

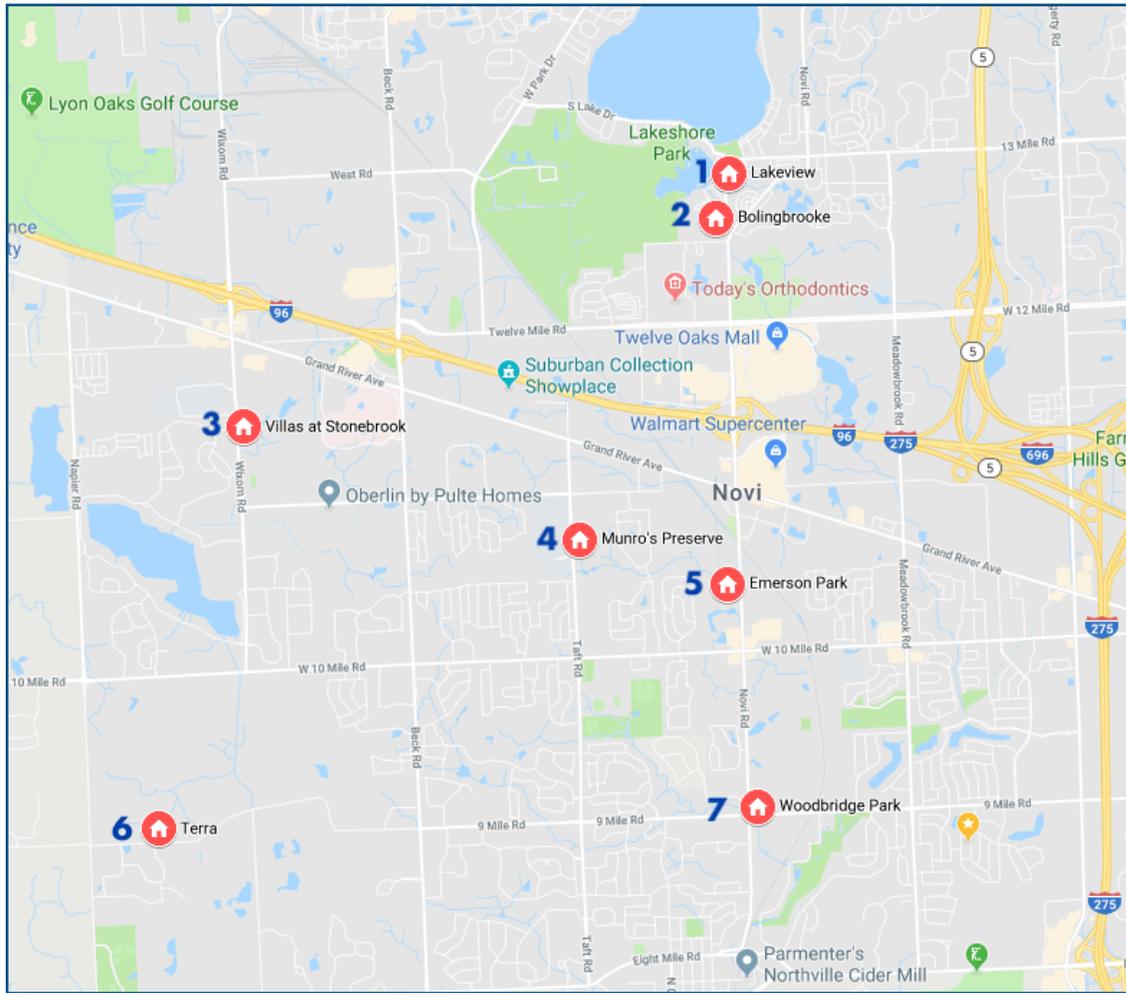


## COMING SOON GUIDE **NOVI, MI**

Brought to you exclusively by the New Home Experts® Metro Detroit, this quick guide introduces you to all the new communities in the works coming soon to Novi, Michigan. Some of these communities are common knowledge, others are in the planning stages, and some may be opened by the time you receive this guide.

Our team has decades of insider experience working with homebuilders in Metro Detroit; we save buyers time, money, and stress. We are with you from the search, through the buying and building process, and then through the warranty period.

