

# Last Call: Full Steam Ahead At Bradford Walk

By Nell Patch  
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**T**HE BETTER HALF of August is over, but at Bradford Walk, on the Farmington- New Britain line, things seem fresh and strikingly spring-like. Maybe it's the legions of still-blooming flowers that wrap the townhouses, or the deep green aprons of lawn between the buildings.

For Landworks Development co-head Ron Janeczko and broker Gary Emerito, who owns and founded Landworks Realty, though, there's an appropriately autumnal sense of harvest in the air. The community they began work on in April 2004 is mere months away from completion, and they're moving ahead without reservation, adding the planned final 15 townhouses to what will be a 158-unit development.

"Our plan of action is coming to fruition," says Janeczko. "We're so confident in our marketplace that we're finishing up the last three buildings. We're going full-bore, with completions anywhere between 90 days and nine months from now. We're very optimistic in the market."

"We're confident in the community," adds Emerito.

He ought to be; he helped to foster that community and six years later he remains fully engaged with it. Beyond stylish design and maintenance-free living, Bradford Walk has a dynamic, vital social dimension.

"The relationships Gary developed have [been] maintained," says Janeczko, "and he enjoys getting everybody together." Several times a year, Emerito holds neighborhood parties at the Pond House, Bradford Walk's stately clubhouse. In the summer there are barbecues; at one Halloween fete, guests dressed as characters from



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Gilligan's Island. Residents can also reserve the space for their own private gatherings. The clubhouse is cozy and functional, with cushioned armchairs, a wide leather couch, a full kitchen and dining area and subtle nautical accents. It's not without grandeur, though: towering stone fireplace, soaring ceiling, expansive patio and lawn.

The combination lends itself well to the casual - friends come regularly to watch sports together on the enormous television - and the momentous - the Pond House has served as a venue for graduation celebrations and even weddings. Board games and books on the shelves hint at quieter times, too.

"It's really an extension of [residents']

living rooms,” says Janeczko. Lots of planned communities have similar buildings that are supposed to serve as social hubs, he says, but in practice few work as well as the Pond House has to cultivate and support neighborly interaction. “I’ve never heard of a development quite like this,” says Janeczko. “[At other developments] there’ll be a clubhouse and it’ll be like a ghost town.” Not so here, where he and Emerito are on hand every Sunday from 1 to 4 p.m. to meet potential residents and conduct showings. They keep an authoritative finger on the pulse of the community, and over the years have solicited and incorporated the feedback of those already living there into the construction in progress.

“We listened to the market,” says Janeczko, and Bradford Walk evolved accordingly - subsequent generations of townhouses here have included first-floor master suites, larger show-ers.

A lot of what they heard, though, was praise.

Emerito recalls that during the first winter that the community was occupied, one owner told him, “This is the first time I really enjoyed the snow.” Residents are spared the worry of shoveling and plowing - all handled by maintenance crews, who also clean gutters and cut the grass.

Buyers are often looking for a “more manageable lifestyle,” says Janeczko.

“If your life is changing, [Bradford Walk provides] a good way to ease the change,” Emerito adds.

Many residents are simply too busy to deal with mowing and the like - its proximity to urban areas and to the UConn Health Center makes the community a natural choice for a broad spectrum of professionals, professors and even medical students.

“This could be a triage center,” jokes Emerito.

Whether new residents are downsiz-

ing or moving into their first house at Bradford Walk, though, what they’re getting is a place built to the same standard that Landworks sets for any of its projects, Janeczko says. And that standard isn’t, well, standard.

“There’s code and then there’s the right way to do it,” Janeczko says during a tour of a Woodhaven model, one of five styles available on the Farmington side of the development. He points out overhead lighting, vents over the stove, trays beneath the washing machine and water heater to catch overflow - all details that developers can leave out to save money, and often do. “We build everything to the highest standard - as if we were going to live in it,” he continues. “We’re thinking 20 years from now.”

That consideration for occupants is evident too in the design of the unit, which is flowing and light-filled. Light is often in short supply in townhouses, Janeczko explains, since shared walls can’t have windows. That problem is ingeniously remedied here with a layout that orients living areas - dining and living rooms - toward the back of the house, where sun pours in through oversized windows. Outside walls that face other houses have windows set higher up, ensuring both sun and privacy.

The model unit has the gas fireplace and downstairs hardwood floors that are standard in every unit here. At the top of the stairs on the second level, an unusual loft area that Janeczko calls “our trademark loft” offers space for a family room or home office. There is a guest bedroom with a walk-in closet and a full bath.

The master suite features another full bathroom with a large shower and a tiled tub beneath a window. Buyers can choose their bathroom tile from a bevy of options, as well as the style of their fireplace mantel and their kitchen cabinets. “There’s a wide range of choice within “standard” and then there are upgrades,” says Janec-

zko - owners can opt for second-level hardwood floors as well.

There’s one window at Bradford Walk that’s narrowing, though - and that’s the chance to customize your own new townhouse. With the final brace of units only nine months from completion at most - and some only 90 days away - those still hoping to make a home here need to act now.

“They’re being absorbed as they’re hitting the market,” Janeczko says.

Open houses are held every Sunday from 1 to 4 p.m.

For additional photographs of this property, go to [www.courant.com/realestate](http://www.courant.com/realestate).

*Nell Pach is a free-lance writer based in Middle Haddam.*

## **BRADFORD WALK** *Farmington/New Britain*

**Builder:** Landworks Development

**Price:** \$274,900 to \$424,9000

**Style:** Townhouses

**Rooms:** 6 to 8

**Bedrooms:** 2 to 3

**Baths:** 2.5 to 3.5

**Square Footage:** 1,475 to 2,800 square feet

**Acreage:** 80 acres

**Tax Rate:** Farmington 19.76 mills, New Britain 34.98 mills

**Best feature:** Community, maintenance-free lifestyle

**Contact:**  
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