

Hills of Crestwood in final building stage

It's getting to be close-out time at the Hills of Crestwood.

Only about 20 building sites and five completed spec houses remain in the planned residential subdivision on Beck Road just north of Six Mile in Northville Township.

The community of upper-end product will fill out at 168 houses when completed.

Architect Dominic Tringali & Associates designed plans which three builders - Pace Development, Estate Builders and Curtis Building - construct for purchasers on a rotation basis.

Five basic plans are offered. The least pricey, \$361,400, buys a 2,750-square-foot, story-and-a-half with three bedrooms, including first-floor master, and 2-1/2 baths. At the other end of the spectrum, \$399,900 gets you a colonial of 3,400 square feet with four bedrooms and 3-1/2 baths.

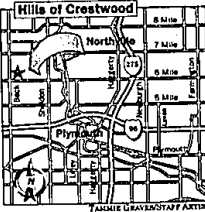
A spec colonial, 3,200 square feet, four bedrooms and 2-1/2 baths at the entrance to the sub is available for \$339,900.

Hills of Crestwood, with rolling terrain and a country feel, has a lot to recommend it. "Lot sizes for one (about a third of an acre minimum), schools (Northville) are two, and price range three," said Frank Bronzetti of Estate Builders.

"Architectural control," added Letty Lederman of Pace Development. "I think the property itself is aesthetically interesting. The proximity to the city of Northville, a very quaint town."

"These homes are basically complete," said Allen Menuck of Curtis Building. "Customers don't have to add anything except landscaping."

"A lot of people who do come in here are from the area and want to stay in Northville," said Shirley Heseltine, sales director. "They want a larger home, country atmosphere. They are



impressed with the size of the homes, quality."

Hills of Crestwood is just two miles from the Beck Road exit at M-14. From there, it's a quick ride to points east and west or north and south via I-275.

"We have a lot of families, young families, that come in here," Heseltine said. "I would say a majority have built a new house before. This would be the second or third."

"We will customize all plans," Menuck said. "We do that continually. Our buyers are our architects."

"All three (builders) are concerned with quality of workmanship and how important the customer is," Lederman said.

All five floor plans include at standard price three-car garage, air conditioning, fireplace, double oven, microwave, cooktop and dishwasher, jet tub in the master suite, first-floor laundry base, carpeting and a \$1,500 light fixture allowance.

Two models have been constructed. Bainbridge II is a four-bedroom colonial of 3,300 square feet.

The main living area features a two-story foyer, living room, formal dining room, library, pass-through with cabinets and wet bar option, family room with high ceiling and kitchen/ nook



STAFF PHOTO BY GILL DEBARR

Spacious colonial: This 3,300-square-foot house includes four bedrooms, 2-1/2 baths, living room, formal dining room, family room and den.

with island and walk-in pantry.

The master with pan ceiling contains two walk-in closets, separate tub and shower and two-sink vanity. Three other bedrooms and a full bath are upstairs.

Base price of the plan is \$382,400, the model with upgrades including deck and landscaping, \$499,900.

Chesapeake II also is a four-bedroom colonial of 3,250 square feet.

This house contains a

living room with cathedral ceiling, dining room, family room with step ceiling, kitchen/ nook with island and built-in desk and library.

The upstairs master is a step-up with a pair of walk-in closets, separate tub and shower and two individual vanities, one with a dressing area.

Again, three other bedrooms and a full bath are upstairs.

Base price is \$377,400, the model as presented about \$430,000.

Hills of Crestwood is serviced by city water and sewers. There

are no sidewalks.

The property tax rate is about \$30 per \$1,000 of state equalized valuation, half of market value. That means the owners of \$400,000 house would pay nearly \$6,000 the first year.

The annual homeowners association fee is \$100.

Phillip and Michelle Ausman bought a Bainbridge II for themselves and son, Don.

"We like the proximity to the expressway," Phillip said. "We like the rolling hills in the sub, the views, the larger, oversized

lots, spacious homes. Besides, you get a good value for the dollar."

The house has a lot going for it, too.

"I like the height of ceilings; I like the spaciousness of kitchens - they've got real large cabinets," Phillip said. "I like the dual stairway ... Jacuzzi tub, all the windows. It's a very comfortable living."

The sales models at Hills of Crestwood, (248) 348-8790, are open 1-6 p.m. daily, closed Thursdays.

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