

NEW HOMES

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★★ F4

Millers Crossing: Pretty setting, big homes

All the amenities of Stony Creek Metro Park are right across the street from Millers Crossing, a platted subdivision of upper-end houses in Washington Township.

And if that weren't enough, the sub, itself, 38 lots off Snell Road east of Rochester Road, was created to enhance natural features on the site.

"Forty acres have been designated as parks and open space," said Richard Cherkasky, the developer/builder. "Some is wetlands. Some is woods. Some is meadow. All is beautiful."

"We have a walking (nature) trail almost a mile long. We're loaded with deer here and we have wild turkey. We're going to put out some birdhouses, some park benches," he added.

Cherkasky presents four floor plans.

Base prices range from \$324,900 for a colonial or Cape Cod of 2,700 and 2,600 square feet, respectively, with four bedrooms and 2-1/2 baths to \$394,900 for a colonial of 3,700 square feet with four bedrooms and 3-1/2 baths.

All plans include a three-car garage; fireplace; first floor laundry; cooktop, double oven, microwave and dishwasher; and basement.

Screened porches, about \$16,000, and air conditioning, starting at \$2,250, and carpeting are extra. So too, are walkout, \$2,000, and daylight, \$7,600, basement options.

Only premium-priced lots, \$29,900 to \$59,900, are still available.

Most buyers at Millers Crossing have built before or are upgrading from an existing upper-middle class house. Many purchasers will bring children.

"I was very concerned about making this a community, a small-town neighborhood,"



Cherkasky said, comparing his vision of life in the development to the old TV show Leave It to Beaver.

"A place where they walk down the street and know neighbors, common areas where adults can congregate, kids can congregate," Cherkasky described. "If the ladies want to take a cup of coffee and walk or sit, kids want to ride their bikes around, it will be very conducive to that."

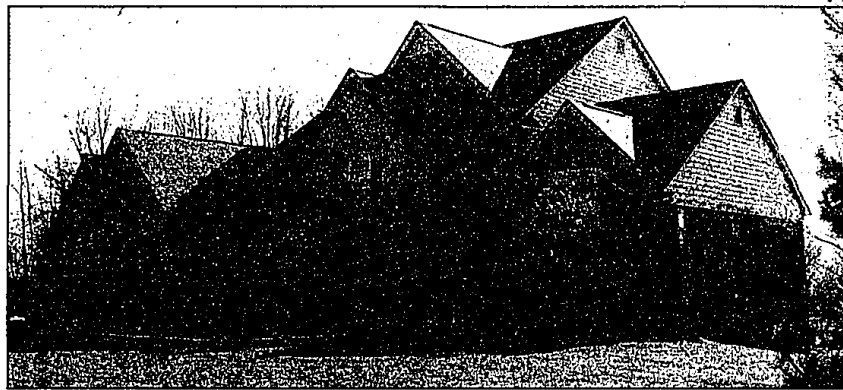
Two models have been constructed.

The Jefferson, a 3,460-square-foot colonial, includes a double staircase with one set of stairs off the two-story foyer, the other off the family room.

The main living area contains a library, living room with cathedral ceiling, dining room with panel ceiling, kitchen/nook with island, built-in desk and walk-in pantry, and family room.

The master suite features a separate tub and shower, walk-in closet, dual-sink vanity and compartmentalized commode. Three other bedrooms and a full bath are upstairs.

Base price is \$374,900, the model with many upgrades including finished walkout with extra bath, screened porch, car-



Jefferson model: This colonial, nearly 3,500 square feet, features a gourmet kitchen, double staircase, four bedrooms and 2-1/2 baths.

peting and landscaping, is about \$555,000.

"It's beautiful, statelike, not intimidating," Cherkasky said. "It's people friendly."

The Mannington, a colonial of 2,810 square feet, has a T-staircase off the two-story foyer and kitchen.

This plan showcases a library with cathedral ceiling, dining room, and open kitchen/nook and family room combination across the back of the structure.

The master with pan ceiling has a pair of walk-in closets, separate tub and shower and two-sink vanity.

Again, three other bedrooms and a full bath also are upstairs. Base price of the plan is \$324,900, the model with extras, about \$450,000.

Cherkasky also will build custom. "They tell me what they like, what they saw in a magazine, I take it to an architect and have it drawn up," he said.

Exterior materials are brick and masonite/wood siding. Jason Squire, sales representative, gets the opportunity to show off the development to visitors.

"In the sub, they're impressed with the back-to-nature feel," Squire said. "When they walk through models, they use superlatives like warm, cozy, friendly. They feel it's a casual elegance, warm Americana."

"We're five minutes from downtown Rochester and 15 minutes from Lakeside Mall," Cherkasky said. "We're a very short walk from Stony Creek.

Each house at Millers Crossing will be serviced by its own water well and septic system. The sub is within the Rochester school boundaries. There are no sidewalks.

The property tax rate currently is \$25.95 per \$1,000 of state equalized valuation, half of market value. That means the owners of a \$370,000 house would pay about \$4,800 the first year. An annual maintenance/association fee, projected at about \$500, would include trash removal, Cherkasky said.

Bob and Dawn Lust are building a colonial for themselves and children Rebecca and Jonathon.

"The large amount of open, common area, the relatively low housing density and proximity to the metro park were all things

that we were looking for," Bob said.

"It wasn't hard to choose a basic floor plan - the Mannington was very close to what we were looking for - and Richard was extremely helpful in working with us to make some changes," Lust said.

Tim and Sherian Clark are building a custom house.

"We decided to build our new dream house in Millers Crossing because of its location, the value of the home and the reputation and personality of the builder," Tim said.

The sales models at Millers Crossing, (510) 608-0700, are open noon to 6 p.m. daily, closed Thursdays.

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