

Sunday, June 23, 2002

Real Estate
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- ☐ SELLER DISCLOSURE STATEMENT
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(REQUIRED BY LAW)
- ☐ HOUSE SPEC SUMMARY SHEET (ROOM
DIMENSIONS, ETC.)
- ☐ SCHOOL DISTRICT SERVICING NEIGHBOR-
HOOD (WHERE EXACTLY ARE BUILDINGS, BUS PICK-
UP)
- ☐ AGE OF MAJOR MECHANICAL/STRUC-
TURAL COMPONENTS (FURNACE, HOT WATER
HEATER, SHOWERS, ETC.)
- ☐ APPLIANCES INCLUDED?
- ☐ PROPERTY TAXES (BASED ON SELLING PRICE,
NOT CURRENT RECORDS)
- ☐ MUNICIPAL SERVICES PROVIDED (TRASH
COLLECTION, LEAF PICKUP, SNOW REMOVAL,
LIBRARY)
- ☐ CONDITION OF NEIGHBORING PROPER-
TIES

TO PLACE AN AD

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Walk-In Office Hours:

Monday - Friday, 8:30 a.m. to 5 p.m.
After Hours: Call (734) 953-0900 to use
our 24-hour voice mail systemDeadlines: To place, cancel or
correct ads.

Publication Day	Deadline
Sunday	5:30 p.m. Fri.
Sunday Real Estate	5:30 p.m. Thurs.
Thursday	8 p.m. Tues.
Thursday Real Estate Display	3 p.m. Mon.

Many features recommend Garden Grove

It's a simple concept. One floor plan. Four condominium residences in each of two buildings for a total of eight. Plenty of standard features so buyers can move right in, yet upgraded flooring and cabinetry options, if they're so inclined.

It's all at Garden Grove, an acre infill site, off Five Mile Road between Middlebelt and Inkster roads in Livonia.

"I try to build the same as I do with single family homes except these are attached and maintenance free exterior," said Michael Soave, the developer/ builder and president of Soave Homes.

"I purchased the land, developed it, then I built ... and I did pass savings along to potential buyers," Soave said. "We look for land in Livonia. Buyers already live here and they're looking for something newer, either upgrade or downsize."

"Livonia's school system, I think, is the top 10 in the country, and Livonia is one of the top 10 cities in the country to raise a family," Soave said.

Livonia maintains three municipal golf courses, numerous parks and a historical village. A recreation center is under construction. There's also plenty of shopping and restaurant venues.

Garden Grove's location also is ideal to driving in any direction, said Paul Maceri, sales representative. "Look at a map," he said. "If you work in Troy, downtown (Detroit) or Ann Arbor, there's easy access to

all areas because the way the freeways intersect."

Both Maceri and Soave tout the community's affordability. All units contain 1,880 square feet, three bedrooms and 2-1/2 baths. End units carry a price of \$239,900, middle units \$229,900.

"We're trying to present an affordable package here," Maceri said. "Our standard package, you don't really need to add anything. You can be perfectly happy without adding a nickel, which is rare in the construction industry."

All homes at Garden Grove come with two-car garage, first-floor laundry, basement, deck, air conditioning and landscaping. A microwave and dishwasher



Garden Grove: Only eight residences grouped four together in two buildings are available in this infill condo project.

are included in the kitchen. Wood flooring is standard in the foyer, hallway, kitchen/nook, half bath and laundry. The carpeting allowance is \$1,500, lighting allowance \$750.

Ceilings on the first floor are 10-feet high. Merillat cabinets, 42-inches, are standard in the kitchen. End units include at base price fireplace, side-entry garage and extra windows.

Brick, vinyl siding and cedar shake siding are primary exterior materials.

The floor plan features a two-story foyer with the stair-

Please see GROVE, D3

Lake St. Clair Condominiums



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"Lake St. Clair sunrises are phenomenal"

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to read and enjoy a morning coffee on the balcony.

