

BUILDER HOTSELLERS

SOLD OUT! FAST-MOVING COMMUNITIES ■ EDITED BY CHRISTINA B. FARNSWORTH

Midwest Magic ▶

Treyborne Cove Condominiums
Commerce Township, Mich.

WHY IT WORKED: Pent-up Detroit-area demand for well-appointed, move-down homes that live large are the key to Treyborne's success. Though not age-qualified, buyers are empty-nesters and active adults for whom single-level living has great appeal. Optional second stories add additional bedrooms for guests.

- Neighbors appreciated attached residential on a property that had been zoned light industrial in a residential area.
- Infill achieved by combining five separate parcels.
- Site borders woodlands and wetlands giving a close-in site an appealing country feel.
- Location within one mile of new expressway exchange means entire metro area is within a 20-minute commute.
- Two basic plans offer second-story options with guest bedrooms.
- Plans are sensible and appealing with a short travel path between garage and kitchen.
- Flexible downstairs room can be den, library, or guest suite.

PROJECT CREDITS

Project: Treyborne Cove Condominiums, Commerce Township, Mich.; **Sales started:** September 2001; **Sales through May 2002:** 101; **Units planned:** 166; **Price:** \$254,900 to \$289,900; **Unit size:** 1,580 to 2,079 square feet; **Developer:** Ivanhoe-Huntley Development Co., West Bloomfield, Mich.; **Builder:** Ivanhoe-Huntley Homes, West Bloomfield; **Architect:** Dominick Tringali Architects, Bloomfield Hills, Mich.



COZY LUXURY: Moving down in size doesn't mean moving down the amenity scale. The optional second-story models - Addington II and Barclay II - are duplexes with generous kitchens, dining nooks, and formal rooms.



FIRST FLOOR



SECOND FLOOR

◀ **BARCLAY II**

▼ **ADDINGTON II**



FIRST FLOOR



SECOND FLOOR