

NEW HOMES

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Little Plymouth sub has a great location

It's easy to see why Village Cove, a platted residential subdivision on the north side of Wilcox Road east of Edward Hines Drive in Plymouth Township, would be popular with prospective buyers.

First, it's fairly small - just 22 lots on about six acres.

But let Salvatore (Sam) LoPiccolo, the developer/builder take up the theme.

"The beauty of it is the privacy of a cul-de-sac street, trees, woods," he said. "Downtown Plymouth... with charm and history... is probably two miles from here. Old Village is a half-mile."

"I believe accessibility to freeways is going to be important. You're minutes from Ann Arbor, and you can get to downtown Detroit in probably 20 minutes."

"Wilcox Lake," LoPiccolo added.

The waterways and other amenities of Hines Park - bicycling, skating, jogging, picnicking, birding and fishing - are an easy walk away.

"I think it's going to be the buyer who wants to stay in Plymouth, who wants a home of the '90s, and wants to stay in the \$250,000 range," LoPiccolo said of expected interest.

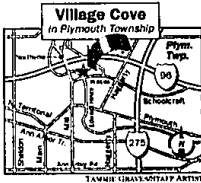
He identified some of those amenities as master suite with separate tub and shower, walk-in closets and volume ceilings.

"We'll offer homes with lofts, two-story foyers," LoPiccolo said.

Five basic floor plans are on the drawing board. Prices start at about \$180,000 and go to \$225,000.

All will include at base-price fireplace, range and dishwasher, first-floor laundry, 2-1/2 baths, two-car garage and basement.

The least expensive is a ranch of about 1,600 square feet with three bedrooms, two baths, a great room, living room and dining room priced at \$179,900.



A colonial of 2,375 square feet with four bedrooms will carry a price of about \$209,900.

A two-story of 2,150 square feet with the master on the first floor and two bedrooms up will sell for about \$219,000, as will a 2,400-square-foot colonial with three bedrooms.

The most expensive plan, a colonial of 2,500 square feet with four bedrooms or three bedrooms and a loft that overlooks the great room, plus a den downstairs, will be priced at about \$229,000.

Lots with walk-out basements, premium woods sites and houses with upgrades like air conditioning and whirlpool tubs are extra. Primary exterior materials will be brick and wood siding.

LoPiccolo has started clearing the land. He intends to start putting in the roads, water and sewer lines the middle of this month. He plans to start building in October, with the first buyers taking possession in January or February.

"Probably 30 percent of the lots can be walk-out basements," LoPiccolo said. "There's some heavily wooded sites. We're going to do everything we can to save trees like this (huge maple)."

"When it's done, people will drive by and see the entrance, but it (the subdivision) will be hidden. That's why we called it



On the boards: LoPiccolo Homes is pulling together several different designs, including this colonial, for Village Cove in Plymouth Township.

Village Cove. We took village from Old Village (in Plymouth) and cove being carved out of the woods.

"Every time I used to go down this street, I saw the strip of land and thought it would be a good sub," LoPiccolo said.

"I have a partner in the deal, Donald Treador, who one day saw a sign go up. He stopped. We put a deal together. It was a long time. We had to have patience for it. It's a great spot."

Village Cove will be serviced by city water and sewers. It's within the Plymouth-Canton

school district. The sub will have sidewalks.

The property tax rate currently is \$24.58 per \$1,000 of state equalized valuation, half of market value. That means the owners of a \$219,000 house there would pay just under \$2,700 in taxes the first year.

An annual association fee of about \$100 per house to maintain the entrance and common areas is expected.

"We plan to have a date when people can walk the site and put down a deposit," LoPiccolo said. "Sept. 1 is the target."

Susan and Rich Allen are thinking about buying in Village Cove.

"We live right behind there in Lake Pointe," Susan said. "We love the area. It's just a beautiful spot. There's a lot to offer in this community (Plymouth)."

"We live in a smaller home now, have a growing family, and we're looking at a larger home. We'd like to stay in the area. We would need four bedrooms, and I like the great room style."

"It has nice access to the road system, and it's hidden, too,"

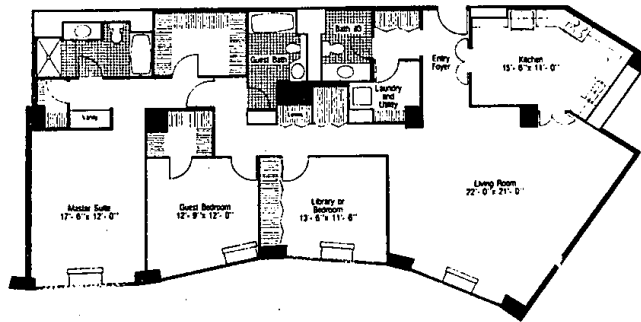
Susan said. "My husband jogs, and we bike as a family. Hines Drive is real nice for that."

Lyndie and Michael Balala also have considered a move.

"We want to stay in Plymouth, and we're keeping our eyes open for houses with new features we don't have now," she said.

Anyone interested in specific information about Village Cove may contact LoPiccolo's office at (313) 465-4320 8 a.m. to 5 p.m. weekdays.

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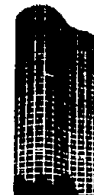
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