

Bradford Walk — Simply Beautiful

By James Alexander
April 24, 2010
Copyright © 2010,
The Hartford Courant

IT has long been recognized that good home design adds far more value than cost to a building project. Far from increasing cost, good design can actually make homes more affordable, as well as far more pleasant and desirable.

That is what has happened with the award-winning Bradford Walk condominiums, which straddle the Farmington-New Britain line on the north shore of the Batterson Park pond. With the pond on one side of the road leading up to the main gate and beautiful homes on the other side, the picturesque approach to this nearly complete development belies its proximity to I-84, Route 9, the UConn Medical Center, Westfarms Mall and the centers of Farmington and West Hartford.

Bradford Walk turns out to be just as beautiful as the approach would lead one to expect. Its aesthetic appeal starts with the landscaping; care is obvious in both the design and maintenance.

“We gave the landscaping attention from the beginning, planting annuals: Mums in the fall, pansies in the early spring and petunias in the summer,” says developer Ron Janeczko of Landworks Development LLC. “Now, there is [an association] landscaping committee that sees to the planning.”

Their efforts not only show, they



“We would never build something that we would not be comfortable living in with our families.”

— Ron Janeczko, *Landworks Development*

are award-winning. In 2007, the community was the recipient of the Beautification Award from the Farmington Chamber of Commerce.

This is just one of the many awards that have been bestowed on Bradford Walk. Others include multiple honors from the Home Builders Association of Connecticut. “We swept the categories in ‘04,” Janeczko said. In addition to being singled out as the best attached community for the year, Bradford Walk also garnered awards for having the best clubhouse, the best attached home under 2,000 square feet and the best attached home over 2,000 square feet.

A walk-through of the model home leaves no doubt that these awards were well deserved. The floor plan shows original thinking that combines visually attractive living spaces with practical, livable floor plans.

The entry is warm, cozy and inviting. Sight lines suggest ample room and abundant natural lighting, yet they also preserve privacy. The hardwood floor adds a rich touch while standard crown molding, which extends even to the downstairs half-bath, accents the added sense of space that comes from the nine-foot ceilings.

The dining area is roomy enough to accommodate a large gather-

ing without losing the feeling of intimacy. The kitchen features the standard granite counter tops and fine cabinetry. Both are accented by glistening stainless steel appliances and a beautifully practical twin-bowl undermounted stainless steel sink. Underfoot, the hardwood flooring is easy on both the feet and the eyes.

The model also includes an ample breakfast nook and large living room. The standard gas fireplace, which is thermostatically controlled, is the visual highlight, though the large windows with their beautiful views of the grounds ably compete for attention.

Upstairs, two or three bedrooms are offered, along with a loft that can serve as a home office. "Some people use it as a TV room," Janeczko says. It would also make a versatile family room, den or library. As a recent upgrade, which has not raised prices, the flooring in this area is now hardwood.

Even the second bedroom in this model has a generous walk-in closet. A full bath and laundry room are also part of the second floor plan, as is a stunning master suite. Highlights of the master suite include a large bedroom, a walk-in closet that seems large enough to be a bedroom in its own right and a luxurious bath with a jetted tub and separate shower.

"We have two models with a first-floor master bedroom," says Gary Emerito of Landworks Realty. "We were surprised that most of the buyers have been young people."

For entertaining, these homes would seem ideal. However, for larger gatherings, residents have the award-winning clubhouse

available. "People should think of it as an extension of their home," Emerito says. "If you want to have a party for 50 people, you can use the clubhouse. We've had surprise birthday parties here, bridal and baby showers, we've even had a wedding here with tents on the lawn." The clubhouse features a fully equipped kitchen, a separate meeting area, an exercise room for residents and commercial grade bathrooms. It's "clean, efficient and elegant," Emerito says.

"We originally had our sales office here," Janeczko says, "but we moved that to a model to free the clubhouse for residents." This is just one of the ingredients that has fostered a sense of community that is often absent in other condominium developments.

"The biggest success is the sense of community that we've created," Janeczko says. This is reflected in the ability of the association to have a full board and numerous committees, including those that deal with social functions and beautification.

That residents have time for these enjoyable pursuits must, in part, be credited to the services the association provides. All the landscaping and snow removal are included in the modest \$250 monthly association fee.

This could be verified in a tour that coincided with a resident opening her garage door to leave. The view inside was remarkable for what was not to be found. This garage contained no lawn mower, no snow blower, no rakes, shovels or hedge trimmers, only cars.

"You are also likely to find a kayak on pulleys or sports equipment,"

Janeczko says, smiling. "But you won't find shovels and hoes."

At this point, only 15 of the planned 158 units remain unsold. "We are sold out of completed units," Janeczko says. "We are taking contracts on six units in New Britain with another five soon to start in Farmington."

Regardless of the location, Janeczko notes that he uses the same care and the same subcontractors here as he uses on the \$2 million custom homes that his company also builds. The results speak for themselves. "We would never build something that we would not be comfortable living in with our families," Janeczko says.

James Alexander is a free-lance writer based in South Windsor.

For additional photographs of this property, go to www.courant.com/realestate.

Bradford Walk Condominiums
Farmington/New Britain

Builder: Landworks Development LLC

Price: \$274,900 to 424,900

Style: Townhouse condominiums in colonial, Arts & Crafts, cottage and stone-and-shingle style

Rooms: 6 to 8

Bedrooms: 2 or 3

Baths: 2.5

Acreage: 80 acres

Tax Rate: Farmington 19.76; New Britain 34.98

Best feature: Sense of community
Contact: Gary Emerito Landworks Realty 860-674-8850