

## Rolling terrain to anchor upscale homes

Only 27 detached condominiums will rise on a rolling 60-acre site of a former nine-hole golf course in Independence Township.

Oakmont of Clarkston is off Eaton 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 Milin, 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 employment base ... along the I-75 corridor with Chrysler and other major suppliers."

"The site, itself, is beautiful," Milin 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.

Adrian 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 Gjakaj 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 they stand behind their product."

"I think they give you exceptional value for the dollar," Milin said of Gjakaj 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 a half."

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 less 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 \$494,900 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 \$639,900 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,

wood in the kitchen/nook, 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 two-way fireplace (standard) between the family room and hearth room.

One half bath is off the garage entry and laundry, another off the library. Two staircases — one off the foyer, the other off the kitchen — lead upstairs. A bridge overlooks the family room.

Four bedrooms are upstairs. Two share a jack-and-jill bath. The

master contains a two-sink 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 \$560,000 home there would pay about \$8,500 the first year.

The quarterly association fee is \$190.

The sales model office for Adrian Building at Oakmont of Clarkston, (248) 394-1100, is open 1-5 p.m. weekdays, noon to 5 p.m. Saturdays and Sundays, closed Thursdays.

RealEstate  
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## OPEN HOUSES OF THE WEEK



**366 Greenwood**  
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EXTRAORDINARY NEW CONSTRUCTION in 1995 by Mosher, Dolan & Cataldo in prime central uptown Birmingham location on a double lot is like no other.

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-

ily room with state-of-the-art entertainment center, and nanny suite with private entrance. Spacious first floor master suite with tray ceiling and barrel vaulted entry. Overlaid three car attached garage and first floor laundry. Seven bedrooms, seven and one half baths. Custom details and premier materials throughout.

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



**Quarton Lake Charmer**  
859 Lakeview  
South of Oak, West of Old Woodward

OPEN SUNDAY 1-4

This wonderful Birmingham charmer in Quarton Lake 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.

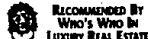
The family room off the 1992 kitchen has 3 skylights and opens to a private fenced

yard. This large professionally landscaped yard (60x165) has a 3-tiered deck area which is perfect for entertaining.

The partially finished basement is currently used as a children's playroom. The 3 car garage with a loft area is great for storage. There are many updates which include: electrical, furnace, A/C, plumbing, roof, closet organizers, sprinklers, landscaping and the 1st floor powder room. Please join us for our open house 1-4 Sunday, June 9. Call Diana, 248-821-8781 or Pam, 248-703-9884 for a private showing.

**Hall & Hunter**  
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(248) 644-3500 with questions regarding this home



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**All Sports Commerce Lake Canal Front Home**

OPEN SUNDAY

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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 view!

Built in 1995, this 3,561 sq. ft. custom home has an open floor plan and offers many fine amenities as crown molding, hardwood and ceramic flooring, high ceilings and recessed lighting. Upon entering the home, you will delight in the grandeur of the gorgeous two story foyer. 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 inlaid and ceramic floor. As you proceed 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 Aire stainless steel appliances. There are three spacious bedrooms including a fabulous master suite which has a cozy sitting room/office, fireplace, 15' x 15' 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 been professionally 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 Wallied Lake School District. Call for additional information or to arrange a private showing.

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