

Carson Way in Simsbury

By VALERIE BANNISTER
Hartford Courant October 2, 2015

Now there is another reason to take a look at Carson Way, a community of 74 single-family homes in Simsbury.

Not only does it offer a carefree lifestyle – the association will take care of the leaves and snow – the town in which it is located has been named one of Money Magazine’s 50 best small cities in the nation for 2015.

Simsbury placed ninth on the annual list, rising from 57th in 2009, according to the town website.

A visit to Simsbury easily confirms why it received recognition. Its tree-lined Main Street with historic buildings has a classic, New England feel. On a recent weekday evening, kids and coaches gathered on fields to practice soccer, runners and bikers were using the 84-mile bike trail and people were meeting on outdoor decks at local restaurants.

Simsbury has been built along the Metacomet Ridge and the Farmington River, which provides ample opportunities for scenic walking and hiking. The town boasts the largest tree in the state and farms offer bountiful local produce. It’s also easily accessible to Hartford and Bradley International Airport, and midway between Boston and New York.

Carson Way is positioned to take advantage of its natural setting. A winding road leads to the community which is placed in the center of the property, allowing the surrounding woods to remain. Walking is encouraged here, and trails interconnect with adjacent Powder Forest, an age-restricted development.



Among those expressing interest are people from town who don't want to move out of their community, but have traded in their larger houses for a "carefree lifestyle and new features,"

Homes at Carson Way have a well-proportioned and clean New England design with a modern feel. There are three styles that offer first-floor living, including the master bedroom, and six that have all the bedrooms on the second floor. The exteriors vary in terms of style and color, but the overall look is cohesive.

Interiors boast bright, open floor plans with large windows providing plenty of natural light. In The Fuller model home, the covered porch entranceway opens to a small hallway with a formal dining room or den on one side and a half bath on the other. Around the corner is the door to the two-car garage, with a tandem space that is optional.

In the rear portion of the home is a great room that has a fireplace at its

center. On the other side is the open kitchen next to a breakfast room, which opens onto a deck.

Upstairs, there are three roomy bedrooms and a loft area, which can serve as a cozy place for reading or studying. Two bedrooms share a hall bath and there is a laundry room located on the second floor which has a window at one end and can be completely closed off by a door.

The master bedroom is large with an additional space provided by an adjacent dressing room. This room leads to a walk-in closet on one side and the master bath on the other. There is also a convenient storage area.

The model home has a finished lower level, which is optional. This area has

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plenty of windows and offers a nice, bright place for friends to watch a game together or use as a spare room. It also includes a half bath and separate utility room.

The Carson Way community has been attracting interest and has already enticed a variety of homeowners, says realtor Gary Emerito. "It's starting to evolve into what we hoped it would be," he says. Households include single people, young families and empty nesters, he says.

Among those expressing interest are people from town who don't want to move out of their community, but have traded in their larger houses for a "carefree lifestyle and new features," says developer Ron Janeczko. He noted that the new homes' energy efficiency is another big selling point.

He has seen a trend of people who had moved out of town coming back to their former community. "We're starting to see the boomerangs," says Janeczko. "They say, 'We miss our friends. We miss our communities.'"

Emerito notes that one-floor living without a ranch design has also been a draw. "They don't necessarily want a ranch with two-and-a-half baths, but want everything they need on one floor."

Custom building can be done within the framework of the home plans, says Janeczko. "People like the fact that we are flexible with design. We can certainly adapt and modify."

The homes and the town complement one another, he says, with both of them attracting people interested in a certain lifestyle. "It's really charming," he says about the town.

The Carson Way website also highlights the benefits of living in Simsbury. "The idea is to celebrate how great the town is," he says.



The second phase of construction is now underway in the community. At this point, ten of the homes are already occupied and four others that have been sold are under construction.

The award-winning development team of Ron Janeczko and Chris Nelson is also responsible for renovating the former gristmill in town, which now houses Millwright's Restaurant and offices. Mill Pond Crossing town-homes have been built above the mill and offer a carefree lifestyle with closer proximity to town.

The model home at Carson Way is open Tuesday through Sunday from 1 to 4 p.m. or by appointment.

For more information on Carson Way contact Gary Emerito of Berkshire Hathaway HomeServices New England Properties at 860-716-7601, garyemerito@bhhsne.com.

Carson Way Simsbury

Builder: Landworks Development/
Nelson Construction

Price: \$409,900-\$573,400

Style: Traditional colonial with
modern flair

Rooms: 6 to 9

Bedrooms: 3 to 4

Bath: 2.5 to 3.5

Square Footage: 1,740 to 3,457
square feet

Acreage: 47 acres with additional
open space

Tax Rate: 38.31 mills

Best Features: Village atmosphere,
natural setting, energy-efficient homes

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