

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 Sashawood Road in Independence Township.

Yet, Pine Knob Theatre, ski resort and golf course are just down the road, 1-75 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 Dean Hyde, marketing coordinator for Pulte. "The country setting trees - it's a beautiful natural setting."

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

The Clarkston schools are a major draw, Hyde added.

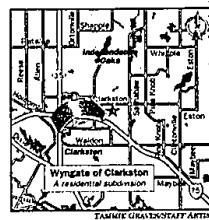
Five floor plans are available.

Base price ranges from \$281,990 for a colonial of 2,936 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.

Dunstan 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-



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.

STAFF PHOTO BY STEPHEN CANTRELL

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 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

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 upgraded like landscaping, deck, and a partially finished basement with a fourth bath would

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

Marilyn Gabreath, 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 down here."

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

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

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

best buy," Wally said. "We wanted the master on the second floor and a large 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."

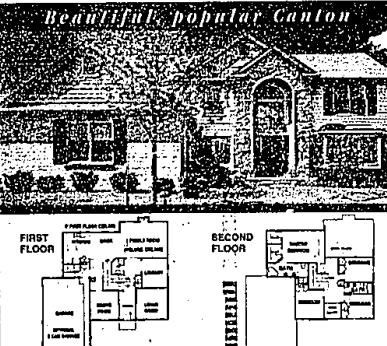
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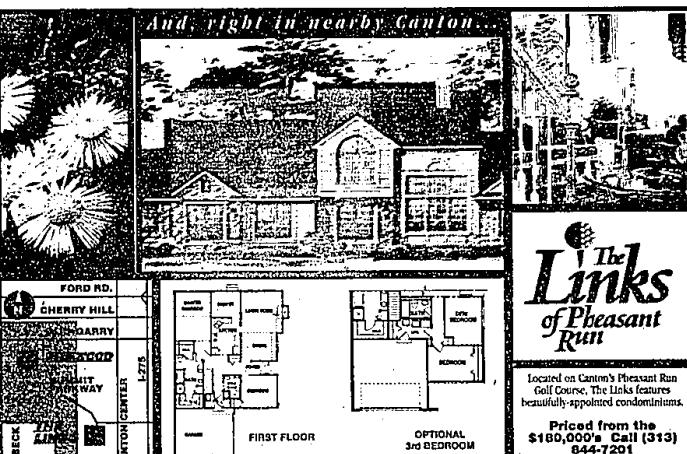
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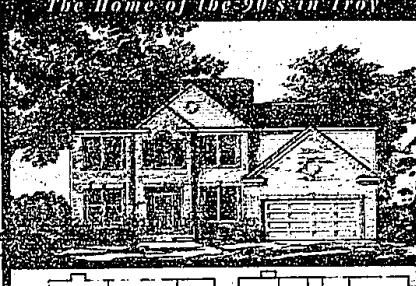
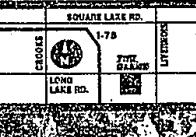
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