

NEW HOMES & REAL ESTATE

Classified Ads

Sunday, June 30, 2002

Real Estate Ad Index

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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 EXISTING ARE BUILDINGS, BUS PICK-UPS)
- ☐ AGE OF MAJOR MECHANICAL/STRUCTURAL COMPONENTS (PURCHASE, HOT WATER HEATER, SINKS, ETC.)
- ☐ APPLIANCES INCLUDED?
- ☐ PROPERTY TAXES (BASED ON SELLING PRICE, NOT CURRENT RECORDS)
- ☐ MUNICIPAL SERVICES PROVIDED (TRASH COLLECTION, LEAF PICKUP, 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 Dates: Sunday 6:30 p.m. Fri.
Sunday Real Estate 8:30 p.m. Thurs.
Thursday 6 p.m. Tues.
Thursday Real Estate Display 3 p.m. Mon.

Freeway access brings Rolling Oaks close

It may be a bit of a drive from the western and northern suburbs here, but Rolling Oaks in Howell has plenty to offer prospective purchasers.

The draws include good prices, country living, a quiet downtown, lots of attractions nearby and easy freeway access to destination points in any direction.

New Castle Building, a collaboration between Benivenga Building and Gerald Roux Homes, will erect 72 houses in the second phase of the planned community on Byron just north of M-59 (Highland Road).

Several spec houses are available at different stages of construction.

"There's a lot of quality services here," said Stephen W. Stulz, sales manager. "The schools are great. The high school and elementary school are right across the street. A great library is right across the street."

"You're just minutes from town. The police department and everything is right there," Stulz said.

"Howell has a great little downtown," Roux said. "It has a country feel with the charm of an old downtown still active and thriving."

Rolling Oaks is only a couple of miles from I-96 and east-west commuters and from there a short hop to US-23 for motorists wanting a direct north/south shot.

Lots of things to do nearby, too, when you factor M-59 into the mix.

"When we were preparing this (photographic) display of attractions in the area... there's an airport, great shopping centers, skiing close by, lots of golf courses, lakes," said Ron Benivenga. "That's what stuck in my mind."

"And price," Roux said. "Where are you going to find new construction in the \$220,000 range?"

"There's outstanding value for price here," Stulz added.

New Castle offers five plans, a story-and-a-half and four colonials.

Three plans carry a base price of \$224,900. These include a first-floor master of 1,839 square feet, and two colonials, one of 1,900 square feet and the other of 2,105 square feet. All



Rolling Oaks: This colonial, the Cherry Model, comes with three or four bedrooms and 2-1/2 baths.

have three bedrooms and 2-1/2 baths. The most expensive model, a colonial of 2,699 square feet with four bedrooms and 2-1/2 baths, has a base price of \$263,900.

All five plans include at base price two-car garage, basement, fireplace, range and dishwasher in the kitchen, separate tub and shower in the master and first-floor laundry.

A wood ceramic floor option is available in the foyer, hallway and half bath. The kitchen/nook and laundry are vinyl, baths ceramic with carpeting available through the rest of the home.

Brick and vinyl siding are primary exterior materials.

The sales model, the Cherry, is a colonial of 2,305 square feet. The home features a two-story foyer, living room, dining room, kitchen/nook and family room with dropped ceiling.

A bridge upstairs overlooks the family room.

The master has a two-sink vanity and walk-in closet. Three other bedrooms and a second full bath also are upstairs.

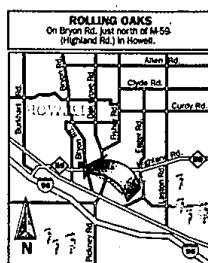
Base price of the Cherry with four bedrooms is \$234,900. The model with upgrades, including finished basement with half bath and landscaping, would sell for upwards of \$280,000.

Every floor plan was tweaked during the construction process to make the homes as livable as possible, Roux said.

"Features that people can get in this price range is outstanding," Stulz said. "They (visitors) are impressed with our superior elevations. They just love the floor plans - they're open - and love the volume ceilings and large square footage."

Rolling Oaks is serviced by Howell city water, sewers and sidewalks. It's within the Howell school boundaries.

The property tax rate is \$35.19 per \$1,000 of state taxable value, half of sales



price for new construction. That means the owners of a \$225,000 home there would pay about \$4,000 the first year. The annual association fee to maintain the entrances and a few other common areas is \$90.

The sales model/office at Rolling Oaks, (517) 552-3080, is open 1-6 p.m., weekdays, noon to 5 p.m. Saturdays and Sundays, closed Thursdays.

