

2d Homes A New Lifestyle

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\$10,000, with financing available.

MR. AND MRS. GEORGE Gonyo of Ypsilanti, a young couple with one small child, are typical of the buyers at Twin Peaks. Gonyo is an engineer with Ford Motor Co. He and his wife, with help from friends and relatives, are building their own A-frame cottage on the lot.

"We've got the foundation done," said Mrs. Gonyo, "and we're working at a leisurely pace." The land and the home, when finished, will have cost the Gonyos \$12,000.

An energetic couple, the Gonyos said that they were attracted to Twin Peaks because of the convenience and because they felt they were getting the most for their money.

"Twin Peaks has ski slopes and free use of snow-mobiles, free swimming and boating on Big Bradford Lake," said Mrs. Gonyo.

Twin Peaks assesses its buyers \$145 a year for construction of planned recreational facilities such as a golf course, clubhouse, ski lodge — even an airstrip.

CONDOMINIUMS also are big on the vacation home scene.

At Michaywe, condominiums are available for families who want to avoid the hassles of caring for a lot. A Bloomfield Hills builder — Joe Hoffman and his Timberlake Construction Co. — found ready takers for 31 condo units he completed at Schuss Mountain, near Marcelona, last fall. And at prices well above \$35,000.

Buyers are also trending toward fully developed properties — home and lot packages — in preference to buying a lot first and then constructing on it, land developers say.

While the market is booming for sale of lots, developers say the fear of some environmentalists — that northern Michigan will become over developed — is implausible.

They point out that much of the land up north is owned by the state and will remain undeveloped and that the larger developers themselves are making a point of environmental planning. They are leaving open spaces to be shared by all of the lot buyers.

They also say some 60 percent of the people who buy lots will never build on their property.

"For some it's just an investment though we don't advertise it as such" said Russell "we promote the lots for use."

For others who don't build the idea of eventually building is a dream, said Chris Wzacy, land planner for Twin Peaks. "The land is a place to put money where you know you won't lose it and it's a conversation piece to be referred to at cocktail parties as 'my property up north'."