

Mill Pond Crossing in Simsbury

By VALERIE BANNISTER
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Walkability and a carefree lifestyle have been drawing buyers to Mill Pond Crossing townhouses in Simsbury. Now the community is offering a new design that expands bedroom space, making its floorplans even more attractive.

After talking with potential buyers, Landworks Development partners Ron Janeczko and Chris Nelson decided to offer three bedrooms instead of two on the second floor of the Belden units in their next development phase. The redesign allows for the same footprint as the existing homes, but with more square footage.

Eight two-bedroom, tri-level townhouses are already nestled on a hillside overlooking the millpond, waterfall and Hop Brook gorge. These units offer a third bedroom or den as an option on a lower level, says Gary Emerito, the realtor representing Mill Pond Crossing.

Four Avery model end units have already been sold. Three interior Belden model units and the Belden display model are still available.

In these homes, the Avery model has 2,146 square feet, which increases to 2,680 square feet when the lower level is included. The Belden model measures 1,807 square feet, and 2,240 square feet including the lower level.

When complete, the townhouse community will have five buildings, each with four townhouses.

Mill Pond Crossing sits above Hop Brook which provides a pleasant backdrop of gurgling water, bordered by a lamppost-lined brick walk. The walkway leads to a covered bridge and the rustic Millwrights Restaurant, renovated to reflect its historic past.



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The townhouses and former mill, which houses the restaurant and offices, are all part of a larger multi-use community that also includes rental apartments.

The next four townhouses will be started in April, says Emerito, and are slated for occupancy in October. He is currently showing townhouses in the two existing buildings.

“We do have a couple of units ready for quick delivery,” says Emerito, in about 60 to 90 days. Emerito enjoys showing the current Belden model because it displays the quality work buyers can get even without upgrades.

The tour begins with the well-lit foyer, where there is a coat closet, half bath and door to the two-car garage.

The first-floor living area is open and includes a dining area, kitchen, and living room with gas fireplace and built-in

bookshelves. Natural light pours in through large windows.

A breakfast bar separates the living space from the kitchen, which is outfitted with stainless steel appliances and granite countertops. A deck is located off the dining area, making the combined space ideal for entertaining.

On the second floor are the master bedroom and bath, a laundry, second bedroom and hallway bathroom. The master bedroom is roomy with a spacious walk-in closet. The master bath has a soaking tub, separate tile shower and two sinks.

A loft on the second floor can be used as a reading nook or a cozy place for a foldout couch, says Emerito.

Bedrooms are carpeted and there are hardwood floors throughout the rest of the home.

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In the model, the lower level has been turned into a family room with several large windows to make the space light and bright. It also has a bath and rooms for mechanicals and storage.

“Finishing the lower level is an option,” says Emerito. “All the houses have big windows like this and are plumbed in for the bathroom and there’s still some space for storage.”

All exterior maintenance is covered by association fees, which are currently about \$260 a month, says Emerito.

Another highlight of Mill Pond Crossing is its accessibility to Simsbury’s upscale, but traditional main street. Sidewalks provide easy access to the town center with its churches, library, shops and restaurants. The Performing Arts Center at Simsbury Meadows is nearby. The community also has easy access to Bradley International Airport, as well as Hartford.

The Farmington River and Talcott Mountain, part of the Metacomet Ridge, provide a dramatic setting for the town. One third of the town is open space and there are many scenic biking and hiking trails. Simsbury also has a recreation center with a golf course, pools and skating rink.

“People love the walkability to Simsbury center and to the high school,” says Emerito. “They can get on their bikes right from their garage and go on the bike trail.” Or, they might want to walk down to the pharmacy or dash out to get a cup of coffee, he says.

Mill Pond Crossing has attracted a variety of people: single parents, young couples and empty nesters. It’s people who are looking for a lifestyle change, says Emerito.

“After the winter we had, people are ready to get rid of ice dams and snow plows or the plow guy,” he says.

Another plus is energy efficiency. “The gas bills here have been about \$100 a month,” says Emerito. Each home uses gas for its energy needs, and has town water and sewer.



For buyers currently shopping for a home, the Belden units under construction come with a free washer and dryer.

Developer Ron Janeczko says, “This is all about the lifestyle, the carefree lifestyle.” He also points out the attention to detail inside and out, particularly the exterior’s Simsbury brownstone. It was excavated in the community and is a common element in buildings throughout town and nearby apartments.

Another charming aspect is the landscaping lining the brick walk by the water. It is decorated with lights in the winter and in full bloom with dogwood trees in the spring, says Janeczko.

Carolyn Staub, who moved into one of the townhouses with returning resident Warren Gedstad, says, “I think one of the nicest things about it is being able to walk into Simsbury.” Gedstad adds, “We love the location.”

After moving to Mill Pond Crossing in September, Staub says she’s looking forward to finally making the walk to town after a brutal winter. And, she says, “We’re looking forward to being on the deck.”

Landworks Development also offers Carson Way, a planned community of 74 stand-alone homes with the same quality construction and attention to detail as Mill Pond Crossing.

An open house at Mill Pond Crossing is held on Sundays from 1-4 p.m.

For more information on Mill Pond Crossing and Carson Way, contact Gary Emerito of Berkshire Hathaway HomeServices New England Properties at 860-716-7601.

Mill Pond Crossing Simsbury

Year built: 2015

Builder: Nelson Construction / Landworks Development

Price: Starting at \$372,400

Style: Townhouses

Rooms: 6 to 7

Bedrooms: 2 to 3

Baths: 2.5 to 3.5

Square footage: 1,807 to 2,680 square feet

Acreage: 2+ acres

Tax rate: 38.33 mills

Best features: Carefree lifestyle, quality construction

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