

NEW HOMES

THURSDAY, NOVEMBER 9, 1995

(F*)1A

Haverhill homes share space with woodlands

Nearly half of the 90 acres at Haverhill, a community of detached site condominiums in Novi, is protected woodlands and wetlands.

Sheep and other animals graze on a farm directly to the east of the parcel.

Yet, it's just a short drive from the subdivision on 14 Mile west of Haggerty to shopping and freeway access. The Selective Group, a Farmington Hills-based development/building company, plans to construct 111 units there.

"We're always trying to develop what we call a community orientation, family orientation," said Michael Horowitz, Selective partner.

"The price point (mid to upper \$200,000s) we're in, the school district (Walled Lake) we're in, the beautiful site and the product itself — we offer a good value," he said.

Eight floor plans, each with three different possible exterior appearances, are available.

Prices range from \$239,900 for a 2,400-square-foot colonial with four bedrooms and 2 1/2 baths to \$296,900 for a 3,030-square-foot colonial with four bedrooms and 2 1/2 baths.

Standard features in all floor plans include fireplace, first floor laundry, double oven, cooktop, microwave and dishwasher, two-car, side-entry garage and basement.

Carpeting isn't included. Most of the 67 lots available in the initial construction phase carry a price premium that includes a walk-out or daylight basement.

Exterior materials used on the homes include brick, vertical wood siding and wood accents; no vinyl or aluminum.

Several things about the Haverhill experience impress visitors, sales representatives there say.

"They like the spaciousness," said Judi Zuleback. "We use high ceilings wherever we can. Nine foot height on the main floor makes a difference. Large windows.

"Side-entry garages, kitchen appliance package have been a real plus," Zuleback added. "The location, wildlife. We maintain the woods so we still get deer out here. It's a country feel with all the amenities of the city."



"People get excited when they see they're going to get all new appliances," said Heather Buchanan. "We control the elevations and brick and roof coloring so no two houses are the same."

The on-site model, the Normandy, is a 2,835-square-foot colonial with four bedrooms and 2 1/2 baths.

The main level features a two-story foyer, living room with sloped ceiling, dining room, kitchen/eating nook with island, family room with fireplace, library and half bath.

All four bedrooms are upstairs. The master has two walk-in closets, separate tub and shower, two vanities, a sloped ceiling and plant shelves over closets.

A second full bath also is upstairs.

The base price of the plan is \$279,900. A price hasn't been set on the model, which includes many extras like landscaping, air conditioning and upgraded cabinetry.

The subdivision will include city sewers and, temporarily, individual water wells until a moratorium is lifted on city water taps, perhaps next year. Sidewalks will be included.

The property tax rate presently is \$31.32 per \$1,000 of state equalized valuation, half of market value. That means the owners of a \$260,000 unit would pay about \$4,076 the first year.

The annual association fee is currently \$214. Jerry and Mary Margaret Helmicher originally ordered a two-story with a first floor master, then worked with Selective to change to a ranch after son Jim was injured in an auto accident.

"I appreciate people who go beyond routine procedural things," Jerry said. "We wanted to stay in the gen-



Normandy: Selective's model at Haverhill, a colonial of just over 2,800 square feet, features four bedrooms and 2 1/2 baths.

eral area. All of our relationships with friends, merchants are already established. We didn't want to move far. We wanted a nicer house with the master bedroom

down. "We wanted to put a bay window here, a bay window there, make the garage a little bigger. We wanted a little half wall out front to make the entrance a little more private. We especially appreciated their consideration," Jerry said.

Glenn and Dawn Whitehead and sons Trevor and Spencer will move into a Normandy.

"What we were looking for was a kitchen, nook and family room that was one large room," Dawn said. "Families spend 80 percent

of their time in those three rooms.

"We also loved the fact it had a two-story foyer," she added. "It provided light and an open feeling. The master suite and the for-

mal living room have vaulted ceilings that were just beautiful."

The location — halfway between Glenn's and Dawn's job — and the school district also were

major factors drawing the family to Haverhill.

The sales office at Haverhill, (810) 960-7565, is open noon to 6 p.m. daily.

Builders announce Kitchen & Bath show

The Building Industry Association of Southeastern Michigan announced a new consumer show which will feature kitchen and bath products at the Cobo Conference-Exhibition Center in Detroit.

"We are pleased with the cooperation and support that we have received from Cobo Center in launching our new show," said Janet L. Compo, president of BIA and chief executive officer of James D. Compo, Inc. in Farmington Hills. "The show

will be called, the 'Michigan Kitchen & Bath Show,' because it will feature products and services for those areas exclusively."

The Michigan Kitchen & Bath Show will be a show within a show, at the International Builders Home, Flower and Furniture Show which runs March 16 - 24, 1996.

According to the National Home Builders Association, kitchens and baths are the two top remodeling projects homeowners undertake. Remod-

eling magazine estimated 104 percent of the cost would be recouped if a minor kitchen remodeling project was done by a professional remodeler on a mid-priced home in an established neighborhood, and the home was sold within one year of the project's completion. A major kitchen remodel would recoup 95 percent, a bathroom addition 88 percent and a bathroom remodel 62 percent.

BIA will begin marketing the show to selected exhibitors immediately.

Psst!
Your Chance to Live in the Prestigious

Enclave of **MAPLE CREEK** is Quickly Disappearing.

Homes starting at only \$270's

West Bloomfield's Maple Creek has quickly become the perfect place for families in Oakland County. Premium homes with highlights that include daylight and walk-out lower levels, custom features plus much more are available to appeal to even the most discriminating tastes. The community also boasts a swimming pool, great for summer time fun. In order to take advantage of this great community you must act now! All the homes are going quickly with prices starting out at \$270's. With this selection, we have something for everyone.

Homes Available \$270's - \$800's
Something for everyone!
(810) 626-0770

WEST BLOOMFIELD

Maple Rd. between Orchard and Farmington Roads
Open 12-4 Daily

Homes To Fall For

WESTLAND CANTON

Hunter's Pointe

Only 94,900

Attached Condominiums... Convenience, Affordability And Privacy In A Village-Like Setting In Westland

- Ranch & townhome condominiums
- Attached garage
- First floor laundry
- Easy access to major expressways

For Information Call (313) 595-3390

1 1/2 & 2 Story Single-Family Homes

- 1-4 Bedrooms
- Unique Floor Plans
- Distinctive Elevations
- City Sidewalks with Platted Lots
- Plymouth-Canton Schools

Nowland Estates

Pricing From \$158,900

Located on the northeast corner of Palmer & Sheldon Rds. Canton's Golden Corridor (Shaded on map).

CALL (810) 397-6430