

NEW HOMES

THURSDAY, NOVEMBER 14, 1996

AT HOME
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Vintage Estates features variety of plans

The buzzword in Vintage Estates is choice.

Buyers can select from among 15 floor plans offered by Bing Construction and a partnership involving Curtis Building and Estate Builders as houses arise in the third phase of the Rochester Hills sub.

And feel free to improvise on those plans, too, if you want. "See this. This is our niche," said Mark Miller, Bing vice president, pointing out a sign in his model inviting buyers to customize.

"We'll customize any floor plan," said Chris Bronzetti, sales manager for Curtis-Estate Builders.

The site, off Dutton east of Brewster, is still fairly uncompleted. But it's easily accessible to I-75 and entertainment, educational and shopping attractions in the area.

"We're kind of off the beaten path," Bronzetti said. "People say we're the best kept secret in Rochester Hills. It's very quiet up here."

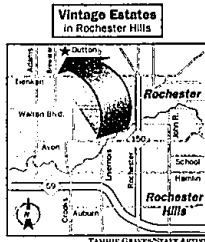
"It's really a country setting," said Otto Bingswiler, Bing president. "The attraction today is rolling hills and trees."

"Here, there are 165 lots on 115 acres," said Craig Menick of Curtis Building. "It's not real dense. The carpenters working each morning watch deer eat leaves."

Yet, the Palace of Auburn Hills, Oakland University, downtown Rochester and the Pontiac Silverdome are nearby.

Bing Construction offers eight floor plans ranging from a 2,350-square-foot colonial with four bedrooms and 2-1/2 baths for \$329,900 to a 3,500-square-foot colonial with four bedrooms and 3-1/2 baths at \$359,900.

All of those plans include at standard price three car garage, fireplace, jet tub in master suite, oven, microwave and dishwasher,



Vintage Estates in Rochester Hills

er, first floor laundry and basement.

The model, the Worthington, features a living room with two-story ceiling, dining room, kitchen with walk-in pantry and the sink looking out into the family room and eating nook, a study, half bath and laundry room with sink, cabinet and mud area.

The staircase, with access points off the main foyer and the kitchen/laundry area, has a planter shelf.

Four bedrooms are upstairs. The master has a separate tub and shower, his and her vanities and a walk-in closet. The toilet is compartmentalized behind a separate door from other areas of the luxury bath.

A second upstairs bedroom has its own bath with shower while the other two bedrooms share a full bath.

The colonial of 3,500 square feet carries a base price of \$359,900.

Another popular seller is the Breckenridge with a first floor master, Miller said.

Curtis-Estate Builders offers seven floor plans ranging from a story-and-a-half of 2,750 square feet with three bedrooms and 2-1/2 baths for \$324,900 to a colo-



Worthington plan: This colonial, presented by Bing Construction, includes four bedrooms, living room, dining room, family room and study. Curtis-Estate Builders has two models at Vintage Estates.

nial of 3,450 square feet with four bedrooms and 3-1/2 baths for \$364,900.

Standard features in all plans include three car garage, cooktop, oven, microwave and dishwasher, jet tub, fireplace, air conditioning, first floor laundry and basement.

Two models have been built. The Vintage, 3,400 square feet, places the master suite on the first floor. The master has a cathedral ceiling, separate tub and shower, dressing area, two walk-in closets and dual sink vanity.

The main living area also

includes a half bath, den, living room with sloped ceiling, dining room, kitchen/nook with walk-in pantry and sink oriented toward the family room, plus the family room with cathedral ceiling.

Three bedrooms and a full bath are upstairs.

Base price is \$354,900. The other model, the Oakmont, is a colonial of 3,300 square feet.

The main floor features a library, half bath, living room and dining rooms each with 10-1/2 foot high ceilings and kitchen/nook with island and family room separated by a two-

way fireplace.

The master has a pan ceiling, two walk-in closets, two vanities and separate tub and shower. There's also a sizable sitting area.

A second upstairs bedroom has its own bath with shower, while bedrooms three and four share a full bath.

Base price is \$347,900.

Brick and wood siding are primary exterior materials for both builders. Vinyl and aluminum siding aren't allowed.

Vintage Estates is serviced by city water and sewers. It's with-

in the Rochester school boundaries. There are no sidewalks. A 25-acre nature preserve is part of the sub.

The property tax rate is now \$27.08 per \$1,000 of state equalized valuation, half of market value. That means the owners of a \$350,000 house would pay nearly \$4,750 the first year.

The Curtis-Estate models, (810) 608-0698, are open noon-5:30 p.m. daily, closed Thursdays. The Bing model, (810) 656-6570, is open noon to 5 p.m. daily, closed Thursdays.

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