

# NEW HOMES

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THURSDAY, JUNE 20, 1996

## Pulte's Forest Creek off to a good start

Pulte Homes of Michigan, the largest volume builder in the state, has apparently hit a responsive cord with Forest Creek Estates in Westland.

Buyers have snapped up nearly a third of the 123 lots and the model won't be finished until August, they're impressed with all the standards we include at base price, quality of the work," said Sean C. Strickler, sales representative. "The location is close to highways, malls... everything is easy access."

"It's a smaller community," said William Smith, project manager. "It has location, availability to major thoroughfares, affordable tax base. It's an affordable piece of real estate."

Four floor plans are available. The ranch, 1,506 square feet with three bedrooms and two baths, carries a base price of \$164,990.

A 1,950-square-foot colonial with three bedrooms and 2-1/2 baths goes for \$182,990; a 2,070-square-foot colonial with three bedrooms and 2-1/2 baths for \$193,990; and a 2,270-square-foot colonial with four bedrooms and 2-1/2 baths for \$198,990.

A fireplace, oven and dishwasher, first floor laundry, two-car garage and basement are included in the base price of all plans.

Air conditioning (\$2,500) is extra.

The model under construction, the three-bedroom colonial, will showcase a family room with sloped ceiling, formal dining room, kitchen/dining nook with island and family room with sloped ceiling.

A staircase extends from the two-story foyer, a second staircase from the family room. A planter shelf will top off the hall closet in the foyer. A nine-foot ceiling in the kitchen will allow for a decorator shelf over cabinets.

Chair and crown moldings are standard. The master with sloped ceiling will include a separate tub and shower, a dual sink vanity and walk-in closet.

Two bedrooms and a second full bath upstairs also will be

Forest Creek in Westland



upstairs.

The Aspen carries a base price of \$193,990.

Buyers can get a feeling for the Aspen by visiting Pulte's Lexington model at Glengarry Village in Canton. In fact, Forest Creek sales will be handled at that sales office off Canton Center Road south of Cherry Hill until the model is completed.

Visitors who drive through Forest Creek, off Joy Road between I-275 and I-94, will notice that the 30-acre sub is nearly surrounded by trees.

Exterior materials on houses include vinyl and brick.

Forest Creek is serviced by city water and sewers. It's within the boundaries of Livonia schools. There will be sidewalks.

"We're finding a lot of people within Westland moving, some Downriver just moving into this area," said Deen Hyde, marketing manager for Pulte.

All of the floor plans are selling well. "You get a lot of house for the money," Strickler said.

The property tax rate for Forest Creek is nearly \$35 per \$1,000 of state equalized valuation, half of market value. That means the owners of a \$183,000 house there would pay about \$3,200 the first year.

The annual association fee to maintain the entrance and common areas is \$200 per house.

"We can take advantage of our buying power - our ability to buy in large volumes and negotiate national contracts - and pass that on to the customer," Smith said.

"We have pre-construction con-



REAR PHOTO BY BILL BIRNLER

Pulte attraction: This model at Glengarry Village in Canton will be slightly revised and offered to buyers at Forest Creek Estates in Westland.

ferences where we discuss what to expect as we build the house," he said. "That helps eliminate questions, makes us more efficient. We double check to make sure everything is right."

Jeff and Dianne Williams, along with daughter, Meghan, will move into a ranch.

"We always wanted a new home. This is affordable," Jeff said. "Pulte is a high quality builder that has a good reputation."

"We liked the floor plan. It's wide open and spacious," he added.

"The whole house has cathedral ceiling except for two of the bedrooms. The great room opens to the

dining room with an archway in between. The kitchen sink is built on an angled corner that faces the great room and dining room," Williams said.

Andrea and Dion Hogan and son, Drake, also will move into their first brand new house, a four bedroom colonial.

"I really like the double staircases, plus we wanted an extra bedroom for a den," Andrea said. "I love the island kitchen."

The subdivision, itself, also has a charm, she added.

"We liked the way it sets back

from the road and kind of opens up. We like trees all around the sub.

"Pulte is very reputable," Andrea Hogan said. "That made us confident as well."

**It has location, availability to major thoroughfares, affordable tax base. It's an affordable piece of real estate.'**

**William Smith**  
project manager

The sales office for Forest Creek, (313) 453-1700, is based out of Glengarry Village in Canton and open 11 a.m. to 6 p.m. daily.

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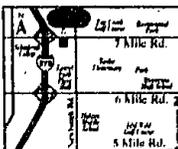
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