

Lots Of Space, Tight-knit Community

By LUCY CLARK

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“PEOPLE REALLY LOVE IT here,” developer Ron Janeczko says of Bradford Walk, an award-winning community of townhouses located on the Farmington - New Britain border. Janeczko and Chris Nelson, partners in Landworks Development, LLC, have started construction on the last 15 units of the 151-unit complex.

“We’re sold out of stock except for two [finished] units,” says Janeczko, who is optimistic about the market for the final phase of the development. His position is an enviable one for a developer in a slow housing market.

Janeczko says location, life-style and the craftsmanship of the townhouses are what attract people to Bradford Walk, which is set on 80 acres of rolling hills adjacent to wooded open space owned by the town of Farmington. The developers have also planted a plethora of mature trees and shrubs throughout the development.

“A major attraction is being able not to have to worry about shoveling snow or cutting the grass,” he says. Low monthly association fees - \$240 - are a draw as well. The road to the complex skirts the large pond at Batterson Park, which is opposite the boulevard entrance of Bradford Walk. The setting has a rural feel, yet is minutes from I-84 and Route 9. The complex is also close to the University of Connecticut Medical Center, West Farms Mall, Central Connecticut State University and historic Farmington Village.

Quality craftsmanship is evident during a tour of the Woodhaven townhouse model - one of nine styles offered by the developers.

“You go into one of the units and you literally feel like you’re in a single-family home,” says Janeczko.

The 1,706-square-foot model home has

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nine-foot ceilings on the first floor, where the foyer leads to a dining room, a granite-and-stainless-steel kitchen, a bathroom and a living room with oversized-windows and a gas fireplace. A private deck is located off the living room through sliding glass doors.

The second floor has two bedrooms with walk-in closets and two bathrooms. A

“flex-room” is set up as an office, but also could be used as a den.

“We always design a flex-room” Janeczko said. “Some people set up their flat panel TV in here with a couch for use as a den.”

All of the units have a laundry room on the second floor. The master suite includes a bath with a luxurious oversized tub

and glassed-in shower. In the model, two windows are set above the tub, offering a view of the woodlands. Some units have a master suite on the first floor, a feature popular with empty-nesters.

Buyers choose everything from the drawer pulls on the kitchen cabinets to the faucet styles in the kitchen and bathrooms. Kitchen cabinet finishes, wall colors, bathroom tiles, and even the fireplace mantel styles are chosen by buyers.

All of the homes - priced from \$274,900 to \$424,900 - are Energy Star-certified. They range in size from 1,475 to 2,181 square feet.

The exteriors - with dormers, bay windows and peaked roofs - are reminiscent of older homes and cottages in the area. "Being from Farmington, we wanted certain architectural elements that people appreciate," Janeczko says.

At the entrance to the development is the Pond House, the development's community center, which looks like a country club headquarters on the outside, with its slate

front porch, porticos and lantern lighting. Inside, a massive stone fireplace is flanked by a comfortable couch and chairs. There is also a kitchen and a small exercise area. The main room gives onto an outdoor stone terrace furnished with tables and chairs and surrounded by hedges and trees for privacy. In 2005 the Pond House won Landworks Development a Home Building Industry (HOBBI) award from the Home Builders Association of Connecticut for "best community clubhouse."

Landworks also received HOBBI awards for the "best attached home over 2,000 square feet," given to the Roselawn model, and "best attached home under 2,000 square feet" for the Brookside model.

According to Janeczko, the clubhouse have been used for birthdays and anniversary parties and for two weddings. "This is an extension of residents' homes," he says of the clubhouse, which anchors the development. "If you want to have a surprise party and you don't want to have 50 people in your home, you can have the party here, with plenty of parking and space."

Residents also congregate at the clubhouse for a book group, card games and meetings. "Some people come down to watch football on the big screen TV," Janeczko says.

Lucy Clark is a free-lance writer based in West Hartford.

Bradford Walk Farmington/New Britain
Builder: Landworks Development LLC
Style: Townhouse condominiums in colonial, Arts & Crafts and cottage styles
Rooms: 6 to 8
Bedrooms: 2 to 3
Baths: 2.5
Size: 1,475 to 2,181 square feet
Acreage: 80 acres
Tax rate: 19.76 mills in Farmington; 34.98 mills in New Britain
Best feature: Sense of community
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