

# New Homes

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## Town Commons gives different housing options

You can find several kinds of residential living opportunities in the 64-acre planned community of Town Commons in Howell.

The site will eventually contain 174 single-family homes, 120 apartment units and 52 attached townhouses.

"We're building for any stage of life," said Geoffrey Greenstein, director of land development for Town Commons LLC. "You don't have to leave the community."

Eleven small parks/green areas are scattered throughout the community, including one with tot play area and fishing pond and another with a gazebo.

That's just part of the charm, the principals say. Sidewalks, streetlights, porches and homes located close to the street all promote interaction with neighbors.

Five different custom builders have erected models at the site, most in the mid \$300,000 range.

"Town Commons is so different from the typical sub out there," said Frank Dziabuda of Unique Style Homes.

"Because of all the different lifestyles... you have a huge range of demographics - people in their 20s to senior citizens."

"This is a very traditional, old-community feeling," said Peter Pace of Merit Homes. "People know their neighbors again. Kids can be kids without organized activities."

"The convenience of a retail area is a big factor," said John Rudzinski of Paragon Development. "It's a walkable community."

"It's easy to keep track of kids," said Dave Dudansky of Dudansky/Duvin Construction. "There's lots of places for them to go."

"We try to combine elements of the traditional home but updated the way we live today," said Bob Doyle of Doyle Homes.

All five builders include a two-car garage, air conditioning, basement and first-floor laundry as standard features in their models.

Some individual plans include separate tub and shower in the master, bonus rooms, full kitchen appliances and covered upper porches. All garages are side or rear entry.

Brick, cement siding and dimensional shingles are primary exterior materials. The townhouses, constructed by E.J. Dombrowski, average 2,250 square feet



Homes like these, attached townhouses and apartments are all available at Town Commons.

over three levels.

The office/exercise room and half bath are at ground level; kitchen, great room, dining area and half bath at middle level; and three bedrooms including the master and laundry at upper level.

Prices range from \$229,900 to \$290,000.

"We're so proud to represent these builders because they're all so good," said Karen Szerszen of Keller Williams Realty.

"People come in and say 'I want this one,' then they see the next one and say 'I want

that one'.

"It's great for all income levels," she added. "Not one house looks different from the others. There's an ambience here, a great feeling. We're selling quality."

There seems to be no strife among the builders in spite of competition for customers.

"If we promote the development as neighborhood, we better get along," Doyle said.

"There's a lot of give and take."

The apartments, built by Town Commons LLC, include townhouse style (two levels) starting at 1,269 square feet with two bedrooms and 2-1/2 baths for \$1,200 monthly.

Ranch-type (one level) apartments, starting at 1,033 square feet with two bedrooms and two baths at \$1,050 per month,



will be available in fall.

All apartments include air conditioning and individual laundries.

Town Commons is within the Howell school boundaries.

The property tax for owners at Town Commons is \$35.30 per \$1,000 of state taxable value, half of sales price for new construction. That means the owners of a \$350,000 home there would pay about \$6,200 the first year.

The monthly association fee is \$35 for the houses, \$85 for the townhouses.

The Keller Williams sales office at Town Commons is open noon to 6 p.m. daily, the Town Commons Apartments leasing office (Amy Kovak, resident manager) 10 a.m. to 5 p.m. weekdays, noon to 5 p.m. Saturdays. The telephone number for both is (517) 546-9500.

Call Toll Free  
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## OPEN HOUSES OF THE WEEK



### 366 Greenwood

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Open Thursday 10:30-12:30  
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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.

Ground 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, family 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. Oversized 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.  
**\$2,895,000**

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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 Golf 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, billboards 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 Giddings Road just north of Walton Boulevard off I-75.

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)



### All-Sports Lotus/Maceday Lakefront Home

OPEN SUNDAY 1-4  
7295 Andersonville Rd.  
Clarkston  
S./Andersonville Rd. & E/Nelsey  
Offered at  
**\$359,000**

Located on popular 429 acre all sports Lotus/Maceday Lake, known for its "depth" and "great" fishing, this lovely lakefront home has been renovated thru-out with improvements totalling approximately \$100,000. New roof and gutters! Some new windows! New cement work, including circle drive and front porch! New paint, inside and out! And, new flooring and carpet have been installed. It offers immediate occupancy! It is ready for you!

As you enter the home, you will note the nice sized great room with dining area that

adjoins the step-down family room with floor-to-ceiling windows and 2 lakeside doorways. The sparkling oak kitchen also offers a lakeside doorway that opens to a spacious deck.

Upstairs you will find a dramatic bridge that overlooks the family room and 3 large bedrooms, including a 21' x 14' master suite with private bath and lakeside deck. If a fourth bedroom is needed, the first floor library, with adjoining bath, is a possibility.

Other features of the home include a finished basement, C/A, oversized 2 1/2 car garage, deck, dock, in-ground sprinkler system and so much more. This exceptional lakefront residence is near shopping and worship, and is located within the Clarkston School District.

For additional information, or to arrange for a private showing, please contact Barbara Schultz.

Century 21  
28644 Orchard Lake Road  
Farmington Hills

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