

New Homes

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Many styles offered at Country Walk

Several styles of homes — ranch, bi-level, and colonial — are offered at Country Walk, a detached condominium community in the early development stages off Savage Road east of Martinsville Road in Van Buren Township.

Most floor plans — designed and constructed by Crosswinds Communities — are available to purchasers for less than \$200,000.

A total of 416 homes are planned for the site. Construction will start soon on the models, which are expected to be finished by September.

For now, prospective buyers can visit identical models at Crosswinds' Rosewind community on Martz Road a couple miles east of Whitaker Road in Ypsilanti Township.

"Van Buren is the next Canton," said Bernie Glickerman, CEO at Crosswinds. "We've got a lot of premium sites. It's got a lot of trees. It's a low density site, 1.7 (homes) per acre."

"If you do a demographic study of the area, several hundred thousand jobs are within a 30-minute drive of Van Buren. You've got the airport, Visteon now, a lot of jobs in that area. People tend to live near their jobs," he said.

"Our bread and butter is more homes for less money. We design efficiently — no wasted materials or wasted labor procedures. We develop our own land, too," he said.

Country Walk is especially well priced for move-up buyers, Glickerman added, saying, "Everyone has a profit in their house now."

Prices will range from \$179,990 for a three-bedroom, two-bathroom bi-level of 1,670 square feet to \$209,990 for a 2,772-square-foot colonial with four bedrooms and 2½ baths. Those prices reflect slab construction without a basement. All homes include at base

price two-car garage, dishwasher and vinyl flooring and carpeting throughout. Brick and vinyl siding are primary exterior materials.

Unfinished basements are \$10,000 to \$24,000 extra, finished lower levels an additional \$13,000 to \$24,000.

Other upgrades include jet tub and separate shower in some master suites (\$4,990 to \$6,500), fireplace (\$3,000 to \$3,300), air conditioning (\$2,300 to \$2,700) and cathedral ceiling (\$1,990).

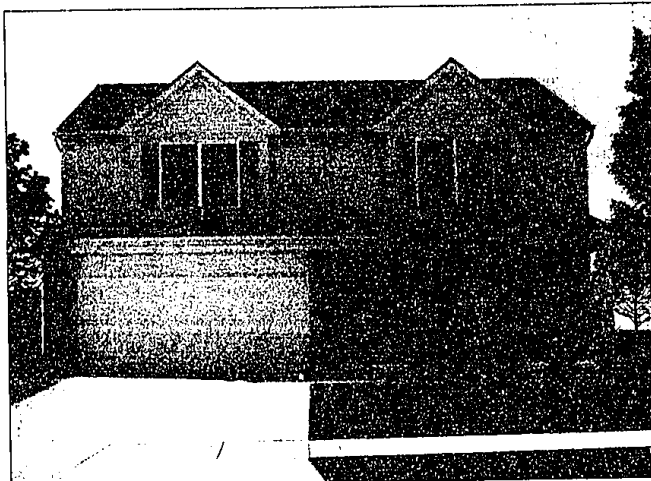
"These plans have been extremely successful for us at Rosewind," said Colette B. Scholten, vice president of sales and marketing.

"Crosswinds' whole philosophy is to get people into purchasing their own homes. Our buyers have enjoyed open floor plans. Options are available to personalize the home any way they want to," she said.

"There are other reasons to recommend Country Walk. The community is close to several Metroparks, plus I-94 and I-275 freeway access."

"The location is phenomenal," Scholten said. "It's close to Belleville Lake, a mile from quaint downtown Belleville ... a great family area for outdoor activities."

"It's only 15 minutes from the airport, 15 to 20 minutes from downtown Ann Arbor with all the cultural and shopping opportunities there," she added. The development will include nature areas, ponds and landscape area, Scholten said.



This colonial features a large gathering/entertaining area on the main floor that could be used for many purposes. The laundry is upstairs with all the bedrooms.

Donna Chandler, sales associate at Rosewind, said walk-throughs there are impressed with the openness and variety of the floor plans.

