

NEW HOMES

SUNDAY, FEBRUARY 9, 1996

Pulte presents large houses at Wyngate

How's this for country?

A pair of horses frolic in the snow next to Wyngate of Clarkston, a platted subdivision of 85 home sites off Clarkston Road west of Sashabaw Road in Independence Township.

Yet, Pine Knob Theatre, ski resort and golf course are just down the road. I-75 with access to the Palace of Auburn Hills, the Silverdome, Chrysler Technology Center and other points of commerce north and south is a short drive.

Wyngate, developed and built by Pulte Master Builder, the volume leader in Michigan, would seem to have the best of both worlds.

"We have the ability to give you a lot of home for the money," said Deen Hyde, marketing coordinator for Pulte. "The country setting, trees - it's a beautiful, natural setting."

"The other thing is location," said Bob Dunston, project manager at Wyngate. "We're a mile and a half off I-75. That's a huge benefit."

The Clarkston schools also are a major draw, Hyde added.

Five floor plans are available. Base price ranges from \$281,990 for a colonial of 2,935 square feet with four bedrooms and 2-1/2 baths, to \$321,990 for a colonial of 3,329 square feet with four bedrooms, three full baths and two half baths.

Dunston described the average buyer as a family with an upper-level executive in his mid 40s or 50s and older children. Buyers have owned several houses and have built previously.

"We're very customer oriented," Hyde said. "The fact is someone like Bob is going over every detail of the house so there's no problems, no questions."

Standard features in all five plans at Wyngate include three-



car, side-entry garage, fireplace, first floor laundry, crown molding, basement, and built-in oven, cooktop, microwave and dishwasher.

Air conditioning, \$2,800, is a popular upgrade.

Brick and vinyl siding are the primary exterior materials with wood and stone accents.

The Carrington, the largest plan at 3,329 square feet, has been constructed as a sales model. It isn't your typical colonial.

A two-story foyer and curved staircase greet visitors at the front door. The living room is off to one side of the foyer, a formal dining room to the other.

A two-way fireplace separates the kitchen/nook/hearth room from the family room, which has a two-story ceiling.

The kitchen features an island with overhang that can be used as a breakfast bar and a built-in desk.

The library is in back of the house off the family room.

Two half baths are downstairs - one off the laundry/mud room, the other off the library. A second staircase goes upstairs from the kitchen/nook area.

The laundry has built-in cabinets and a sink. A separate side entrance in addition to the one



STAFF PHOTO BY STEPHEN CANTRELL

Carrington model: This four-bedroom colonial at Wyngate of Clarkston contains a two-way fireplace, two half baths on the main floor and two staircases to and from the second floor.

from the garage leads gives access to the laundry/mud room.

All bedrooms are upstairs. The master, with pan ceiling, has a separate tub and shower, a pair of walk-in closets, a vanity with two sinks separated by a sitting make-up area and a compartmentalized toilet.

A second bedroom, also with a full bath and walk-in closet, can be used as a guest suite.

Two other bedrooms and a third full bath also are on the second level.

Base price of the Carrington is \$321,990. The model, with upgrades like landscaping, deck, air and a partially finished basement with a fourth bath would

carry a price upwards of \$363,000 now were it for sale.

Marilyn Galbreath, sales assistant, deals with prospects who visit Wyngate.

"They love this floor plan, I think, because of the spaciousness," she said. "Tall ceilings they like. They're impressed with the finish work. Obviously, they love the decorating. The kitchen they like with the hearth room. Extra baths, obviously, the guest suite and the second half bath down here."

Wyngate is serviced by city water and sewers. There are no sidewalks.

The property tax rate currently is \$28.47 per \$1,000 of state

equalized valuation, half of market value. That means the owners of a \$290,000 house would pay about \$4,130 the first year.

An annual association fee of \$100 is charged to landscape and maintain common areas.

Pam and Wally Johnson were among the first to move into the sub. The attraction?

"It was basically the size of the house, plus the size of the lots," Wally said. "Clarkston schools, we wanted that. We looked around and Pulte had a good reputation."

The couple purchased a colonial.

"The plan for our money, the dollar for square footage, was the

best buy," Wally said. "We wanted the master on the second floor and a larger kitchen attached to the family room."

Tom and Nancy Dougherty recently moved into a colonial at Wyngate.

"Clarkston is a community we both enjoy," Tom said. "Pulte, looking at the model and other floor plans, I think they had quality. In talking to members of their team, I knew they had customer focus. There's a lot of livable space in this floor plan."

The sales model at Wyngate of Clarkston, (810) 620-6300, is open 11 a.m. to 6 p.m. daily.

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