

# BRADFORD WALK: Stunning and Storm-Proof Townhouses



By TONY BACEWICZ  
November 18, 2011  
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*The Hartford Courant*

**G**ETTING household power in the aftermath of winter storm Alfred was easy for residents of Bradford Walk. It was as simple as turning on a switch. Unlike the nearly one million homes in Connecticut that went dark and cold when power lines came down, not one townhouse resident at Bradford Walk lost power during the storm emergency. This is all the more impressive when you consider the development's location on the town line between Farmington and New Britain, near the center of the towns hit hardest by Alfred.

Even with the power on, New England winters can test the endurance of conventional homeowners and become an incentive to explore the maintenance-free lifestyle offered by Bradford Walk.

Was it just the luck of the draw? Not according to Landworks Realty broker Gary Emerito, the listing agent for Bradford Walk. "It was primarily due to its underground utilities as well as its proximity to the substations in the power grid." With nearly all sections of Farmington without power, some for as long as ten days, Emerito points out, "Bradford Walk was the only sec-

tion that had power."

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An open house this past February brought a flurry of interested buyers

who had plenty of first-hand experience with wintry precipitation. One new resident told Emerito that after weathering his first snowstorm at Bradford Walk, “This was the first time I could remember actually enjoying a snowstorm. I sat in my den watching the snow fly knowing I didn’t have to go out and shovel the walk.”

Only seven townhouses remain unsold in the 158-unit complex which has units in both Farmington and New Britain. Available Bradford Walk properties currently include one three-bedroom unit and six two-bedroom units that each have an attached garage and carry no age restrictions on residency.

According to Emerito, who has been part of the sales process for every one of the homes sold, Bradford Walk has attracted residents from a broad demographic spectrum that includes young professionals, families with children and empty nesters who enjoy living in a community that welcomes all age groups. “The main feature is a care-free lifestyle,” says Emerito, who recalls a prospective buyer who visited the complex a number of times and noticed that he did not see any rakes, lawn mowers or snow blowers in the open garages he passed. All he saw was recreational equipment like canoes, kayaks and bicycles. Emerito says that observation drove home a strong impression: “That it’s all about the leisure lifestyle.”

Visitors and residents of Bradford Walk are greeted by an attractive display of ornamental grasses and stonework at the entrance to the complex. The median separating the winding split drive leading into the residential section is lined with an alternating pattern of Bradford pear trees and well manicured ground cover.

The lush landscaping that continues throughout the community earned Bradford Walk the “Beautification Award” presented by the Farmington Chamber of Commerce. Residents also



enjoy 40 acres of naturally wooded open space with hiking trails at the periphery of the community that comprises about half of the total acreage.

Bradford Walk townhouses are designed in a classic New England style of architecture reminiscent of the stately homes found in the Farmington Valley. All units are constructed to the same high standards, according to Emerito. He confidently offers his assurance that buyers of the most or least expensive homes will enjoy the “same level of quality construction” and energy efficiency. The heating cost for an end unit runs approximately \$1800 per year at the current price of natural gas.

Each unit has natural finish oak flooring on the first-floor main living spaces with carpeting in the upstairs hall and bedrooms. Durable tile covers the floors in the baths, laundry area and is an option in the kitchen. The crown molding that wraps around the nine-foot tall ceilings adds a touch of elegance to the first-floor areas.

*Tony Bacewicz is a free-lance writer.*

## **BRADFORD WALK FARMINGTON, CT**

- **Builder:** Bradford Walk LLC
- **Price:** High \$200s to low \$400s
- **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:** 40 acres of protected woodlands
- **Tax rate:** 20.46 mills in Farmington, 36.63 mills in New Britain
- **Best feature:** The serene country setting is convenient to West Hartford Center and major highways
- **Contact:** Gary Emerito  
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