

New Homes

Classifieds inside

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Small condo community has tucked away feel

If you weren't specifically looking for the attached condominiums of Indian Wells in Royal Oak, they would be very easy to miss.

Only 11 residences, six in one building, five in another have been built on an acre-and-a-half site on the north side of 13 Mile Road just west of Crooks.

But the relative isolation within a thriving municipality is part of Indian Wells' charm.

"This is what I'd call Smart Growth ... higher density, people close and utilizing space to the maximum," said Dan MacLeish, the developer/builder.

All 11 luxury residences at Indian Wells are two-story with about 2,000 square feet of living space, some a bit more, others a tad less, MacLeish said. All 11 have three bedrooms and two baths. A few have an extra half bath.

Other standard features include first-floor master, first-floor laundry, range and dishwasher in the kitchen, single-car garage (some units have a two-car), deck, basement, air conditioning and full landscaping.

Buyers have a choice of wood or ceramic flooring in the foyer, wood in the kitchen, vinyl in the laundry and carpeting throughout.

Front doors include decorative glass, and unfinished basements are plumbed for bathroom additions. Exterior materials include brick, wood siding, stone and dimensional shingles.

Through September, most homes at Indian Wells will carry a special price of \$299,900 with a basic package.

"People who seem to buy these homes have lived in the Royal Oak area and want to stay here," MacLeish said. "They want updated. They want to downsize and want to be on the first floor, too."

"Royal Oak has all the things they need - shops, restaurants. You can almost equate it to Birmingham,"

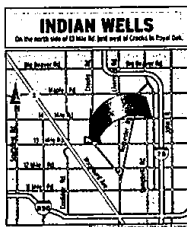
MacLeish said. "It's easy access to all expressways - 96, Woodward, 75. You're close to Beaumont (Hospital)."

Two things about Indian Wells especially stand out.

Individual driveways extend 16 feet from the street so that additional cars may be easily parked even for families with a one-car garage.

Also, a unique bath alignment, almost like a modified Jack-and-Jill bath, allows access from both the master suite as well as the main hall.

The exteriors of all the homes at Indian Wells have been completed, the interiors roughed in with



PLEASE SEE WELLS, D2



The 11 condominiums at Indian Wells are well appointed inside and out.

Call Toll Free

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OPEN HOUSES OF THE WEEK



Rare Opportunity TO OWN CHARMING 1936 TUDOR

This lovingly updated vintage home in sought-after Qanton Lake Estates is truly wonderful! The curb appeal is definitely a "10"! You can walk to Qanton Elementary, and it's well located, surrounded by many remodeled and larger homes in this special area of Birmingham.

Special care was taken when this home was remodeled to provide comfortable living for today's lifestyles and yet be true to the vintage of the home. This charming home offers over 3,700 square feet and large rooms with a perfect flow for family living and entertaining. With its many windows, you will be delighted how light and open this home is for a Tudor.

As expected, there are wonderful moldings, hardwood, slate, and the large living room has an elegant stone fireplace. The library's bay window overlooks the rear grounds that offer a private setting complete with a delightful pond.

The grand dining room will accommodate large gatherings, and you'll love the beautiful moldings and hardwood. The well-planned kitchen was remodel-

eled with the vintage of the home in mind, and you'll be pleased with its charm, custom cabinetry and large breakfast area. There's a warmly cozy family room with a 10' ceiling and quality built-ins including a desk, entertainment area and storage. To complete the first floor there are two powder rooms and a large mud room leading to the attached garage.

The second story has four large bedrooms and three full baths. The remodeled master has charming architectural touches, a private bath and views the rear grounds. There's a guest suite complete with its own bath and a hall that also opens to one of the bedrooms.

Viewed from much of the home, the private yard with its delightful pond offers a serene and charming setting which seems to be perfect for this graceful, charming and much-loved home.

Showings begin on September 8. For information please call Rosalee Hill (248) 988-2244 voice mail, cell phone (248) 408-1552.

Please check my web site: www.rosaleehill.com

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This wonderfully updated, flawlessly maintained 4 bedroom, 2 1/2 bath home truly is a standout. It offers formal living and dining rooms, a family room with cozy fireplace, a library and a finished basement with rec. room. Some of its updates include a Pella doorwall, newer vinyl windows, and a gorgeous remodeled kitchen with breakfast room, gleaming hardwood floors, recessed lighting and custom white cabinets.

This home is beautifully located on the commons, with a private back yard within a comfortable distance to a play ground. A doorwall leads from the breakfast area to a two-tier, 24' x 16' deck that affords a great view of the commons. More than 40 acres of private parkland make up the commons in this subdivision. There are ponds, woods, play grounds and walking paths that lead in all directions to wonderful neighbors.

Don't miss out on this exquisitely clean, fresh and neutral home! For more photos, visit Lee-Vincent.com. Please don't hesitate to call for directions or to arrange for a private showing. (248) 320-0320.



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