

NEW HOMES & REAL ESTATE

D-1

Classified Ads

Sunday, June 26, 2000

Rolling terrain to anchor upscale homes

Only 27 detached condominiums will rise on a rolling 50-acre site of a former nine-hole golf course in Independence Township.

Oakmont of Clarkston is off Eston Road about a half mile north of Clarkston Road.

"Units (lots) average an acre to an acre and a half and there are 18 acres of common area in the center of the property," said Andrew Milia, the developer.

"No lot backs on to another lot. We're careful to design so that all back up to a common area," he said.

"We offer kind of a semi-rural lifestyle in an area of good development base ... along the I-75 corridor with Franklinton and other major suburbs."

"The site, itself, is beautiful," Milia said. "This is one of the highest points in Oakland County. We have 100-year-old oaks on the property we're saving."

"It truly is a custom neighborhood in terms of home style ... not production built by one builder where all the homes look the same," he added.

Oakmont Building has rights to 11 lots in Oakmont of Clarkston.

"It's not a big sub where you're going to get a lot of traffic," said Frank Gjokaj of Adrian. "Lots are big, homes spread around."

"We can work with their (customers') plans or we can design a blueprint from scratch," he said. "A lot of trades we've used six, seven years. We're very familiar with the work they do and stand behind their product."

"I think they give you exceptional value for the dollar," Milia said of Gjokaj and his

team.

Adrian offers six different floor plans.

"We give these plans as a starting place," said Mira Sulejman, sales representative. "If they want changes, they can sit down with Frank and customize those plans or other plans. We're very custom oriented over here."

But folks who visit the sales model, the Oakmont, like what they see, Sulejman said.

They're especially impressed with volume ceilings, the large kitchen with all its cabinetry, formal areas like the dining room and living room, and the formal areas like the study and master suite, she said.

"They love the floor plan," Sulejman said.

Base price of the homes built by Adrian at Oakmont ranges from \$494,000 for a colonial of 3,000 square feet with



Oakmont of Clarkston: This colonial of 4,200 square feet constructed by Adrian Building features four bedrooms, three full baths and two half baths.

four bedrooms and 2½ baths, to \$638,000 for a colonial of 4,200 square feet with four bedrooms, three full baths and two half baths.

All six of the plans include at base price three-car garage, first-floor laundry, basement, air condi-

tioning and at least one fireplace.

A jet tub and separate shower are standard in the master; oven, microwave, cooktop and dishwasher in the kitchen.

Wood or ceramic flooring is standard in the foyer, hallway and half bath,

and carpeting throughout the other rooms.

Adrian homes also

include 10 recessed lights, five telephone jacks and five outlets for cable TV.

Brick, wood siding and dimensional shingles are primary exterior materials.

The model, with lots of

upgrades, features a living room with fireplace (standard), dining room with wainscot paneling (standard), kitchen/nook with island, family room with two story ceiling and a large bank of windows, and a large bay window (standard) between the family room and hearth room.

One of bath is off the

garage entry and laundry.

Another off the foyer. Two

staircases — one to the

kitchen — lead upstairs. A bridge over-

looks the family room.

Four bedrooms are

upstairs. Two share a

jack-and-jill bath. The

master contains a two-

person vanity, walk-in closet

and compartmentalized

toilet. The guest suite has

a shower.

The model, as is, carries

a price of \$777,000.

Each of the homes at

Oakmont of Clarkston has

its own well and septic

system.

The community is

within the Lake Orion

school boundaries. There

are no sidewalks.

The property tax rate is

\$30.22 per \$1,000 of state

taxable value, half of sales

price for new construction.

That means the owners of

a \$650,000 home there

would pay about \$8,500

the first year.

Call 248-394-1100, 8 a.m.

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DIRECTIONS: Fieldstone Villa is located on the northeast side of Old Woodward, just north of the intersection of Old Woodward and Auburn Hills. The property is bounded by Auburn Hills Road to the west, and the intersection of Auburn Hills and Old Woodward to the east. The property is located on the south side of Old Woodward, just west of the intersection of Old Woodward and Auburn Hills.

They enjoy more than just a great view...

He likes the exercise room, sauna and entertainment room.

She likes to read and enjoy a nice coffee on the balcony.

He likes to soak away in the whirlpool Jacuzzi bath.

She likes entertaining in the new home decorated her way.

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Designed by Victor Saroki with meticulous attention to detail and with no big foot restrictions to compromise design integrity.

Grand two story entry with gracious staircase, wonderful kitchen with granite and eating area open to great room with inviting stone fireplace. Stone terrace off kitchen steps down to spacious and private yard with lush professional landscaping.

Finished lower level walk-out with second kitchen, fam-



Quartron Lake Charmer
859 Lakeview
South of Oak, West of Old Woodward

OPEN SUNDAY 1-4

This wonderful Birmingham charmer is waiting for you! This 1925 home offers a fabulous blend of old and new revival style. There are refinished hardwood floors throughout most of the home. Coved ceilings, wet plaster, French doors and plantation shutters all add to the charm. There is a lovely fireplace in the large living room, six panel doors throughout and beautiful moldings.

Truly gracious, quality home with almost 8,000 sq. ft. of living space is close to everything that Birmingham has to offer.

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Kevin Conway
(248) 644-3500



All Sports Commerce Lake Canal Front Home

OPEN SUNDAY

By Appointment
\$599,999

Enjoy all the summer pleasures of living in this wonderful private all sports waterfront home. You can boat, swim, fish or just relax and take in the incredible views!

Built in 1995, this 3,561 sq. ft.

custom home has an open floor plan and offers many fine amenities including a central fireplace, hardwood and ceramic flooring, high ceilings and recessed lighting. Upon entering the home, you will delight in the grandeur of the gorgeous two story entry. Adjoining the entry is a stately library with French doors and a dramatic octagon shaped formal dining room that is surrounded by windows and has a unique wood inlay under a ceramic floor. As you walk through the house, you will be impressed by the magnificent great room with natural marble fireplace, built-in bookshelves, a doorwall to the

deck and an adjoining wet-bar.

The island kitchen with breakfast room has a walk-in pantry and features Jenn-Air stainless steel appliances. There are three spacious bedrooms including a fabulous master suite which has a cozy sitting room/office, fireplace, 15' x 18' walk-in closet, skylite and a lavish glamour bath.

Other outstanding features of the home include a loft area, first floor laundry and a full basement that awaits your finishing touches.

In addition, there is central air, a security system, a surround sound system, patio, deck with eight person hot tub, three car side entry garage and a boat dock. The yard has a paved patio, landscaped and comes complete with an in-ground sprinkler system.

This outstanding residence is

conveniently located near shopping, expressways and worship and is in the Walled Lake School District. Call for additional information or to arrange a private showing.

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