

NEW HOMES & REAL ESTATE

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Classified Ads
Sunday, April 28, 2002

Real Estate Ad Index

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- ### HOME SEEKER'S CHECK LIST
- ☐ SELLER DISCLOSURE STATEMENT (REQUIRED BY LAW)
 - ☐ LEAD DISCLOSURE STATEMENT (REQUIRED BY LAW)
 - ☐ HOUSE SPEC SUMMARY SHEET (ROOM DIMENSIONS, ETC.)
 - ☐ SCHOOL DISTRICT SERVICING NEIGHBORHOOD (WHERE EXISTING ARE BUILDINGS, BUS PICK-UPS)
 - ☐ AGE OF MAJOR MECHANICAL/STRUCTURAL COMPONENTS (FURNACE, HOT WATER HEATER, SHINGLES, ETC.)
 - ☐ APPLIANCES INCLUDED?
 - ☐ PROPERTY TAXES (BASED ON SELLING PRICE, GET CURRENT RECORDS)
 - ☐ MUNICIPAL SERVICES PROVIDED (TRASH COLLECTION, LEAF PICKUP, SNOW REMOVAL, LIBRARY)
 - ☐ CONDITION OF NEIGHBORING PROPERTIES

TO PLACE AN AD

CALL TOLL FREE
1-800-579-SELL (7355)
Fax Your Ad (734) 953-2232

Walk-In Office Hours:
Monday - Friday, 8:30 a.m. to 5 p.m.
After Hours: Call (734) 593-0900 to use our 24-Hour voice mail system

Deadlines: To place, cancel or correct ads.

Publication Day	Deadline
Sunday	6:30 p.m. Fri.
Sunday Real Estate	6:30 p.m. Thurs.
Thursday	6 p.m. Tue.
Thursday Real Estate Display	3 p.m. Mon.

You'll find upscale homes, great terrain, in Birmingham's Riverside

Monied people who want one luxurious home, a beautiful topography and the Birmingham's ZIP code with all of its amenities will love Riverside, the builders and developer there agree.

Only two spec homes and three lots are still available in the small, single-family condominium community just west of Southfield Road just south of Brown Street near downtown.

One spec - about 4,000 square feet - carries a listing price of \$1.65 million. The other, about 3,800 square feet and not quite finished, lists for just under \$1.7 million.

Two other homes under construction there, as well as a partial demolition and refurbishing of an historic farmhouse, have owners.

BRG Custom Homes and Brody Homes are collaborating here as they did in Dourdan Park in Bloomfield Hills. They're building on an alternating basis plans designed by architect Victor Siroki.

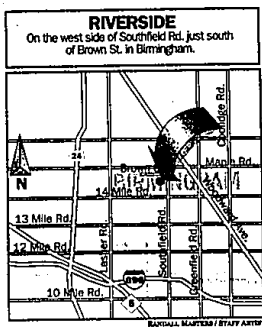
"A home like this is an indulgence," said Louis M. Beaudet of BRG. "We plan on indulging with amenities and luxury."

"Our role as the builder is to take architectural design, interact with the (interior) designers they (buyers) select and bring to reality their dream home with quality and craftsmanship," said Gerald Brody.

"This is lifestyle here," Beaudet added. "This is a turnkey development."



Birmingham delight: Custom homes designed by Victor Siroki and built by Brody Homes and BRG Custom Homes provide luxury living at Riverside.



"The profile is these people own multiple homes in multiple areas of the world. We take care of everything so they can feel comfortable picking up at the spur of the moment and not worrying," Beaudet said.

"These people are sophisticated, worldly," Brody added. "They want a house to reflect their lifestyle."

"It's very Londonesque here, like long and narrow townhomes," Beaudet said. "This is a new, old house."

Homes at Riverside, although large and close together, don't seem overbearing due to the way they're oriented on the property.

There's a 60-foot drop in grade from Southfield Road to the Rouge River at the west end of the site, Brody said.

Purchasers used to luxury in their homes will get it inside and out at Riverside.

Stone, stucco and cedar siding, cedar shake roofs, copper gutters and downspouts, brick paver or slate porches and wooden garage doors are primary exterior materials.

Inside, elevators will be included in homes where all the bedrooms are situated on the upper level.

All first floor ceilings are 10-foot high. Crown molding and wainscoting are everywhere. Floor coverings in entertaining areas

They enjoy more than just a great view...

He likes the exercise room, pool and entertainment salon.	She likes to read and enjoy a morning coffee on the balcony.	He likes to soak away stress in the ex-stile Jacuzzi bath.	She likes entertaining in their new home decorated her way.
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West Tower sold out
East Tower under construction

Together, they love life at The Gates of Glengarda.

Toll Free 877-248-5211 • www.glengarda.com
4915 Sennettsville Rd. East, Windsor, Ontario
Open Everyday 12pm to 4pm, Closed Fridays
(Closing by Appointment) Broker's Office

GLENGARDA WINDSOR

www.observerandeccentric.com Keely Kaleski-Wygonik, Editor 734-953-2105

OPEN HOUSES OF THE WEEK



Lovely In-Town Birmingham Home SHOWN BY APPOINTMENT

New construction and quality appointments will delight you in this wonderful 3 bedroom, two and a half bath home in "in-town" Birmingham. Within walking distance of Pierce Elementary.