The models have some interesting features. The Devonshire, a bi-level, situates the family room, laundry and a half-bath at garage entry level, a living room, dining area and three bedrooms up nine steps from the front door.

The Newcastle, a colonial, has a functional mud room/storage/utility configuration off the kitchen, a loft, laundry and three bedrooms upstairs.

Both the Omni, also a colonial with the laundry upstairs,

and the Newcastle contain a large gathering area on the main floor that can be put to a lot of uses.

A story-and-a-half home with a first-floor master is still on the drawing board. Country Walk, to be serviced by city water, sewers and sidewalks, is within the Van Buren public school boundaries.

The property tax rate is \$31.12 per \$1,000 of state taxable value, half of sales price for new construction. That means the owner of a \$160,000 home there would pay about \$2,500 the first year.

The annual association fee is projected at upwards of \$50 per month.



A sales trailer at Country Walk, (734) 669-1600, is open 11 a.m. to 6 p.m., closed Thursdays and Fridays. Sales models at Rosewind, (734) 487-5903, are open 11 a.m. to 6 p.m. daily.

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OPEN HOUSES OF THE WEEK



Stunning New Home on Beautiful Wooded Lot

OPEN SUNDAY 1-4
267 Wyngate
(N. of Parkdale, E. of Main Street)

Rochester, Michigan Rare offering in this prestigious community with sidewalks, street lamps, pool, clubhouse and tennis court. It is seldom that a 10 month old home with all the work completed comes on the market. Professionally landscaped, the transferred owner has completed this home with taste and quality and the newly finished walkout basement with a 6th bedroom, bath, recreation room and kitchen is a real treasure! Everyone would enjoy buying a new home, but resists often because of the expense, work, and time necessary to complete a new home. Opportunities like this are rare!

The drama of this two-story family room alone, with

its view of the 3 acre private wooded site, will sell this home. Meticulous with custom quality, tasteful, neutral decor, and every possible amenity, you will find this home will please the most particular. Amenities include a premium front elevation, premium wooded walkout lot, Andersen windows, custom moldings, La Fata cabinetry, granite, upgraded tile, hardwood, 3 fireplaces with remotes, built-in sound system, whirlpool tub, alarm, 2nd cedar deck, patio, two gas forced air furnaces, humidifiers and dual central air conditioning, upgraded carpet, professional landscaping & much more plus the beautiful finished walkout basement. This home has it all! \$719,990. Please call for a private showing, brochure or for further information.

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WATERFORD CONTEMPORARY LAKEFRONT

— on All Sports Woodhull Lake —

OPEN SUNDAY 1-4 P.M.
4693 Island Park Drive
(N. of Walton & W. of Sashabaw)

offered at \$529,999

Enjoy extraordinary lakeviews from most every room of this stunning two story contemporary all sports Woodhull Lakefront Home. Located in the desirable Parkwood Shores sub, it offers an open floor plan with 2,638 sq. ft. of living space in the upper two levels and an additional 1,348 sq. ft. in the finished walkout lower level. It has a spacious lake-side great room with a two-way fireplace shared with the formal dining area. Both rooms have doorways that adjoin the expansive tiered living. The kitchen, with breakfast room, has neutral wood cabinetry, a granite island, a pantry, parquet flooring and comes with all appliances. The

home has 3-4 bedrooms, including a luxurious master suite with fireplace, volume ceiling, remote controlled window treatments and an elegant glamour bath with corner whirlpool tub and a ceramic and glass block shower. The finished walkout lower level offers a spacious family room with fireplace, possible fourth bedroom or office, utility area and an abundance of storage space with shelving.

Other features of the home include central air, ceiling fans, security alarm, sound system, Andersen windows and doorways, two car side-entry garage and a professionally landscaped yard with in-ground sprinkler system.

This stunning lakefront home is conveniently located near shopping and expressways. Stop by today for a visit or contact Jolie for additional information or to arrange for a private showing.



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