

# The New York Times

Wednesday, November 29, 2006

PROPERTY VALUES

## What You Get for ... \$950,000



The Warwick Hotel in Philadelphia, where a three-bedroom condo is on the market, a five-bedroom home in Holland, Mich., and an adobe house in a Rio Verde, Ariz., a golf/retirement community.

By ANNA BAHNEY

### **Philadelphia**

What: Three-bedroom condo

How Much: \$935,000

Per Square Foot: \$584.37

This is one of 100 condominiums on the top eight floors of the Warwick Hotel, a hotel that was built in 1926. The hotel now offers condo residents and guests the same amenities, including maid service, valet garage parking, room service and a health club. The building is in the center of Philadelphia, a block from Rittenhouse Square and near cultural offerings like the Kimmel Center for the

Performing Arts. The 1,600-square-foot apartment has wood and marble floors. There are three baths. The taxes are \$4,151 a year, the condominium fee \$817 a month. Allan Domb, Allan Domb Real Estate, (215) 545-1500; [www.allandomb.com](http://www.allandomb.com) or [www.thewarwickcondo.com](http://www.thewarwickcondo.com)

### **Holland, Mich.**

What: Five-bedroom house

How Much: \$969,000

Per Square Foot: \$242.25

This 4,000-square-foot, two-story contemporary house is on Lake Macatawa, which lies east of Lake Michigan and feeds into it through a tributary. The town of Holland is about two and a half hours from Chicago; the area's recreational activities include boating, fishing, cross-country skiing and biking. With views of the lake through oversized windows, this 1984 home comes with patio, deck, dock, stone seawall and double-height angled ceilings in living room and kitchen. It has four baths, two fireplaces (one outside), a two-car garage with workshop, a game room with wet bar and a hot tub room. The taxes are \$6,000 a year. Tom Speet, Summit Properties, (616) 393-9000 ext. 102; [www.tomspeet.com](http://www.tomspeet.com)

### **Rio Verde, Ariz.**

What: Three-bedroom house in a 55-and-older community

How Much: \$949,000

Per Square Foot: \$259.14

This single-story, 3,662-square-foot adobe house was built in 1999 in an adults-only golf development northeast of Scottsdale and Phoenix. The association dues for this development cover a social membership in the Rio Verde Golf Club, which offers two 18-hole golf courses, a

community pool, a grill, a restaurant and a heated spa. The house has three baths, a fireplace, a three-car garage, a wet bar, a security system and an intercom. The front courtyard with flagstone walkways has mountain views; the back patio has a landscaped garden. The taxes are \$2,051 a year, the homeowner association dues \$2,227 a year. The development is near McDowell Mountain Regional Park, which has 50 miles of multiuse trails. Peter Shambreskis and Corinne Howard, DPR Realty, (800) 285-1542, ext. 1239 ; [www.shambreskisandhoward.com](http://www.shambreskisandhoward.com)