Build with confidence, start your home building journey with an experienced New Home Expert® at your side.



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# 1. Lakeview by Robertson Homes



Coming in early 2020, Lakeview by Robertson Homes will be selling a small number of single family homes in the Novi School District. Just steps from Pavilion Park and Walled Lake, this small community will be a great place to call home close to many outdoor recreational activities Novi has to offer. Plus, it's close to freeways, shopping, and anything else you need to live a quality life.

The homes themselves will be the same product Robertson is currently selling in nearby Wixom. 1,716 to 2,366 square feet; 3-4 bedrooms; 2 story homes with 2 car garages. Robertson expects the homes to start in the upper \$300's, which, after options and homesite premiums puts the final price in the mid \$400's.

## OUR VIEW:

While the immediate area might resemble cottage country more than typical Novi subdivisions, the balance provided by the close proximity to the lake, parks, freeways, and retail puts buyers right in the center of the action. Plus, new construction with Novi schools in the mid \$400's is tough to come by these days.

Buyers won't have much privacy or much of a yard but that's balanced out by the close proximity to Pavilion & Lakeshore Parks. Overall, the homes are built well and we expect them to have a generous included features list for the money. If you can handle smaller square footage but want to be close to virtually everything, Lakeview may be the right choice.

## 2. Bolingbrooke by Singh



Already selling, Bolingbrooke is located just south of Walled Lake on the west side of Novi Road, north of 12 Mile. Bolingbrooke is a 46 home community loop offering walkout and daylight homesites; close to Novi's parks, retail and restaurants, and freeways. The homes themselves are new to Singh's lineup and include a couple colonials and first floor master options complete with multi-generational living options. Square footage ranges from 2,700 to around 3,500 with up to 5 bedrooms and 4.5 bathrooms. Pricing starts in the upper \$500's, which, after options and homesite premiums puts the final price easily in the upper \$600's.

### OUR VIEW:

Initially we expected Walled Lake Schools but we were wrong. Singh has another subdivision not far from here that took a decade to sell out (Tollgate Woods) and the reason for that was the Walled Lake School District. Bolingbrooke is in the Novi School district, which is a huge plus. The location is solid and the homesites are larger than some you get in Novi, but still tight. There are a couple corner and cul-de-sac options but those are few and far between. Singh has been building in Metro Detroit for several decades, so we are familiar with their product. They do offer some flexibility in price depending on the home and homesite, and are on par with the included features offered in this community. The best part about Bolingbrooke is location.

### 3. Villas of Stonebrook by Pulte



Coming in late 2019, Villas of Stonebrook will offer maintenance-free duplex condominiums in the Novi School District. Located by lots of newer construction on the west side of Novi, just south of I-96, Villas will fill a void of inventory for buyers seeking that maintenance free ranch lifestyle. Target, Sam's Club, and Catholic Central High School are just some of the nearby amenities notwithstanding the endless other retail and restaurants nearby Novi has to offer. The homes themselves will be the duplex style Abbeyville and Bayport models (one shared wall) and the same product Pulte offers throughout their portfolio in areas such as Lake Orion, Rochester, and more.

#### OUR VIEW:

Pulte's got it down. The process, warranty, and right product in the right place. We've typically had very good experiences with them and happy buyers. That said, Villas of Stonebrook should be another hit and sell out quickly. The long, tree lined entrance is a nice introduction to the community and the floor plans won't disappoint either. Both plans are open and spacious and starting around 1,700 square feet definitely feel larger than they actually are. Pricing is expected to start in the upper \$300's, but after options and homesite premiums don't be surprised if they creep up into the \$500's - that is, if you don't have a new home expert guiding you through the selection process. We've had buyers build these plans at similar starting points and things might've really gotten out of hand had we not helped. If you're an empty nester or just a buyer looking for a maintenance-free lifestyle in west Novi, Villas of Stonebrook should be perfect for you.

