

# NEW HOMES & REAL ESTATE

**D1**  
Classified Ads

Sunday, April 14, 2002

## RealEstate Ad Index

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## Builder rents final phase at Copper Creek

Condominium living without owning a condo? Consider leasing one in The Reserve at Copper Creek in Canton.

The last 16 residences in the 72-unit community off Warren between Haggerty and Lilley will be offered on a rental basis.

Floor plans remain basically the same as the other "homes" there except for some minor tweaking and a new insulation product.

"We have found a market for high-end, upscale rentals," said Cary Belovitz, sales manager for Copper Creek Development. "Executives, transferees, contract people here for one, two or three years."

"They're not going to be here long enough to purchase, but they want to be comfortable," added Leah Brewer, leasing consultant.

But there's another kind of potential tenant. "Somebody in the \$1,300 to \$1,700 rental unit now, who doesn't mind paying more for the luxury style we have," Belovitz said.

"We researched the market and very few (rentals) are in that range," Brewer said. "They're full. Here, they have the best of both worlds. They can rent a high-end and not have to do maintenance."

Mel Belovitz, president of Copper Creek Development and Cary's dad, said he's often thought about holding back some new housing product for sale at a later date.

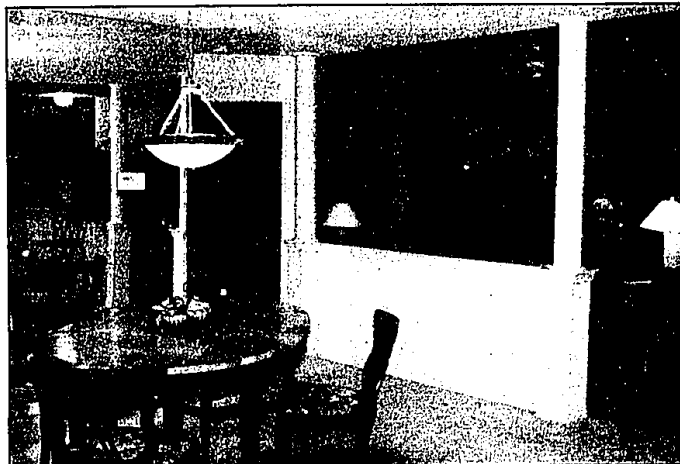
Now that he's in a financial position to do so and he's finding that the new condominium market has softened a bit, the timing is right.

"The big draw is you can't rent something like this," Mel Belovitz said. "This is a very high-class, upscale condominium. It's a beautiful project with a pond and everything."

The 16 rentals, like the other buildings in the Reserve, will feature eight residences to a building, four on the ground floor, four on an upper level. Each has a private entrance, single-car garage and basement.

Rents range from \$1,700 for a ground

Please see CONDO, D2



For lease: The builder at Copper Creek is targeting transferees and folks who already rent here but want to move up.

### HOME SEEKER'S CHECK LIST

- ☐ SELLER DISCLOSURE STATEMENT (REQUIRED BY LAW)
- ☐ LEAD DISCLOSURE STATEMENT (REQUIRED BY LAW)
- ☐ HOUSE SPEC SUMMARY SHEET (ROOM DIMENSIONS, ETC.)
- ☐ SCHOOL DISTRICT SERVICING NEIGHBORHOOD (WHERE EXACTLY ARE BUILDINGS, BUS PICK-UP)
- ☐ AGE OF MAJOR MECHANICAL/STRUCTURAL COMPONENTS (FURNACE, HOT WATER HEATER, SHINGLES, ETC.)
- ☐ APPLIANCES INCLUDED?
- ☐ PROPERTY TAXES (BASED ON SELLING PRICE, NOT CURRENT RECORDS)
- ☐ MUNICIPAL SERVICES PROVIDED (TRASH COLLECTION, LEAF PICK-UP, SNOW REMOVAL, LIBRARY)
- ☐ CONDITION OF NEIGHBORING PROPERTIES

### TO PLACE AN AD

#### CALL TOLL FREE

**1-800-579-SELL (7355)**  
Fax Your Ad (734) 953-2232

#### Walk-in Office Hours:

Monday - Friday, 8:30 a.m. to 5 p.m.  
After Hours: Call (734) 953-0900 to use our 24-hour voice mail system

Deadlines: To place, cancel or correct ads.

Publication Day	Deadline
Sunday	5:30 p.m. Fri.
Sunday Real Estate	5:30 p.m. Thurs.
Thursday	6 p.m. Tue.
Thursday Real Estate Display	3 p.m. Mon.

## Lake St. Clair Condominiums



"The east side's best kept secret" "Best decision we ever made"

"Lake St. Clair sunrises are phenomenal"

"My beautiful home has everything I want and need, in the most wonderful setting"

"I adore my custom elevator, and don't remember how I ever lived without one!"