He likes to soak away stress in the sa-sa-sa Jacuzzi bath.

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OPEN HOUSES OF THE WEEK

The Best of Pine Trace Village
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Built in 1993 with over 5000 sq. ft. of living space and beautiful, neutral decor. Formal living room, dining room, library and huge great room. 4 spacious bedrooms, front and rear staircases and hardwood floors throughout. Huge lot, beautifully finished walk-out lower level and every possible amenity. Wonderful use of windows throughout home.

Spacious, open floor plan, granite kitchen and hardwood floors throughout grand staircase to second floor off huge

foyer. Large library with sunburst window.

Master suite has luxury bath with stall shower and 2 person jetted tub, double sinks, exceptionally large walk-in closet. All bedrooms have walk-in closets.

Walk-out lower level is professionally finished with 12 foot oak bar, sauna, full bath and wall of windows overlooking wonderful yard. Over 1000 sq. ft. of decking across back of home that sweeps down to ground level.

This is truly a one-of-a-kind home on the best lot in the subdivision. Meticulously maintained inside and out.

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IMAGINE YOURSELF AT
FIELDSTONE VILLAGE

Fieldstone Village offers four distinct and uniquely designed ranch villas to choose from.

The community offers the perfect background for a dynamic active lifestyle for individual's age fifty and above. Fieldstone Village offers a private and prestigious gated community with over half a mile of frontage on the award winning Arthur Hills designed Fieldstone Gold Club.

Other amenities include:

- Living in a private, prestigious, gated and secure resort community.

- A new and beautiful custom ranch home with loads of premium features.

- The serenity of country living, just minutes from world-class shopping, restaurants and entertainment

- 24 plus acres of forest and nature preserves.
- Nearly four miles of wide sidewalks for jogging or walking.
- Magnificent 7,000 sq. ft. community clubhouse with pool, exercise facilities, whirlpool, spa, tennis, billiards and more.

Just some of the special features include: dramatic 9 foot ceilings, full basements, home security system, separate laundry rooms, jacuzzi tubs and much more. Fieldstone Village is located on Ciddings Road just north of Walton Boulevard off I-76.

Pursuant to the Fair Housing Act, Fieldstone Village is intended for occupancy by at least one person 55 years of age or older per dwelling unit, although the occupants of a limited number of dwelling units may be younger, within this limited number, no one permanent resident may be under the age of 18.

Welcome Center is opened daily from

11:00 AM to 5:00 PM

homes from in the mid \$200,000

Call 877-6-IMAGINE (877-646-2446).

Bloomfield Village
Classic 3 Story
Georgian Colonial

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By Appointment

Offered at

\$1,675,000

This beautifully renovated 5,500 sq. ft. center-entry colonial has the finest amenities thru-out. Hand-crafted woodwork, hardwood flooring, recessed lighting, ceilings and a Bose Sound System, are only a few of the wonderful appointments.

It offers a grand living room with fireplace and a very formal dining room. The family room, with another fireplace and custom wall and crown moldings, has French doors that adjoin the awesome patio. The fabulous gourmet kitchen, with soft recessed lighting, has custom cabinetry with granite counters, Sub Zero refrigerator and a Jenn-Air cooktop. There are 4 large bedroom suites, each with a private bath. The master suite features a dressing area and built-in closet room.

Another of the suites has a sitting room and a private entrance, perfect for the au-pair.

"Relaxation" is the "order of the day" for the recent addition of a den with wet-bar and adjoining sun room with hot tub. Both rooms have barrel ceilings, blue stone flooring and a custom air exchange system for moisture prevention.

Other features of this magnificent home include 2 staircases, a third floor office, second floor laundry and finished basement with fireplace. The patio, complete with gas BBQ, is accessible from several areas of the home. There is a 3 car side entry garage and an in-ground sprinkler system thru-out the large deep yard.

The home is conveniently located near shopping, worship and expressways and it is in the Birmingham School District. Call for additional information or to arrange a private showing:

Century 21

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