

New Homes

Silvercreek presents large, feature-laden colonials



Colonial-style homes loaded with amenities bring buyers to Silvercreek.

Luxury colonial-style homes of at least 2,600 square feet, some 30 acres of open space and access to the Rochester public schools define Silvercreek, detached single-family condominiums in Oakland Township.

Pulte Homes plans to construct 107 homes off Silver Bell Road about a mile west of Adams. Some 40 building sites remain, all on lots with price premiums and all containing walk-out basements.

Prices start at approximately \$420,000 for 2,642 square feet with four bedrooms and 2 1/2 baths and go up to more than \$480,000 for 3,120 square feet with four bedrooms, three full baths and two half-baths. Those costs would include lots.

"We refer to it as a hidden jewel because we're so tucked in people don't see us," said Sandy Krueger, sales specialist.

"Rochester schools are top-notch. We're minutes from historic downtown Rochester. We're very close to I-75. We like to stress the convenience of our location."

"A lot of supplies we use are popular brand names - Pella windows, Bruce hardwood, GE appliances, Merrill cabinets," said David Rice, sales counselor.

"The (pre-manufactured concrete) foundation system is a great selling feature and has gotten real positive feedback," said Matt Parker, project manager at Silvercreek for Pulte. "It's easier to finish - twice as strong - as a poured foundation."

"We have a 10-year warranty on structure, 10 years on leaks in the basement, five years on any water infiltration, two years on mechanicals and one year on all workmanship and materials," Parker said.

"Don't miss our 24-hour emergency service," Rice added.

"We make a huge commitment to walk homeowners through the process from start to finish. We teach a lot about construction," Parker said. "Thirty percent of the buyers in this community are repeat Pulte buyers."

Standard features in all Pulte homes at Silvercreek will include three-car, side-entry garages; air conditioning, fireplaces, basements, separate tub and shower in the master suites, and microwaves, cooktops, ovens and dishwashers in the kitchen.

Three of the plans have a first-floor

laundry; the fourth situates the laundry upstairs with all the bedrooms.

Hardwood flooring is in the foyer, kitchen/nook, hallway and half-baths; ceramic in the full baths; vinyl in the laundry; and carpeting throughout the rest of the home.

The standard custom-trim package includes wainscot paneling and crown molding. Brick and vinyl siding are primary exterior materials.

The sales model at Silvercreek, 3,120 square feet, contains a two-story foyer and a dual staircase with entries off the foyer and kitchen/nook.

The living room and formal dining room are in front of the home, an office, kitchen/nook with island and large pantry plus a family room are in back. A half-bath is at either end of the main living floor.

All four bedrooms and the laundry

are upstairs.

The master with cathedral ceiling features a sitting area, two vanities, a walk-in closet and compartmentalized toilet. The guest suite includes its own bath. The other two bedrooms are on either side of a Jack-and-Jill bath.

Residents of Silvercreek have access to an outdoor swimming pool, clubhouse, basketball court and tennis court.

The property tax rate is \$27.29 per \$1,000 of state taxable value, half of sales price for new construction. That means the owners of a \$480,000 home there would pay about \$6,600 the first year.

The annual association fee is \$860.

The sales model/office at Silvercreek, (248) 364-4100, is open 11 a.m. to 6 p.m. daily.



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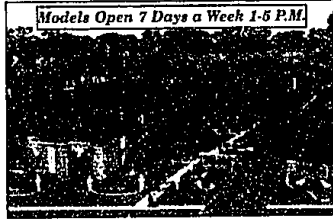
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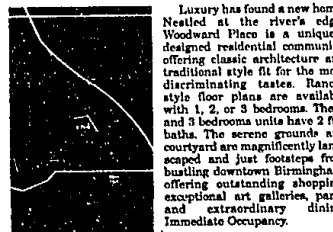
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