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THURSDAY, JANUARY 9, 1997

Builder provides 2 distinct condo options

Smaller and more affordable or larger and pricier?

That's the choice for prospective buyers at Campbell Creek and Golf View Lake Estates, two small site condominium projects by the same builder a stone's throw apart in Commerce Township.

Either way, Jim Witkowski, owner of Traditions Residential Group, can build you a custom home fronting, or with a view of, a golf course or three-acre lake. Golf View Lake Estates, with 16 lots, is more upscale.

Witkowski promotes six floor plans ranging from a 2,700-square-foot colonial with four bedrooms and 2-1/2 baths for \$289,500 to a Cape Cod of 3,300 square feet with four bedrooms and 2-1/2 baths for \$349,000.

Witkowski emphasizes that most buyers will customize, using his plans as a starting point toward coming up with a finished product.

Campbell Creek, with nine lots, is less house at less cost.

The builder advertises five plans ranging from a 1,650-square-foot colonial with three bedrooms and 2-1/2 baths for \$179,500 to a Cape Cod of 2,296 square feet with four bedrooms and 2-1/2 baths for \$237,500.

Again, custom design plans are available.

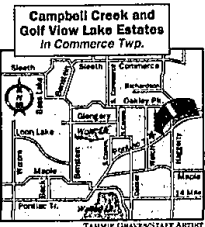
Both Golf View Lake Estates and Campbell Creek are off Welch Road north of Pontiac Trail.

"I have hundreds of plans," Witkowski said. "I sit down with people. They tell me what they want. I have an architect. Once we have a general design, they sit down and draw it up."

Witkowski projected the typical buyer at Campbell Creek as a two-income couple or single person in the executive ranks or retirees who have likely built before and now want to live near a golf course.

"They want something peaceful, quiet," Witkowski said. He doesn't envision too many children in Campbell Creek.

A wealthier clientele, business owners with kids, will buy into Golf View Lake Estates, he spec-



ulated. The natural surroundings and easy access - especially with completion of M-6 to Pontiac Trail by the end of 1999 - will bring prospects to both projects, Witkowski said.

"There's no better place to be than on a golf course, trees, a winding, private cul-de-sac, the lake over there, all natural amenities, topography. There's not much traffic in here," he said.

Both projects will be serviced by city water and sewers and are within the Walled Lake school boundaries. There are no sidewalks.

Dawn Giangrossi, sales rep, has the opportunity to interact with prospects.

"They say it's a nice location. They enjoy the wooded lots. They enjoy the openness of the floor plans. They enjoy the size of the houses. We get a lot of positive feedback," she said.

Standard features in all units at Golf View Lake Estates include first floor laundry, fireplace, double oven, cooktop, microwave and dishwasher, two-car garage, basement and 10 recessed lights.

Primary exterior material is brick with wood siding.

A 3,200-square-foot colonial fronting the Links of Pinewood is under construction.

The first floor will feature a library, living room, family room with high ceiling, dining room and a two-way staircase, one set of steps off the main foyer, the



Stoneridge model: This colonial at Campbell Creek features three bedrooms, 2-1/2 baths and nearly 2,000 square feet of living space.

other off the family room.

The master with sloped ceiling and plant shelves includes a separate tub and shower, walk-in closet, dual sink vanity and make-up/dressing area.

Three other bedrooms and a full bath are upstairs.

Base price of the model is about \$300,000, Witkowski said. The model with upgrades will run about \$360,000 when completed.

"Isn't that just beautiful?" he said looking out a bedroom window. "We wanted to keep as many rooms as possible with a view of the golf course."

Standard features at Campbell Creek include fireplace, first floor laundry, two-car garage, basement and dishwasher.

The model, a 1,950-

square-foot colonial, showcases a library, family room, kitchen/nook with built-in desk, master with walk-in closet and separate tub and shower, plus two other bedrooms and a second full bath.

Base price is \$199,900, the model with extras is \$206,000.

The property tax rate is currently \$25.75 per \$1,000 of state equalized valuation, half of market value.

That means the owners of a \$200,000 condo in Campbell Creek would pay \$2,575; the owners of a \$300,000 unit in Golf View Lake Estates, \$3,863 the first year.

Add to that \$116.30 annually for trash removal.

The monthly maintenance fee at Campbell Creek ranges from \$60-\$70 and includes grass mowing, \$10-\$12 at Golf View Lake Estates and doesn't include mowing.

Tony and Laurie Percha have ordered a four bedroom colonial for themselves and children Zachary and Emily in Golf View Lake Estates.

"I enjoy golf - that was one factor," Tony said. "That's a nice treed subdivision and the builder assured me he would maintain the trees during construction. He allowed us to assist in the

design of the home. He's a sincere builder. I felt comfortable with him."

David and Svetlana Elterman ordered a story-and-half with a first-floor master in Campbell Creek.

"It's a nice location," Svetlana said. "If you look from the windows here you have a nice view of the golf course."

The sales office for both projects, (810) 926-6600, is open 8:30 a.m. to 5 p.m. Monday through Friday, noon to 5 p.m. Saturday and Sunday.

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