

# Easy living at Bradford Walk, Farmington, Connecticut

By MARGARET DeMARINO

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“THE fire was roaring in the oversized clubhouse living room at Bradford Walk and developer Ron Janeczko of Landworks Development LLC looked like he could be relaxing on vacation at a ski lodge.

His easy demeanor was inspired by the ambiance of the setting and also by the satisfaction of a job well done: Bradford Walk is now in its final phase of construction. When completed, the condominium community will feature 32 buildings that straddle the Farmington-New Britain line west of Batterson Park Pond.

“This is the last opportunity to buy a new townhome here at Bradford Walk,” Janeczko said. He is in business with his partner Chris Nelson of Nelson Construction. “We decided last fall that we were going to finish the last three buildings, which have fifteen units total. And here we are in the spring market ready for sales. We believe in this community.

Units are available to close between 30 and 90 days, said Gary Emerito of Landworks Realty, which represents Bradford Walk. “We’ve noticed that the activity levels have increased each weekend and more co-brokers are making appointments here.”

Bradford Walk was begun in 2004 and has won an array of Connecticut Home Builders Association awards including Best Attached Community, Best Community Clubhouse and Best Attached Home in two categories (under 2,000 square feet and between 2,000 to 3,000 square feet). It has also won the Beautification Award from the Farmington Chamber of Commerce.

Such recognition has been forthcom-



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ing not only from organizations, but from the owners themselves who quickly come to appreciate the Bradford Walk lifestyle.

“Not everyone likes a single-family house on an acre of land,” said Janecz-

ko. Bradford Walk offers distinctively styled townhouses that exude a home-like feel with all the amenities offered by a condominium community.

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are lined with mature trees and picturesque landscaping is abundant. The development is surrounded by wooded open space owned by the town of Farmington.

The condominium community's country-club feel is exemplified by its clubhouse aptly named The Pond House. Owners are encouraged to think of the facility as an extension of their home, said Janeczko. It features a great room, library, outdoor terrace, fully equipped kitchen, separate meeting area, exercise room and luxurious bathrooms. It gives homeowners space to spread out for parties, meetings, book clubs and other get-togethers.

And while "home sweet home" is an attached townhouse, the feeling is anything but cookie-cutter or congested. The shingle-and-stone townhouses are available in a variety of architectural styles. Janeczko and Nelson drew their inspiration from Farmington village's mix of traditional and arts and crafts architecture.

"It's no one place that we copied, but it's certain features that you will find throughout town, the nice gable ends and shingle details, stone details and dormers," added Janeczko. "We wanted to create something timeless, so whether its five years later, ten years, or twenty years, it's still going to look fresh, and it's still going to look relevant."

Janeczko grew up in town and was looking to create townhouses that would stand out in the area. Bradford Walk condominiums are constructed with the highest quality products and exceptional finishes. "People come in here sometimes and say, 'Wow, my big house in the (Farmington) valley didn't even have this level of quality.'" In addition, Landworks Development is an Energy Star Builder and an HBA-certified green builder.

Janeczko noted that his partner Nelson "is a second-generation craftsman-builder. In Chris's opinion, the right way is way beyond code. It's the

quality of framing, of how tight all the joints are, the insulation, the trim work - everything. It's fit and finish. You go into the basement and see the quality of the mechanical system. It's not just a facade. Quality runs right to the bones of how it's built."

When the final phase of the project is completed, there will be 158 units; 120 in Farmington and 38 in New Britain. Five of the newly constructed units are in Farmington, with eight in New Britain.

Nine different models are available, including two with first-floor master bedrooms. Landworks Development is currently offering value-added packages with free upgrades including a choice of such features as granite countertops or additional hardwood flooring.

"You go into one of the units and you literally feel like you're in a single-family home," said Janeczko. For example, the 1,706-square-foot model has nine-foot ceilings on the first floor and the foyer leads to a dining room. It has a granite-and-stainless kitchen and a living room with oversized windows and a gas fireplace. A private deck is located off the living room. The second floor offers two bedrooms with walk-in closets and two bathrooms.

The homes each feature a gas fireplace, custom cabinets, an extensive trim package including crown molding, wood flooring on the first floor, ceramic tiled bathrooms and shower surrounds. All units have two bedrooms as well as a loft area on the second floor that could be used as a home office or media center. All of the units have a deck and some of the models also have a patio.

All the units also have either a single or two-car garage. And what's in those garages - or not in them - typifies the relaxed lifestyle enjoyed by residents of Bradford Walk.

"When you walk around here you see the obvious missing - snow blowers,

leaf blowers and ladders," said Emerito. "Residents are always telling me, 'I have room in my garage. I don't need a snow blower or lawnmower.' Residents have kayaks and bicycles and motorcycles." Emerito remembered a showing with one couple where the wife was eager to move to Bradford Walk but the husband was ambivalent about giving up his single-family home.

Emerito concluded, "This winter he called me and said, 'This is the first time I actually enjoyed the snow. I'm sitting here watching it snow and someone else is shoveling my walk.'"

*Margaret DeMarino is a free-lance writer based in New Haven.*

## **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  
Landworks Realty 860-674-8850