

Arbor Woods includes Ann Arbor schools

Arbor Woods, in Pittsfield Township between Ann Arbor and Ypsilanti, provides buyers a good price and a good public school experience, the developer/builder maintains.

"Quite honestly, having an affordable product with the Ann Arbor schools is a big plus. That's the driving factor here," said Pierre Nona, vice president with Triangle Development. Phase 2 at Arbor Woods involves 54 site condominiums on Puckard between Carpenter and Golf side (use Washtenaw east exit off U.S. 23).

Six plans are available ranging in price from \$209,900 for a ranch of 1,665 square feet with three bedrooms and two baths to \$264,900 for a two-story of 2,600 square feet with four bedrooms and 2½ baths.

"We've got great floor plans," said Darlene Schwarz, sales rep. "They're open. It's a very usable space. It's a good quality build home."

"On purpose we're not targeting the high end of the Ann Arbor market," Nona said. "Ann Arbor is a great downtown, great night life, great parties, great benefits. It's about a 10-minute drive."

Both that city (University of Michigan) and Ypsilanti (Eastern Michigan University) offer education, entertainment, cultural and sports amenities associated with college towns.

"Affordability is a big thing out here," said Ann Nona, marketing director for Triangle and Pierre's niece. "It's a great area just outside Ann Arbor."

I-275, M-14 and U.S. 23 gives easy access to the western and north-west suburbs here. The site itself with winding streets and several cul-de-sacs also should appeal to pur-

chasers. "We have very nice lots, many with walk-outs, backing to the woods ravine," Pierre Nona said. "It's quite beautiful."

Many of the floor plans available at Arbor Woods have proven popular in other Triangle communities, he said.

"We're making enough options available so someone can really build up if they want," Pierre said of functional designs. "If not (upgraded), a young family can come in and get the Ann Arbor schools without getting a budget buster."

All of the six plans include at base price two-car garage; basement; dishwasher; and wood flooring in the foyer, vinyl in the kitchen and carpeting throughout.

Five include a first-floor laundry, the other situates the laundry upstairs with the bedrooms. Air conditioning and a fireplace



Arbor Woods: Triangle Development includes popular plans from some of its other developments at Arbor Woods.

are each \$2,500 upgrades. Vinyl siding covers the exterior with a brick upgrade (\$9,000) available. Two models have been constructed. The Expanded Diamond, a story-

and-a-half of 2,400 square feet, features a great room with volume ceiling, den, kitchen/nook, laundry and half-bath on the main floor. The master with glamour bath, including separate jet tub and shower, dual-sink vanity and walk-

in closet, also is down and carries a price premium of \$3,000.

A bridge overlooks the great room. A left, two bedrooms and a full bath are upstairs.

Base price is \$249,900, the model, as is \$308,000.

The Pearl, a two story of 2,092 square feet, contains a den, great room, kitchen/nook, laundry and half bath on the floor.

Three bedrooms, including the upgraded glamour master (\$3,900 premium), and a second full bath are upstairs.

Base price is \$229,900. A fourth bedroom can be added at that price if the glamour bath were eliminated. The model, as is, costs \$279,876.

Arbor Woods will be serviced by city water, sewers and side-walks.

The property tax rate is \$34.79 per \$1,000 of state taxable value, half of sales price for new construction. That means the owners of a \$230,000 home there would pay about \$4,000 the first year.

The association fee is \$40 per month.

The sales office, models at Arbor Woods (734) 477-8970, are open noon to 5 p.m. daily, closed Thursdays.

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Irving Tobocman Designed Contemporary

OPEN SUNDAY 1-4
428 Greenwood
W. of Old Woodward between Harmon and Merrill
\$1,095,000

This stunning Tobocman designed contemporary boasts a 40x37 great room with soaring ceilings, full glass walls, a raised hearth fireplace, recessed lighting and doorways overlooking a walled patio and private yard. The gourmet kitchen features a sub zero refrigerator, many white oak cabinets, granite preparation surface, trash compactor and dishwasher. Enjoy informal meals in the breakfast room overlooking a private courtyard. The library with two walls of built-in shelves and storage, and the guest bath with black silk walls and a suspended vanity round out the first floor.

The stairway to the second floor is enhanced with a skylight and a narrow wall of glass. Relax in the master suite with built-in dresser, entertainment center as well as lighted shelving, and enjoy the convenience of the master bath with soaking tub, tiled shower, and walk-in closet. The additional two bedrooms as well as the full bath have white oak built-ins.

The lower level is finished with a walk-in closet for out of season clothing, a large rec room area, laundry room, and storage areas.

In the Tobocman tradition this home has massive walls to display your art collection, terrazzo flooring on the first floor, skylights, and stunning windows to take full advantage of the natural light, white oak cabinets and built-ins, indirect and recessed lighting, and a quiet, private location.

Come and tour this unique home during the open house or call for a private showing.

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OPEN SUNDAY 2-4

343 Golfview, Birmingham, MI
(South off Maple on Glenhurst, North off Midvale between South Glenhurst and Cranbrook)

\$349,900

Great condominium alternative in popular Midvale neighborhood. New kitchen with eating area and three doorways to private yard. Great room off kitchen with coffered ceiling and fireplace. New bathroom with premium materials and fixtures. Spacious living room and dining room for entertaining. Open and bright floor plan. Attached one car garage with stairway to full attic for seasonal storage. No basement to waterproof.

This home has a wonderful yard with deck to brick paver patio and English gardens. Recent updates and improvements thru-out allow you to move right in and enjoy like a condominium without the association dues. This hidden jewel is close to everything that Birmingham has to offer and is ready for immediate occupancy.

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Deer Run of Orchard Lake

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\$1,100,000

The prestigious Village of Orchard Lake is the setting for this 7,172 sq. ft., 5 bedroom, 6½ bath palatial estate that is surrounded by over an acre of beautifully landscaped grounds. The home offers a dramatic marble foyer with 3 story staircase, an elegant living room with marble fireplace and a very formal dining room with Shoenbeck Chandelier and adjoining Butler's pantry. It has a stately library, a formal music room and a spacious family room with custom entertainment center and dry bar. The huge gourmet kitchen, with state-of-the-art appliances, would please any gourmet chef. The luxurious master suite has a lounge area graced with a cozy fireplace. The outstanding finished walkout lower level has a game room, exercise room with sauna and a private suite suitable for guests or an au pair. There is a lovely patio that overlooks the gorgeous backyard and a 3+ car garage with an abundance of storage space.

Throughout this magnificent home you will find the finest craftsmanship, with attention having been given to every detail. The custom wood-working and built-ins are breathtaking and the marble flooring thru-out, creates a dramatic effect.

In addition, all sports lake privileges on renowned Upper Straits Lake are available with the home. For more information or to arrange for a private showing, contact Felicia Scappaticci.

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