

NEW HOMES & REAL ESTATE

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 Classified Ads

Sunday, July 7, 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 EXACTLY ARE BUILDINGS, BUS PICK-UP)
- ☐ AGE OF MAJOR MECHANICAL/STRUCTURAL COMPONENTS (FURNACE, HOT WATER HEATER, SHINGLES, 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 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) 953-0900 to use our 24-Hour voice mail system

Deadlines: To place, cancel or correct ads

Publication Day	Deadline
Sunday	5:30 p.m. Fri.
Sunday Real Estate	5:30 p.m. Thurs.
Thursday	6 p.m. Tues.
Thursday Real Estate Display	3 p.m. Mon.

Ranch homes target buyers 55 and older

Fieldstone Village in Pontiac is one of the very few new detached condominium communities for people at least 55 years of age in Michigan.

Jay E. Joliat, the developer/builder, intends to construct 225 residences off Giddings Road just north of Wilton.

"This is an active adult community as defined by the Fair Housing Act," he said. "We feel this is a drastically underserved market."

Only ranch style plans are available. All homes come landscaped with the association responsible for mowing grass and shoveling snow.

A clubhouse with fitness center, whirlpool and library, an outdoor swimming pool and a tennis court are on the drawing board with a projected year-end 2003 completion.

"We have 24 acres of permanently deeded nature preserve winding through the community," Joliat said. "We have a half mile of frontage on Fieldstone Golf Club. All utilities are underground so everything seems natural."

"This is a resort for active adults, a place where they're living on vacation year-around," said Dean Pickarski, sales manager.

"The thing I think is best is location," Pickarski added. "We're within minutes of the Palace of Auburn Hills, Great Lakes Crossing and all shopping nearby, Meadow Brook."

"All the homes are very open floor plans with a kitchen is part of the entertaining area," Joliat said.

"And a ton of windows," Pickarski added.

"Visitors are impressed with quality, open floor plans, closet space and beautiful

bathrooms," Pickarski said. "All are plans are one floor. There are no steps. Actually, they're appealing with everything."

Fieldstone Village also will have a tended gated entry for security, Joliat said.

Four ranch plans are available. They range in price from \$229,780 for 1,514 square feet with two bedrooms and two baths to \$272,780 for 2,029 square feet with two or three bedrooms and two baths.

A sunroom option, 156-183 square feet, is available for an additional \$23,800-\$24,900.

All of the homes contain at base price a two-car garage, first-floor laundry, basement with a poured concrete brick pattern, energy-efficient furnace and water heater,



Pontiac delight: Only ranch homes, all with sunroom options, are available at Fieldstone Village.

lever door handles plus a security system.

A range and dishwasher are included at base price, as is carpeting throughout and five recessed lights in the kitchen.

Air conditioning and a gas vented fireplace, each \$1,950, are upgrades.

Models have been built of all four plans and all include a sunroom.

The Pinehurst, 1,871 square feet (without the

sunroom), features a living room, dining area, den/bedroom/formal dining room option, master with separate tub and shower, two vanities and wall closet, a second bedroom and second full bath.

Base price is \$263,780.

The St. Andrews, 1,514 square feet (without sunroom) has a master with combination tub/shower, a living room/dining area/kitchen that flows together, a second bedroom and second full bath.

Base price is \$229,780.

The Oakland, 1,655 square feet (without sunroom) includes a master with separate tub and shower, two-sink vanity and walk-in closet. A room designated as a den on the plan could be used as a formal dining room

or converted to a third bedroom.

Base price is \$246,780.

The Augusta, the largest plan at 2,029 square feet (without sunroom) places the second bedroom and master, with separate tub and shower, dual-sink vanity and walk-in closet, on opposite sides of the home.

Base price is \$272,780.

"The biggest comment we get from people going through is 'We can't decide. We want them all,'" Joliat said.

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

Fieldstone Village is serviced by city water, sewers and sidewalks.

Jay and Julie Miron ordered an Augusta. "It's a detached condo. I like that idea," Julie said. "I like the idea of it being gated. I like the

idea of the clubhouse and all of the amenities it's offering."

"The Augusta is open and I like the idea of two bedrooms, one on one side, the other on the other so you're separated from guests," Julie added. "It's a lovely floor plan."

The property tax rate is \$39.88 per \$1,000 of state taxable value, half of sales price for new construction. That means the owners of a \$250,000 home there would pay about \$5,000 the first year.

Pontiac also has a city income tax of 1 percent for residents.

The monthly association fee, \$100 now, will rise to \$150 when the clubhouse opens.

The sales models office at Fieldstone Village, (877) 648-2446, is open 11 a.m. to 5 p.m. daily, closed Thursdays.

They enjoy more than just a great view...

the exercise room, pool and entertainment area.

to read and enjoy a morning coffee on the balcony.

to take in a sneak-away view of the on-suite Jacuzzi bath.

entertaining in their new home designated their way.