It has a great use of space, neutral decor, much recessed lighting and wood blinds throughout. The dining room features hardwood flooring, an alcove buffet and cove ceilings. The light and bright great room has hardwood flooring and a doorwall to a fabulous deck that lends itself to outdoor entertaining, and leads to a landscaped fenced rear yard.

The kitchen is stunning and features a breakfast bar, Pergo flooring, bay window and all new stainless steel appliances. The first floor powder room and second floor baths are ceramic tiled and have quality fixtures.

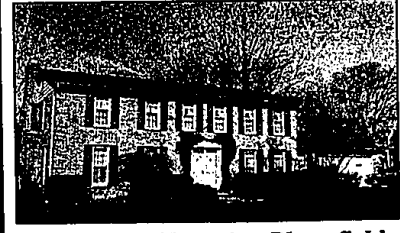
In the generous master bedroom suite there is a large walk-in closet and a jacuzzi tub. The basement is freshly painted, has glass block windows, cabinetry and shelving for storage. The two car garage has built-in shelving for your storage needs.

Don't miss this opportunity to have a quality home in in-town Birmingham at an affordable price!

Location! Location!

JO LINCOLN
COLDWELL BANKER SCHWEITZER
REAL ESTATE

500 South Old Woodward, Birmingham, MI 48009
Business (248) 642-2400 Direct (248) 988-2257
Cell Phone (248) 505-7275



Absolutely Charming Bloomfield Home On Over 1/2 Acre Wooded Site

OPEN SUNDAY 1-5
2856 Squirrel Rd.
N. of Long Lake & W. of Adams

Lovely center entrance colonial with walk-out basement and award-winning Bloomfield schools. Beautifully decorated with warmth and charm, this home offers generous crown moldings, hardwood floors and quality updates. The gourmet kitchen has Shaker Maple cabinets, granite counters, quarry tile flooring and stainless upscale appliances. Opening off the kitchen, the warmly inviting family room has pegged hardwood flooring and offers a full-wall fireplace complete with a grill both rooms overlook the fabulous 58 acre wooded lot. There's an oversized 1st floor laundry complete with quarry tile flooring, storage and a laundry chute.

"Charming" and "cozy" come to mind as you step inside this home. Lovingly updated over the years, updates include A/C, furnace, deck, shutters, GAP-Timberline 30 year roof, kitchen, gutters, paver walks and patio, landscaping, sprinklers, plus a lovely lower level walk-out & much more. The wonderful bonus space in the walk-out includes 560 sq. ft. of additional finished area including a recreation room, an additional room offering multiple possible uses, full bath with Corian and marble, cedar closet, and two storage rooms. There's currently over 3000 finished sq. ft. with endless expansion possibilities on this fabulous lot.

A wonderful master suite offers the same charming atmosphere you feel on the first floor with its arched doorway separating the bedroom from the dressing/bath area with its two closets and private bath. The three additional large bedrooms have hardwood flooring, generous closets and ceiling fans with lights.

Situated in a sought-after area of Bloomfield, near the best in public as well as private schools and surrounded by large, well-kept homes and expensive new construction, this home is very special. You're convenient to the best in shopping offered at Somerset, downtown Birmingham, golf courses, Country Clubs, and easy access to freeways. \$444,900 (Virtual tour on web)

Please call for a private showing, information or a brochure.

ROSALEE HILL
(248) 988-2244

Please also check my virtual tour at my web site: www.roseahill.com
COLDWELL BANKER
Schweitzer Real Estate



Spectacular All Sports Long Lake Lakefront!

OPEN SUNDAY 1-4
8596 OAKSIDE
Commerce Township
(N. White & W. Union Lake Rd.)
Offered at \$699,900

On a beautiful one-half acre cul-de-sac setting, with 145' of sandy beach frontage on all sports Long Lake, this lovely colonial style home was totally renovated in 1994. Offering 3,200 square feet of living area, it has an open floor plan, soaring ceilings and hardwood floors. It's a spacious great room, with fieldstone fireplace, has three doorways that open to the expansive deck. The formal dining area adjoins the great room and is wonderful for entertaining in those special occasions. The library is perfect for relaxing or working on your computer. The gourmet designed white bay kitchen comes with built-ins and all appliances. The home has five bedrooms which include a luxurious master suite with Jacuzzi and another private two bedroom suite area complete with family room.

Other features of this "mint condition" home include 4 1/2 baths, central air, ceiling fans, second floor laundry, two staircases, patio and shed. There is an oversized three car garage with half bath, ideal for use when at the lake. In addition, the home is totally wired for a generator.

Conveniently located near expressways, shopping and worship, it is located in the Walld Lake School District. Stop by today to preview this wonderful home or call for additional information or to arrange for a private showing.

Offered exclusively by:
CINDY LORENC
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