

Lake Michigan provides backdrop for HarborSide Village



HarborSide East: Priced from \$150,000, these condominiums will overlook a marina at Harbor Village in Manistee.

Two-story great rooms with cathedral ceilings, decorative bay windows and wood decks overlooking a 90-slip marina and nearby Lake Michigan are just some of the features Harbor Village introduces with its new HarborSide East models.

The development is in Manistee, a popular vacation destination north of Ludington.

Three new product lines will be introduced this year in Harbor Village, a quaint, Victorian-themed community where the Manistee River flows into Lake Michigan.

HarborSide East, the first, is an attached condominium product featuring three distinct floor plans.

Priced from \$150,000, residences will be dressed out in colorful vinyl siding highlighted by a variety of decorative window treatments and wood accents.

"What makes these plans special is their design flexibility," said Bruce H. Blomgren, Harbor Village developer. "Buyers have all sorts of options and opportunities to make them fit their individual lifestyles and housing needs."

HarborSide East ultimately will encompass 38 homes in 19 buildings.

Plans range from a single-story two-bedroom, two-bath unit of 1,084 square feet to a two-story, three-bath unit of 1,734 square feet that can accommodate anywhere from two to four bedrooms.

"In our largest plan, buyers can opt to convert a first floor den to a master bedroom including a loft overlooking the great room, or convert that space to create a third bedroom," Blomgren said. "They also opt to include a fourth bedroom over the garage."

A second two-story plan, one bedroom, 1-1/2 bath with den, has 1,413 square feet of living space. It features a covered and columned front porch, angled staircase, formal dining room with bay window overlooking the marina and a first floor den that can serve as a second bedroom.

All HarborSide East residences include laundry/mud

rooms; central heating, ceiling fans in great rooms, single car garages and kitchen equipped with Whirlpool refrigerators and ranges.

Air conditioning and fireplaces are extra.

HarborSide East ultimately will encompass 38 homes in 19 buildings clustered around a playground, swimming pool and landscaped lagoon.

Of the more than 300 residences planned for Harbor Village, 70 have been completed or are in various stages of construction.

Other product includes BrookHarbor condominiums from \$89,900; the Cottages, single-family site condos from \$149,900; HarborSide West attached condos from \$183,500; and the Dunes, lakefront single-family homesites from \$109,000.

"We continue to expand our product line to meet the varied lifestyles of families seeking vacation homes, weekend retreats and year-round residences," Blomgren said.

For more information about Harbor Village, call toll free at (800) 968-0783.

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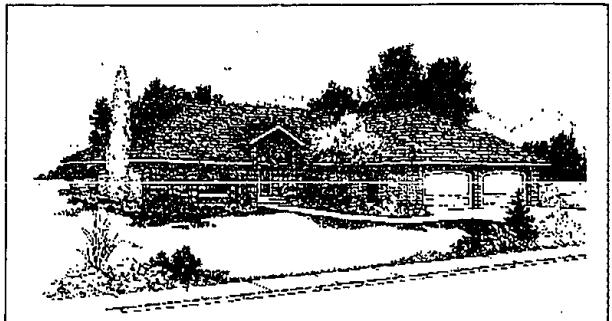
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Nearly empty nesters should like this smaller-than-average house

Lofty brick columns flank the high, gabled entry way of the Charismatic, giving a stately and spacious feel to a contem-

porary house that is actually on the small side. The brick facade and cultured stone sill on the front window positively exude solidi-

ty and permanence. While the arched garage doors and window, as well as the round window, add grace.

Designed primarily with empty or nearly empty, nesters in mind, the house is compact and easy to care for. Once inside, there are no difficult flights of steps to negotiate, and, if desired, the entry steps could be replaced by a gently sloping walkway.

Inside, the sense of spaciousness carries over dramatically. Windows, which arch over and around the front door, flood the one-and-one-half story, vaulted entry

area with warm, natural light. More windows form most of one wall of the wide, open great room, which combines the kitchen, dining and living areas. Had the designer walled each room separately, following the traditional norm, this house wouldn't be nearly so inviting.

A covered deck, accessed from the great room by sliding glass doors, invites outdoor living when the weather is mild. The master suite also opens onto the deck.

An angled extension on the eating bar creates more seating while giving a unique shape to the basically U-shaped kitchen.

And the placement of the sink and dishwasher in the eating bar ensures that those doing clean-up tasks need not be cut off from activities or discussions going on elsewhere in the room. Ample storage is available in cupboards and pantry.

For increased privacy, the master suite is located on the opposite side of the family living area from the other two bedrooms. Each sleeping area has its own bathroom.

A utility room is tucked between the garage and bedrooms. Those who like to sew will quickly realize that the light by the window makes it a perfect place for a sewing machine.

For a study kit of the Charismatic (335-041), send \$10 to Landmark Designs, P.O. Box 2307-0E48, Eugene OR 97402. (Be sure to specify plan name and number.) For a collection of plan books featuring our most popular house plans, send \$20 to Landmark, or call 1-800-563-1151.

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