Glengarda Windsor

4995 Riverside Drive East, Windsor, Canada
 Open Tuesday 12pm to 4pm, Closed Fridays
 (Evening by appointment) Sales Presenters

Lake St. Clair Condominiums

The east side's best kept secret "Best decision we ever made"

"Lake St. Clair sunrises are phenomenal"

"My beautiful home has everything I want and need. In the most wonderful setting"

"I adore my custom elevator, and don't remember how I ever lived without one!"

"Come see what you've been missing"

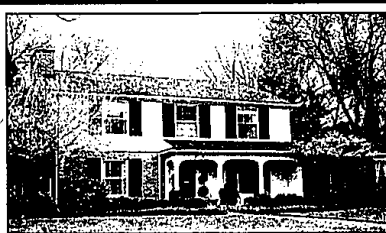
Grand Cottages AT FELICITY LANDING

OPEN DAILY AND WEEKENDS

1:00 - 5:00 (Except Thursdays) or by appointment

Located on Jefferson Ave. South of Shook Rd. (15 Mile) in Harrison Twp.
 PIKU Management Co., Developer • 313-885-7979 or 313-610-7700

OPEN HOUSES OF THE WEEK



Lovely Updated Colonial

OPEN SUNDAY
 2760 Broadway Blvd.
 Bloomfield Village
 1:00-4:00 pm
 (North of Maple Road,
 West off Cranbrook Road)
 \$839,000

Located in beautiful Bloomfield Village, this colonial has been updated, is bright and fresh, and is in move-in condition. Bloomfield Village is a wonderful family neighborhood with Birmingham Schools, located just west of the City of Birmingham, and is one of the most desirable neighborhoods in the Birmingham/Bloomfield area.

The updated kitchen opens to the family room addition, with built-in cabinets and a

fireplace. French doors lead from the family room to the patio outside. There is also a large den/library making plenty of room for the family to relax. The formal living room has a lovely fireplace and hardwood floor, and the formal dining room is perfect for dinner parties with family or friends. Four nicely sized bedrooms are upstairs and include the master bedroom with a master bath. With over 3,100 square feet of living space, plus a finished basement, this home is a great family home.

Outside the desirable features continue. Beautiful landscaping, a good-sized lot, sprinklers, and sidewalks make this home appealing. Location, location, location!

Offered by
ERIN KEATING DeWALD
 (248) 644-7000 Office
 (248) 259-3544 Cell
 ekeating@kbk.net

Snyder, Kinney, Bennett & Keating, Inc.



Upper Straits Lakefront

OPEN SUNDAY 2-5
 5655 Shore Drive,
 Orchard Lake, MI
 (Pontiac Trail to Old Orchard Rd.
 South on Sandy Beach Drive to
 Shore Drive)
 \$1,850,000

Approximately 91 feet of lake frontage with a sandy beach.

You'll be impressed with the finish details of this wonderful family home which offers lake views from almost every room. The two story great room is warmed by a floor to ceiling stone fireplace and offers water views from an expanse of windows framed by tuscan columns. Double glass doors lead into a cozy library with fireplace, plus a state of the art kitchen features Antique finished cabinets with decorative moldings, granite countertops, an island with separate prep sink, stainless steel

appliances, and Italian tile accents. Formal dining is separated from the kitchen through an old-fashioned butler's pantry. Outstanding master suite has a fireplace, beautiful marble bathroom, refrigerator, two walk-in closets and a balcony that overlooks the lake. The guest room has a private bath plus 2 more bedrooms access a full bath. First floor laundry with granite counters and a drip dry. 3 car garage and an outside access to lower level for entry from the beach. Quality high end finishes with moldings throughout, solid core doors. The home is CATS wired for smart home technology hookup. Silent TJI floor trusses frame the first and second levels. What a lifestyle!

Two adjacent lots also available for custom dream lakefront homes.

SHOWN ALSO BY APPOINTMENT
 Call Gwen Schultz
 248-647-7100 or 248-709-4600 (Cell)
 Ralph Manuel Associates



Milford's Beautiful Tower Ridge Builder's Grand Opening

Open Daily • Noon-6:00 p.m.
 South off Summit between Milford Road and South Commerce.

Tower Ridge Milford's newest enclave of single family homes offers fabulous views, walk-out and daylight basements. Located in the Village of Milford within walking distance of downtown, Tower Ridge provides four distinct floor plans to choose from including a RANCH and main floor master. Stop by and see what you've been missing.

This 2,263 sq. ft., 4 bedroom home lives large with a wonderful open floor plan and two-story foyer. The kitchen is upgraded with maple 42" cabinets and a peninsula for maximum counter space provides a breakfast bar for those meals on the run. A bay off the nook adds to the spacious feel. A two-car garage, A/C, 2.5 Baths., a main floor study and laundry room makes the perfect home for you. Ready for immediate occupancy. \$289,605

SCOTT QUALITY HOMES
 248-685-8430