Augusta Model: The Model: The Augusta at Spring Meadow comes with a variety of op-tions inside and several different pos-sible exterior looks, too.



Sense from page 1F

three-bedroom ranch and a three/four-bed-room colonial — also are available for review

coom colonial — also are available for review on paper.

All houses provide high ceilings, rooms that flow into each other, foyers that open up to second level, fireplaces and basements.

Three-car garages are offered in the standard cost during early-construction stages, Shapiro said.

"The one thing about the subdivision is it's West Bloomfield and Walled Lake schools," said Michael A. Chirce, MVG president.

"And affordability. We're fortunate enough we bought land at the right price," he added. "We're offering a house on a 100-foot lat for what some places in West Bloomfield you'd pay for just a lot."

Architectural requirements include requir

pay for just a tot.

Architectural requirements include requiring side gurage entrances, some brick on all four sides and wood siding. Adjacent houses won't be allowed to have the exact exterior ap-

pearances.
"I think people who buy in subs want to know there's continuity," Chirco said. "They know whether they have the highest price or lowest price, the house will hold it's value."

A large percentage of buyers are parents with children, Shapiro said. "It's a cross section. You have a lot of move-up people, first-time new buyers, too. We're also getting empty nesters."

tion. You have a lot of move-up presents more buyers, too. We're also getting campty nesters."
The first move-ins could arrive by the end of the year.
The property tax rate in Spring Meadow is now \$\$4.66 per \$1,000 of state equalized valuation (half of market value). That nears the owner of a \$220,000 house would pay \$\$6,000 in property taxes per year.

A mandatory annual association fee of \$200 will cover maintenance of common areas, parks and snow removal.
"The nice thing about this development is the allure, the beauty of it, starting with the ponds, trees," said Scott Jacobson, president of Jacobson Development. "We're also doing things like offering three-car garages as a standard feature and I don't think you'll find that at this price point. We came up with a product size in tune with the marketplace."
"I think we lit the right price point," Chirco said. "For everything you're getting, it's good value."

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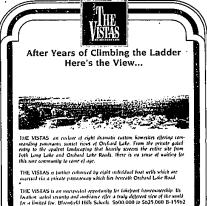
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