## 4. Munro's Preserve



### OUR VIEW:

A new development is slated for final approvals on the east side of Taft Road, south of 11 Mile Road in Novi, Michigan. The future subdivision is located across the street from Novi Meadows & Parkview Elementary schools, Novi's Early Childhood Education Center building, and more Novi school buildings. The 11.55 acre site will feature about 17 single-family homes from about 2,300 to 3,500 square feet. Minimum lot size is expected to be about 10,000 square feet (about 1/4 of an acre) and the community will feature sidewalks, protected wetlands, and more.

In typical Novi fashion, prices will likely start in the \$600's and increase from there. We expect a ranch or first floor master plan along with a couple different colonial plans to be offered.

At this point the builder is just an LLC, but we expect a larger builder to come along and purchase the parcel after approvals have been satisfied by the city. That's the typical path of some of these smaller developments. The larger companies have the funds to install streets, utilities, and the infrastructure in place to turn it into a sub in a timely fashion. It'll probably get started in late 2020.

## 5. Emerson Park by Pulte



Emerson Park grand opened in Spring of 2019 and sales took immediately. Located on the west side of Novi Road, just north of 10 Mile, Emerson Park features 120 townhomes total in 25 buildings situated in the Novi School District. The location is great; minutes from Twelve Oaks Mall, shopping, retail, restaurants, and major freeways. The units don't feel like condominiums at all. Both the Denali and Ranier models are open townhouse style floor plans. The townhomes feature 3 bedrooms, 2.5 bathrooms, and all have 2 car garages. Some buildings are on slabs, while others feature full walkout basements. The community will eventually feature a kids play area, walking trail, and half the units abut to protected trees.

### OUR VIEW:

We have a number of clients who purchased here at the grand opening, and so far so good. Things are on schedule and the selections process was relatively straightforward. Honestly, this community blew away our expectations. We didn't expect to camp out for 3 nights to get a spot for grand opening, and we didn't expect prices to creep up into the upper \$300's / low \$400's, but they did. The main driver? Location and A+ rated schools. Oh, and a well-known reliable builder who is on top of things and handles their own warranty in-house. Buyers seeking new construction in Novi sub \$400k should definitely consider Emerson Park.

## 6. Terra by Cambridge Homes, Inc.



In our estimation, Terra should start selling in late 2019 / early 2020. Located on the north side of 9 Mile, just west of Garfield, one could argue Terra is located in that weird zone where South Lyon, Novi, and Northville all converge together. The location is spectacular. ITC railway is close by, Maybury State Park, historic Downtown Northville, and everything retail you can imagine in Novi is right by your doorstep. The community will feature just 41 homesites surrounded by 300 acres of protected wetlands; sidewalks; cul-de-sacs; a stellar entryway; and lawn and snow maintenance is included. The homes will be one-story from 2,500 sf + and highly customizable. Cool fact: their website even says they'll even offer full or supplemental solar-powered electric - and could be SE Michigan's first solar powered community!

### OUR VIEW:

Initially named Villa D' Este, Terra's builder Cambridge Homes has built some pretty high-end custom homes on the west side, and with the features they mention we expect these ranches to be in the \$700k+ range. That said, they'll serve a small fraction of homebuyers but nevertheless the demand is there. Plus, they don't appear to be sharing walls and finding new construction "detached" ranch homes is a challenge - so buyers will have to pay a premium. It's our estimation this sub will sell out slowly, serving a niche buyer, but the product will be amazing.

## 7. Woodbridge Park by Pulte



No, that's not the wrong redundant pic...and yes Pulte is purchasing and developing all the land under the sun in metro Detroit. Woodbridge Park is a couple football fields south (about 1.5 miles to be exact) of Emerson Park...and we expect the same townhome product to be offered here. They haven't even announced it formally yet, so congrats...you're among the first to know!

### OUR VIEW:

Love sushi but hate driving? Woodbridge Park is literally located next door to Shiro Restaurant, Novi's well-known sushi restaurant on the northeast corner of 9 Mile and Novi Road. Pulte Homes is continuing its new home domination in Novi with yet another new community, bringing the total to 7. 8? We lost count. Anyway, they've cleared trees and are grading the land for utility and road installations. What we know at this point is there are going to be 40 units for sale, likely similar to what's up Novi road at [Emerson Park](#). Pricing and timing isn't certain, but we're confident they don't want to compete with themselves up the road so we're guessing sales will start mid to later 2020.

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