

# THE BUILDER'S JOURNAL<sup>®</sup>

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**Mondrian Properties  
Cutting Edge Homebuilding & Design**



A spectacular two-story bow window embraces this gorgeous Great Room, accented by beautiful moldings and custom fireplace surround. Photograph © Carlson Productions, LLC.

# Mondrian Properties Cutting Edge Homebuilding & Design

*By Jim Akans*

There is a fresh, distinctive look to each new home and community offered by Troy, Michigan based Mondrian Properties. The company's

carefully conceived single-family home and condominium designs tantalize the imagination of even the most weary new home shopper, meld-

ing time-tested architecture with state-of-the-art materials and construction techniques. The team at Mondrian Properties is passionate



The warmth of Cherry cabinetry and deep tones of the granite countertops contrast wonderfully with the Travertine flooring and stainless steel appliance package in this kitchen and nook area. Photograph© Carlson Productions, LLC.

about creating exciting living spaces for their customers, responsive to the needs and desires of the marketplace, and continually poised at the cutting edge of homebuilding and design.

“We have always worked very hard to meet and exceed the needs of the marketplace,” states Richard Spehar, Co-founder of Mondrian Properties. “To stay on top of industry trends, it is vital to listen and learn from our customers. The market is constantly changing, and we respond by offering

the designs and features the marketplace is asking for. For example, currently there is a strong demand in the Baby-boomer generation for a lower maintenance lifestyle, with less square footage yet premium features such as granite countertops, Kohler fixtures and Andersen windows. Quality, rather than space, has become the driving force in that segment of the marketplace.”

Joseph Maniaci, Mondrian Properties Co-founder, states, “Many of our

customers are second or third time home buyers, and they know what they want in their new home. With access to the internet, home related television shows and magazines, and homebuilding trade shows, home buyers are very aware of the choices available to them. Most production oriented building companies do not offer those options to their customers. Our mission is to service the customers desires and we have designed our product portfolio to accommodate

those needs. We offer thousands of choices to our home purchasers and have a well-established, experienced sales team to assist the customer in making the selections for their home.”

Mondrian Properties is an evolution of the highly successful Cherry Creek Building operation also led by Joseph Maniaci and Richard Spehar. As Cherry Creek Building grew, the principals realized that a new company needed to be established to encompass the range of services they were offering.

Richard notes, “The name is derived from a 1940’s era Modernistic artist who’s artwork was included in many of Frank Lloyd Wright’s homes. It reflects our taking the company to the next level. We are now a full ser-

**At right:** A romantic sitting area with cozy corner fireplace highlight this elegant Master Bedroom Suite. **Below:** A trio of exquisite radius top windows frame this formal dining room. Note the tray ceiling design that adds subtle detail to the space. Photographs © Carlson Productions, LLC.



vice residential home company, offering our customers a real estate division, a wide variety of product types, and we are developing more of the communities that we are building in.”

Currently, Mondrian Properties has homes and condominiums available in fourteen communities in the Southeast Michigan area. Among the most recent is *Weston Downs*, a twenty-four unit condominium neighborhood located at Wattles and Crooks Roads in Troy. The architecture is an alluring shingle-style design, reminiscent of the character and charm of an English country retreat.

Richard states, “*Weston Downs* is a signature community for us, designed with the home buyer firmly in mind. The condominiums are approximately 2,400 square foot in size and feature two bedrooms plus a loft that can serve as a third bedroom. There are 500 square foot courtyards for



Among Mondrian Properties latest communities are *Weston Downs* (top), located in Troy and featuring an alluring shingle-style design, and Rochester Hills' *Lorna Stone* (center and bottom), a walking neighborhood offering a combination of single-family homes, attached and detached condominiums, townhomes, and retail shops. Renderings courtesy of Mondrian Properties.



each residence that provide a private outdoor space for gardening or as a retreat. Each unit also has a covered porch that adjoins the dining room or master suite. We are very excited about *Weston Downs* and have experienced tremendous response from the marketplace.”

*Stone Haven* is the latest single-family home community offered by Mondrian Properties. Located off Crooks Road just south of Wattles, the extraordinary home designs are geared toward the growing family, with plenty of space and amenities tailored to a family’s needs. Mondrian Properties has established the *Balcony*

*Collection at Stone Haven*, a suite of product selections included in the base price of the home that would typically be considered upgrades at most building companies.

An exciting community on the horizon at Mondrian Properties is *Lorna Stone*, which will offer a combination of single-family homes, attached and

detached condominiums, townhomes, and retail shops wrapped in classic architectural style designed to stand the test of time.

Richard states, “We wanted to create a walking neighborhood that integrated several styles of home products with retail space, providing a setting where people feel they are part of a total community. It is designed for people who want a lifestyle that emphasizes elegance and convenience. There are many amenities throughout the community, including retail shops near the entrance, several walkways, and park areas including a town square. Our grand opening is scheduled for the Spring of 2006.”

Joseph adds, “We take great pride in the products we offer and that shows in the presentation of our communities. The diversity of products that we offer means that if one community isn’t right for a specific home buyer, chances are very good we have another that will meet their needs or

### CURRENT MONDRIAN PROPERTIES COMMUNITIES

Stone Haven	Troy
Weston Downs	Troy
Shady Creek	Troy
Harrington Park	Troy
Huntington Estates	Troy
River Bend	Troy

### MONDRIAN PROPERTIES COMMUNITIES OPENING SOON

Chesapeake Grove	Troy
Harrington Park South	Troy
Copper Gate	Troy
Oak Brook	Troy
The Villas	Troy
Lorna Stone	Rochester Hills
Lorna on the Green	Rochester Hills
Rochester Ridge	Rochester Hills

have something coming on line shortly that will.”

A testament to the exceptional quality of product and service provided by Mondrian Properties is that many of their new customers are the result of referrals from previous clients. Richard and Joe attribute much of the company’s success to the talents and creativity of the staff they have assembled.

Richard states, “They are excited to be a part of the vision of this company. This is a different style of homebuilding and they are as passionate about taking our customers to the next level of a new home experience as we are. By cultivating their talents and ideas, it not only helps us achieve the goals we have set for Mondrian Properties, it allows us to exceed our customer’s expectations.”

Joe adds, “The customer is why we do what we do. We are building style into every home we create. When we receive



The Atelier model home features a stately exterior highlighted by gorgeous limestone accents and coined brick corners. Photograph © Carlson Productions, LLC.

referrals from past customers, that is the highest compliment we can earn. That tells us we are doing something right.”

*The Builder’s Journal is proud to present Mondrian Properties as our spotlight in this*

*month’s issue. For further information, call (248) 833-0242 or visit their web site at [www.mondrianproperties.com](http://www.mondrianproperties.com).*

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The Mondrian Properties team is passionate about creating exciting living spaces for their customers, such as the majestic Copper Gate model home which is highlighted by dramatic roof lines. Joseph Maniaci states, “The customer is why we do what we do. We are building style into every home we create.” Photograph © Carlson Productions, LLC.