

# NEW HOMES

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SUNDAY, AUGUST 3, 1997

## Arbor Woods presents 2 floor plan choices

Reservations are coming in at Arbor Woods, an attached condominium community which backs up to Hines Park in Livonia.

Only 18 units will arise off Ann Arbor Trail between Wayne and Newburgh roads.

"This is small, private," said Larry Henney, a Realtor with RE/MAX Great Lakes and on-site sales representative. "There's only one way in and out. You have woods, the park bordering one side."

The four-acre parcel fit the bill for Villa Construction, which was looking to production build. Brothers Gino and Franco Silvestri have specialized in houses on scattered lots in the \$160,000 to \$300,000 range.

"It was a nice, clean site," Gino said. "You've got Westland Mall real close by, Livonia schools, conveniences. You have Hines Park here. (1)-96 is right there, too."

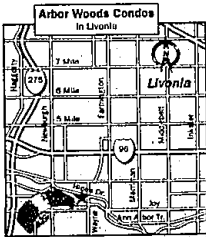
Two floor plans are available — a colonial of 1,600 square feet with two bedrooms and 2-1/2 baths and a ranch of 1,350 square feet with two bedrooms and two baths. Each carries a base price of \$159,900.

Both include air standard price fireplace, first-floor laundry, basement, dishwasher, two-car garage, energy-efficient furnace and carpeting.

Two skylights are included in the ranch, one in the colonial. Carpeting is included.

Air conditioning (\$1,950) is extra.

"We're trying to build ... to give as much extra features for the person they don't have to pay for up front," Gino said. "Skylights, high efficiency windows, a good layout, Tyvek wrap (insulation)." The colonial features a great room, kitchen/break and half bath on the main floor, two bedrooms and two full baths upstairs. The



master contains a combination tub/shower and walk-in closet.

"We tried to make an open staircase," Gino said. A planter shelf is halfway up the steps. The basement steps are well placed directly off the garage and laundry room.

The ranch features a larger great room, 22-by-15 feet, kitchen/break, a master with combination tub/shower and walk-in closet, a second full hall bath and a room that can be used either as a second bedroom or a study.

All rooms in the ranch will have pitched ceilings to enhance volume space and promote an open appearance.

The eight units that back up to Hines Park will have walk-out basements and carry a premium of \$25,000.

Exterior materials are brick and an aggregate wood/concrete siding.

Henney finds that empty-nesters especially have been drawn to Arbor Woods and the ranch plan.

"The majority are 55 and older, mostly Livonia residents, some Westland, Dearborn Heights. Most have either built before or at least owned before.



STAFF PHOTO BY TIM HAWLEY

Moving ahead: Work is well under way at Arbor Woods, ranch and colonial-style condominiums in Livonia.

"These are cluster condos," Henney said. "They still have all the amenities of a house — basement, two-car, attached garage. The nice thing is they don't have to worry about taking care from the windows out."

"They know quality," Henney said. "They love the location."

Arbor Woods is serviced by city water and city sewers. A side-

walk will run along Ann Arbor Trail, but not within the community. The condos are within the Livonia School District boundaries.

The property tax rate currently is \$31.71 per \$1,000 of state equalized valuation, half of market value. That means the owners of a \$160,000 condo would pay about \$2,500 the first year.

A monthly maintenance/association fee of \$100 is projected.

Barbana and Edward Wikowski put in an order for a ranch.

"It's very convenient for free-way transportation and the airport for us," Edward said. "I like the excellent, park-like wooded setting back there. The layout and size of the complex is very well defined."

Wikowski also praised the quality of Silvestri's work and Henney's efforts.

"Everyone just has everything together there," Wikowski said. "This just fit the bill."

The models at Arbor Woods are under construction. Until they're finished, call Larry Henney at (248) 478-6200 for an escorted tour of the site.

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