"Come see what you've been missing"

**Grand Cottages**  
AT FELICITY LANDING

**OPEN DAILY  
and WEEKENDS**

1:00 - 5:00 (Except Thursdays) or by appointment

Located on Jefferson Ave. N. of Masonic Rd. (13 1/2 Mile) in Harrison Twp.

PIKU Management Co., Developer • 313-885-7979

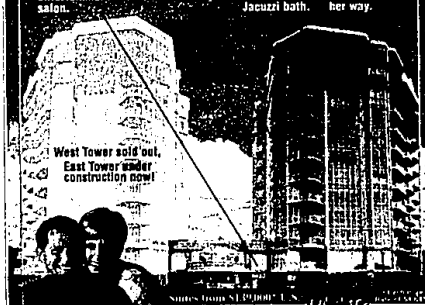
They enjoy more than just a great view...

He likes the exercise room, pool and entertainment salon.

She likes to read and enjoy a morning coffee on the balcony.

He likes to soak away stress in the en-suite Jacuzzi bath.

She likes entertaining in their new home decorated her way.



West Tower sold out  
East Tower under construction now!

Together, they live at The Commons of Rolling Oaks at Farmington Hills.  
Call Free 877-945-1111 • www.glenarda.com  
4915 Riverside Drive East, Windsor, Canada  
Open Everyday 12pm to 4pm, Closed Fridays  
(Glenard is a registered Broker/Realtor)

**GLENGARDA**  
WINDSOR

## OPEN HOUSES OF THE WEEK



### Walk to Plymouth Township's "McClumpha" Park & Enjoy!

Open Sunday 1-3 P.M.

This exceptional Beacon Estates showcase is in pristine condition +++ filled with costly visible updates!

#### Distinguishing features

- Dream come true kitchen with raised oak cabinets.
- Hardwood floor in the foyer, hall, kitchen and breakfast room.
- Crisp neutral decor with white painted woodwork.
- Kitchen & Breakfast area open to the 20x13 family room with natural fireplace.
- Breakfast area opens to a screened-in sun porch overlooking the private back yard with scenic views.
- Finished lower level.
- Short walk to McClumpha Park & Hilltop Golf Course.



**\$429,900**

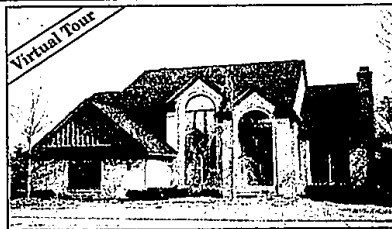
12315 Glenview  
Plymouth

Bird Elementary &  
West Middle Schools

Mike & Mary Gladchun

Experience the Difference!

RE/MAX on the trail (734) 450-1234



### Village Square West Bloomfield Schools

5022 Silverwood Court

N. of 14 Mile  
W. of Farmington Road

#### By Appointment Only

This expanded Parkside floor plan in Herman Frankel's popular Village Square is sure to delight all. Situated on the cul-de-sac of the court with 3,600 square feet. Built in 1996, featuring 4 bedrooms, 2 full and 2 half baths. Hardwood floors cover most of the first floor. An oversized, granite island, wood cabinetry and upscale appliances highlight the enormous gourmet kitchen. The kitchen flows into the family room, which has large picturesque windows, a gas fireplace with marble surround and custom built-ins. There is an additional fireplace in the living room.

Luxury abounds in the master suite, which has his & hers walk-in closets and a marble bath with an oversized Jacuzzi tub & large shower. The Award winning landscaping includes: brick paver walkways, a free-form custom gunite pool and slate stone steps all utilizing a pond as a natural background. Other amenities include a cedar deck & swingset, security system, 3 car side-entry garage & garden view lower level prepped for an additional bath.

This home was professionally decorated in neutral decor with plantation shutters and truly shows like a model. Village Square offers a community playground, sidewalks and #1 Ranked West Bloomfield schools. Offered at \$575,000.



**JEFF BARKER**  
Associate Broker  
**MAX BROOCK REALTORS**  
(248) 891-4466  
(248) 626-4000 #209  
http://JeffBarker.realtor.com



### Farmington Hills on the Commons of Rolling Oaks

OPEN SUNDAY 1-4

29541 MAYFAIR

Farmington Hills

(N. of 13 Mile Rd. & E. of Drake Rd.)

**\$349,900**

This classic Rolling Oaks colonial is very clean, tastefully decorated and beautifully cared for. It has a nicely finished basement, library with built-ins, high quality floor finishes, and a first floor laundry too!

You'll love the kitchen/family room/breakfast area arrangement with three doorways to a raised patio that overlooks a wonderfully picturesque common.

Updates within the last 2 years include: Roofing and gutters, 95% high efficiency furnace, air conditioning, dishwasher, gas grill, and brick walk.

To view photos of this outstanding Rolling Oaks home, just go online to "Lee-Vincent.com"

If you have questions or would like a private showing, please give a call at (248) 320-0320.



Offered Exclusively by:

**Lee Vincent**

Associate Broker  
Century 21

(248) 320-0320

