

The Sunday  
**Macomb Daily**  
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# Business booming

## Despite slow economy, sales reported at upscale condo development

By Mitch Hotts — Macomb Daily Staff Writer

Sales have gotten off to a brisk start for Hillcrest on the Park, the 182-unit gated, upscale attached condominium development on the grounds of the former Hillcrest Country Club in Clinton Township.

Since the \$60 million project was formally unveiled in August and construction began, seven units have been sold. The sales office reports a steady stream of visitors making inquiries on a daily basis.

And that's saying something since home sales in Clinton Township are down 5 percent compared to 2007.

"The premise of this project is there still is a lot of pent-up demand for quality homes and housing even if the market is unpredictable," said Brian Szliter, vice president of business operations for Artega Homes.

Located in the area of Groesbeck Highway and Cass Avenue, Hillcrest on the Park is part of a 106-acre project created by Mount Clemens developer James George, which also includes a Meijer store and other shops.

Bloomfield Hills-based Artega Homes, which built some of the residences in nearby Manchester Estates, sought to bring luxury homes into a moderate price range.

It's hard not to fall in love with the home styles as well as the surrounding

neighborhood along the scenic two-lane Moravian Drive, including the \$2 million passive George George Memorial Park a short stroll away.

Buyers have their choice of six floor plans ranging from 1,525 to 2,200 square feet. Three are ranch homes, while the others are two-story with first floor master bedrooms. Prices range from \$193,500 to \$235,000 for the two-bedroom and three-bedroom units.

There are standard features such as cathedral ceilings in all master bedrooms, brick, glass-enclosed fireplaces, outdoor decks, and brick and limestone exteriors. Higher-end options include gourmet kitchens, finished basements, exterior fireplaces and heated bathroom floors in the bedrooms.

"We wanted to bring in the 'wow' factors that usually are in high-end homes into a more moderately priced home," said Vito Terracciano, an Artega vice president. "I can safely say there is nothing else like this in this price range in Michigan."

Artega sales manager Anthony Rubino, whose family operates the Friar Tucks restaurant in Clinton Township, said he's heard from empty-nesters and young professionals from Grosse Pointe, St. Clair Shores and elsewhere who are excited about the development.

"Clinton Township needed this," Rubino said. "You have a scenic drive on Moravian, you're right next to a beautiful passive park, and when you pull up to the landscaped boulevard you just know something special is going on."

Hillcrest on the Park is located immediately next to the George



Macomb Daily staff photo by David Dalton  
**Artega Homes vice presidents Vito Terracciano and Brian Szliter show off the interior of one of their model homes at Hillcrest on the Park in Clinton Township.**

George Memorial Park, a 30-acre public park that boasts flower and rock gardens, a water fountain, walking trails and play structures. Part of the facility contains a natural wetlands area and wildlife conservatory.

Hillcrest residents will have their own private gateway leading to the park and nearby retail center.

"Our residents are going to love the fact that they can walk to a beautiful park to walk their dogs or walk over to the store to pick up their groceries or prescriptions," said Szliter.

Clinton Township Planning Director Carlo Santia called the development "a first-class project. They've really done a nice job over there."



**Bright and spacious kitchens are detailed with granite countertops and glazed cabinetry.**

In addition to the recently opened Meijer store, the development includes a Fifth Third Bank and a Flagstar Bank. Currently under construction are a Tim Horton's restaurant and an Aldi store.

Also coming to the site will be a Sonic drive-in restaurant, along with a strip mall that will host a Jimmy John's sandwich shop, a hair salon and an insurance office.



**A plethora of flowers and plants greet visitors at the new neighborhood's entrance, with more landscaping planned for the future.**