

Detroit Free Press

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NEW IN YOUR NEIGHBORHOOD

February 4, 2007

More Than 70 Homes Sold Since April 2006 Opening!

LAURA ORTIZ

PROJECT: Knightsbridge Gate, 232 upscale single-family homes in a larger planned community of 348 homes by three builders. Two builders, Hunter Pasteur Homes and JC Communities, have combined to offer luxurious three- and four-bedroom homes that range from 1,940 to 2,900 square feet and are base priced at \$279,900 to \$344,900.



PLACE: Novi.

BUILDERS: Hunter Pasteur Homes, President Randy Wertheimer, 248-539-5511; JC Communities, COO Steve Conley, 810-632-7180.

OTHER PROJECTS: Hunter Pasteur Homes: Roland Meadows, Van Buren Township, single-family homes from \$199,000; Cobblestone Creek Woodlands, Van Buren Township, single-family homes from \$289,900; Cheshire Park, Clarkston, single-family homes from \$239,900. JC Communities: Wingate Lake Estates, White Lake, single-family homes from \$200,000; Rustic Ridge, Canton, single-family homes from the \$380,000s.

APPEAL: A lot of premium standards such as Merillat cabinetry, Moen plumbing and General Electric stainless steel appliances. Large windows in main living areas invite

natural light. There is plenty of storage space throughout, 9-foot first-floor ceilings with two-story great room and foyer, large master suite with impressive walk-in closet. Master bath has 6-foot garden tub with tiled deck, stand-alone shower with glass and tile.

BASE PRICE PER SQUARE FOOT: \$119 to \$144.

INCLUDED: Traditional brick front elevations with stone options, two-car front-entry garage, vinyl siding with stained wood trim, gas fireplace with marble surround, wall-to-wall carpeting with heavy-duty pad, first- or second-floor laundry with utility tub, custom butler pantry, double china sinks in master and main baths.

ADD-ONS: Bay window off library (\$2,500); upgraded carpeting (\$1,500); tray ceiling in dining room (\$895).

INSULATION: High-efficiency gas furnace, 50-gallon power-vented water heater, R-13 fiberglass insulation on exterior walls, R-30 in all heating ceiling areas, 150-amp electrical service, gas line to dryer.

LOT SIZE: Standard, 50-by-110 feet.

ASSOCIATION FEE: \$315 a year; covers common areas, pool maintenance, landscaped entryway.



SCHOOLS: South Lyon Community Schools; MEAP scores are 17.7% above state average.

TAXES: \$34.64 per \$1,000 of a home's taxable value. A \$300,000 home, for example, with a taxable value of \$150,000 would cost \$5,196 annually.



Knightsbridge Gate is on Napier Rd. 1/4 mile south of Grand River Ave.

COMMENTS: This development just off I-96 is the work of Hunter Pasteur Homes and JC Communities. Together, they are creating a cozy neighborhood with six floor plans, winding sidewalks and a community pool and clubhouse. This fast-growing community is near plenty of shopping, recreation areas and good schools.

CALL: 888-801-NOVI, noon to 5 p.m. daily.