

NEW HOMES

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THURSDAY, JANUARY 11, 1996

Clarkston Bluffs lifts you up to higher ground

Work is under way on the final phase at Clarkston Bluffs, a condominium community on Dixie Highway west of Andersonville Road in Independence Township.

And the prime construction sites, the upper levels of the terrain, have been saved for last, said Roy Lilley, the developer/builder who started shaping the property in 1986.

"We sit on the back side of the hill here," he said. "We started at the bottom. This is the best of the project."

Units are bigger and the view is spectacular, said Julie Lamphier, sales rep. "You can see for miles."

About three dozen units remain to be built. The site will feature 139 units when completed.

The topography is the attraction, Lilley said. "We have about 36 acres on the site. We're going to end up disturbing only nine acres," he said. "We could have gone as high as 275 units if the land had been flat with maximum usage. But again, that's the uniqueness of what we have here."

Three floor plans are available. A split-level of 2,550 square feet can be purchased for \$199,000, a 2,600-square-foot ranch for \$219,900 and a two-story of 2,900 square feet for \$229,900.

The models aren't loaded with upgrades that cost more money. "What you see is what you get," Lilley said.

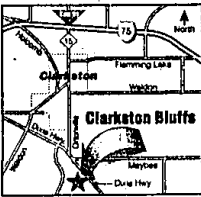
Standard features in all models include finished walk-out, gas fireplace, air conditioning, dishwasher, oven and microwaves, deck, whirlpool tub in master suite, two-car garage, textured ceilings and landscaping.

Two models are now open, the third should be finished soon.

The two-story has a wide open floor plan featuring a great room, dining area and kitchen with snack bar, all basically together.

Two bedrooms and two full baths are upstairs. The master has a cathedral ceiling, a walk-in closet and a wall closet.

The walk-out has a finished recreation room, a room that can be used as a third bedroom, home office, media room, sewing room or study and a full bath. The laundry also is here.



plan very similar to the two-story. Two bedrooms and two full baths are on the main floor, as is the laundry room. The master has a dual sink vanity, and, like all other plans, separate tub and shower.

The finished walk-out has a recreation room and a bedroom with a third full bath.

The split level, under construction, has four levels of living space.

It's several steps up from the entry foyer to the great room, kitchen/dining area and half bath, up several steps from there to a library with cathedral ceiling and several steps up from there to two bedrooms and two full baths.

The walk-out has a rec room, bedroom, bath and laundry. Buyers and prospects love the openness of the main living areas on the floor plans.

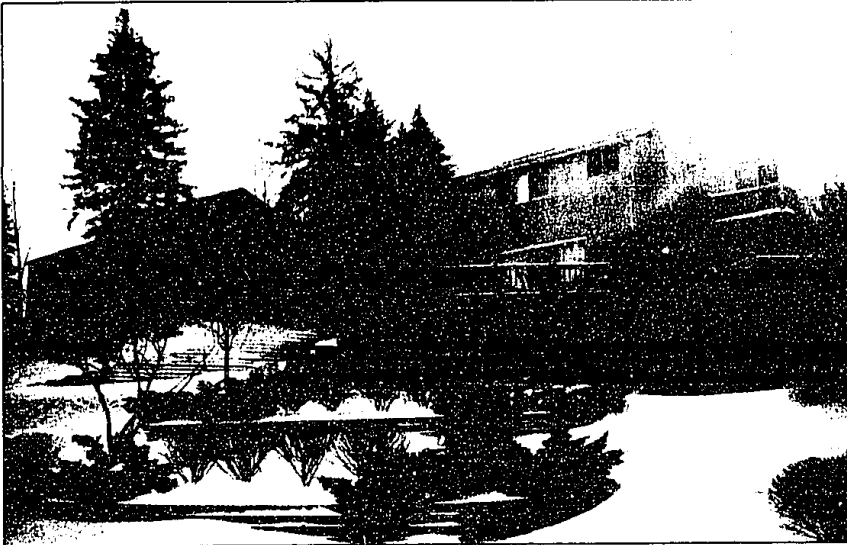
"Out of 100 units we've built and sold, no one has really closed it in, separated it out," Lilley said. "They want the open look."

The interior step/railing systems in the units are especially impressive. But that's all by design.

"We dress units up with a lot of small items," Lilley said. "Those include decorative electrical switches, box-out windows and matching materials used for vanity tops to tubs and showers in the baths."

Exterior materials are brick, wood and stone accents. Clarkston Bluffs is in the Clarkston School District. The subdivision is serviced by city water and sewers. There are no side-walks.

The property tax rate is currently \$28.61 per \$1,000 of state



Stunning topography: The slope of the terrain is a major selling point at Clarkston Bluffs.

equalized valuation, half of market value. That means the owners of a \$200,000 unit there would pay about \$2,861 the first year.

Monthly association fee is \$155 or \$165 depending on the size of the unit.

"There's not a lot of families (with kids)," Lamphier said. "We have empty-nesters, yuppie couples, retirees. We don't have swing sets, don't allow sandboxes. They (kids) are allowed, but it doesn't appeal to families."

Prospective buyers can get a tour of the Clarkston area from Julie Lamphier or her husband,

Mark, also a sales rep.

"We show them the downtown area, lakes and parks," he said. "Not too many people want to take us up on it at first, but once we come back here, they're all smiles."

Rose Marie and Tom Burke, who bought a ranch in Clarkston Bluffs, were impressed with the beauty of the site and livability of the floor plan.

"It's just great for entertaining," Rose Marie said. "You're part of the party all the time."

The Burkes liked the fact that Lilley's models didn't feature a

lot of upgrades at extra cost.

"What we saw was pretty much what we got," she said. "We had wonderful cooperation from the builder. He was very open to suggestions."

Betty and Richard Woerner bought a two-story.

"We decided we wanted to try a condo," she said. "I just walked

into the model and it was so beautiful, I said, 'This is it.' What really impressed me is the openness."

The sales office at Clarkston Bluffs, (810) 620-0333, is open 11 a.m. to 6 p.m. Monday through Thursday, 1-6 p.m. Friday, Saturday and Sunday.

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