in the detail.

The roof is cedar shake, the exterior cedar siding and brick. The porches and steps can be pavers or stone. Unique space formation in upstairs bedrooms results from creative design utilizing the roof line.

We do a lot of higher-end houses," Saroki said. "We know the amenity level we try to accomplish."

"There's a lot of detail — crown molding, custom closets, built-in cabinetry, fireplace surrounds," said Amanda Stephens, project architect. "There's wood paneling in the library specific to this house, but that's the kind of detail available to all homes."

Eight-foot-high mahogany doors are standard.

One of the four units has sold. The buyer requested anonymity.

"The site, itself, is beautiful," he said. "We live out here. It's convenient to shopping, restaurants, work. I've got 10 minutes to my office in Troy."

The initial buyer in Scenic Woods has opted for nearly \$450,000 worth of upgrades including a wine cellar and an exercise room/spa in the lower level.

Other upgrades include a radiant heating system in the



Scenic Woods: Four large, detached condominiums forming a cluster development in Bloomfield Hills have been designed to blend in with the beautiful surroundings.

floors of garage, basement and many interior areas of the house with ceramic tile, plus a hand-carved, limestone fireplace mantel.

Each of the four bedrooms — the fourth, an option — has its own bath and walk-in closet

"Most people who have shown interest live in Bloomfield Hills with huge homes or they

transfer from an area comparable to this or higher," Casey said.

"The idea of condo living appeals to a lot of people," Saroki said. "They don't want to maintain the site, they want to travel. They want to be more free."

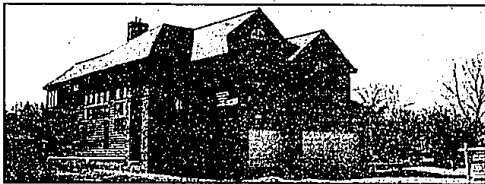
Scenic Woods is serviced by city water and city sewers. Because it's so small, there won't be sidewalks. The condos are within the Bloomfield Hills school district boundaries.

The property tax rate currently is \$32.70 per \$1,000 of state equalized valuation, half of market value. That means

the owners of a \$1.3 million condo there would pay about \$21,500 the first year. An association fee of \$360 per month is projected.

Lois Casey, sales rep for Scenic Woods, can be reached at (810) 647-8100 for an appointment to visit the site.

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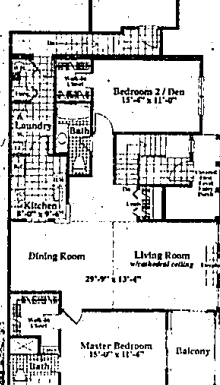
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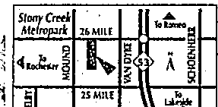


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