6/30

Lake St. Clair Condominiums



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GLENGARDA WINDSOR

OPEN HOUSES OF THE WEEK



Sprawling Luxury on 2 Acres in Bloomfield Hills

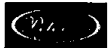
OPEN TODAY 1-5
1310 Orchard Ridge
(1 block east of Lahar, South side of Long Lake)
City of Bloomfield Hills

This outstanding custom home offers the best in materials and workmanship plus a fantastic floor plan created for great family and entertainment living. The first floor offers a master bedroom suite with two spacious bedrooms, plus a private paneled library. Other rooms include a vaulted foyer, which opens to a great room with fireplace, that overlooks the large in-door pool and extraordinary private back yard with tennis court, large flowing deck, waterfall and manicured grounds. The oversized family room with fireplace and big-screen TV is perfect for casual living. The first floor is completed with a gourmet kitchen, breakfast room, formal dining room and two additional bedrooms.

The lower level is complete with a large family room with fireplace



and bar, exercise room, two more bedrooms plus a large play room for the children. This five bedroom home is complete with a wine cellar, three car garage and lots of storage. Visit us today or call for a private showing. For additional information on this home or other new homes available:



Call:

Kenneth W. Peterson, ABR
(248) 681-9700

web site: www.kwpeterson.com



Last is Best! Popular Orchard Lake "Windstream" Model For Sale

OPEN SUNDAY 1-5
\$775,000

All the bells whistles and West Bloomfield Schools are now available with immediate occupancy in Howard Stanley's spectacular 4000 sq. ft. Aspen model First floor master plan with 4 bedrooms, 3.5 baths. Stunning wide, high ceiling foyer provides breathtaking views all the way through to the massive great room from the moment you enter!

Sweeping staircase, open baluster bridge, limestone fireplace, extensive Italian ceramic tile, granite top throughout the kitchen and butler pantry. Spacious family room with cathedral ceiling adjacent. Master bath to die for with huge shower, Jacuzzi tub, all Kohler plumbing.

Every room in this elegant home shows the builder's exceptional attention to detail. Double drop limestone over the two story portico and arched windows, hardy board concrete siding (with it's 50 year plus warranty), full landscaping with sprinklers.

Transferees you can just move in and start loving every minute of living! Great neighborhood with only 25 homes in a double cul de sac setting-lots of kids!

248-683-9950

or

800-270-9950

www.howardstanleycustomhomes.com

Nancy Meininger, Sales Manager
Howard Stanley Custom Homes

"When Our Name Goes On It,
Our Pride Goes In It!"



Fabulous Home in Private, Prestigious Community 4832 Goodison Place N. of Silverbell Rd., East of Adams

OPEN SUNDAY 1-5 PM

\$1,095,000

Tucked away in a private, prestigious development with an "Old World" theme offering sidewalks, large rolling estate size homesites, beautiful views & preserved natural areas, this stunning home is special. Offering a breathtaking view to the 1/2 acre property nature & protected wetlands, you will love this premium site! Built in 2000, this spectacular home has an impressive custom front elevation windward walls & a dramatic two-story foyer w/waiveing staircase. This magnificent home offers a wonderful open plan, light & bright w/many windows, & spectacular views. It's perfect for entertaining & family living! Costly amenities include elevated ceilings, grand moldings, hardwood flooring, solid stained doors, two staircases, a delightful sunroom, a finished walkout lower level with granite & Corian, handsome landscaping, a FOUR CAR GARAGE, & the best of everything. With over 6200 finished sq. ft., there's a two-story great room w/wall of windows, library, formal dining room w/whisper's pantry, & a family room opening off the kitchen gourmet kitchen.

An elegant master retreat offers a sitting area w/hey window, 2-sided

fireplace w/winter bath, jetted tub, large tileglass shower, custom cabinetry & huge walk-in closet. 2 additional bedrooms have their own vanities w/walk-in closets between the bedrooms & there's a 4th bedroom w/its own bath.

The huge finished walkout completes the living space offering a versatile opportunity for recreation and/or media rooms, exercise room, home office or whatever one desires. Beautifully finished, it offers a fireplace, wet bar, full bath, a great view & access to the paver patio & deck. 3 large storage areas offer additional space for future finished areas.

This very private community is tucked far away from the congestion & traffic of our busy world, yet convenient to I-75, The Palace, downtown Rochester, area shopping, Wyndgate Golf Course, parks, lakes, Oakland University, many corporate offices and much more. It is rare you will find a "new" home of this caliber with all the work done, tastefully, "decorated" period" w/own neutral, in such a spectacular setting at this price. YOU'LL LOVE COMING HOME TO THIS FABULOUS HOME! Please call for more information, a brochure & private showing. View the virtual tour at my web site: www.rosaleehill.com.

www.rosaleehill.com

Rosalee Hill

(348) 888-2244 voice mail

(348) 408-1552 cell phone

COLDWELL BANKER