

# Starry Nights And Halcyon Days

By JOAN WALDEN

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**G**LISTENING stars figure large in the winter holidays of every faith. For 2008-09 they are gleaming at Bradford Walk in Farmington and New Britain alongside that year-round stellar symbol known as EnergyStar.

“The energy efficiency factor has blossomed,” reports Ron Janeczko of Landworks Realty.

It was 2004 when Janeczko and partner Chris Nelson of Nelson Homes began building the townhouse condominiums at Bradford Walk.

“When prices spiked, green and energy conservation became more important to the consumer,” Janeczko recalls.

These men were ahead of the curve as they integrated EnergyStar features into these new homes.

That means dwellings that are well-insulated, tightly constructed and energy-efficient.

These houses have multi-zone high-efficiency Lennox forced-air heating systems with central air conditioning and humidifiers and A.O. Smith Energy Saver 80-gallon electric hot-water heaters. The units are built in clusters of four, five and six townhomes.

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All are beautifully designed to take advantage of natural light.

Another benefit of solid construction is the sound transfer buffer between units.

Bradford Walk will comprise a total of 158 condominium homes, with 120 situated in Farmington. The 38 homes in New Britain are referred to as Bradford Walk South.

As the project nears completion, seven are unsold in Farmington, two are nearly complete and five remain to be built.

In New Britain, three are close to completion with 10 more to be built. End units and interior units are available.

Gary Emerito, broker and owner of Landworks Realty, said the homes that are nearly finished can still be customized. This is an attractive option for someone who wants to add features to a home that is nearly ready for occupancy.

The location is off the beaten path, but very close to it. Homes are set on 80 acres with more than half of the property allocated for open space.

Batterson Park is across the road from Bradford Walk's main entrance. Everything is an easy drive to I-84, Route 9, UConn Medical Center, Central Connecticut State University,

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Westfarms and the centers of Farmington, New Britain, West Hartford and Hartford.

The two-bedroom model home, the Woodhaven, is priced at \$304,900. It is fully furnished and has a two-car garage.

Of the remaining homes, some have first-floor master suites, two-car garages and finished basements. Sites at the crest of the property offer panoramic views, which Emerito describes as “amazing” — perfect for watching Hartford’s First Night fireworks on New Year’s Eve. The views are good in every season, Janeczko said, not just in winter when the leaves are off the trees. You can see Hartford, Rocky Hill, Newington and Wethersfield.

A monthly association fee of \$225 covers exterior maintenance, trash and snow removal, smoke and fire alarm monitoring, and clubhouse privileges.

Janeczko, who was named Citizen of the Year by the Farmington Chamber of Commerce, serves on the town school board. He and Nelson, who is a second-generation

builder, said they take pride in what they do and how they do it.

“Chris is a craftsman builder,” Janeczko said. “He knows that there is a right way to do things.”

In 2004 Bradford Walk swept the HOBI Awards in its category by winning best multi-family community, best community clubhouse, best multi-family unit under 2,000 square feet and best multi-family unit over 2,000 square feet.

Last month Hamilton Way, a Landworks-Nelson upscale neighborhood of single-family houses next to Bradford Walk, won two HOBI Awards — one for the best energy-efficient community and one for best energy-efficient house.

“We stepped way up the ladder for high quality and low maintenance. We never cut corners,” Janeczko said. It doesn’t matter whether it’s a \$200,000 home or a \$1 million house.

The award-winning Pond House was the sales office until until last month when Landmarks

Realty moved into a renovated historic home on Main Street in Farmington.

The company continues to host four parties a year at Bradford Walk. And the feeling of community continues to grow.

“One of our goals has been to encourage neighborliness and community,” Janeczko said. “It’s something we all grew up with, sharing stories and celebrations.”

The Pond House is where residents meet for social and business functions. It has a great room with a magnificent fireplace, a lovely patio, a library and an exercise room. That’s one place at Bradford Walk where expending energy, rather than conserving it, is encouraged.

Congregating and exercising is a rite of neighborly feeling.

*Joan Walden is a free-lance writer based in West Hartford.*