

# The LANDWORKS Tradition

A newsletter for people who are looking for more than a place to live

AUTUMN  
2004



**NEW  
PHASE  
Now Open!**

## THE FIRST THIRTY-TWO TOWNHOMES SOLD IN SIX MONTHS

The first 32 townhomes at *Bradford Walk* were purchased in less than six months by empty nesters, professional couples and singles looking for a quality Farmington home with less maintenance and a convenient location. Now that the new phase is open, many of the townhomes are under contract.

Hand built stone walls, a landscaped boulevard entrance and



*Bradford Walk's* striking clubhouse, the *Pond House*, set the tone for our unique community of 120 stone and single style townhomes.

"People were surprised that we are just five minutes from the West Farms Mall and two minutes to I-84 and Route 9," remarked *Bradford Walk* sales director, Gary Emerito. "East Farmington has been a well kept secret. We have had interest from several couples, who are currently living in large homes at *Devonwood* and want to downsize without giving up quality."

If you are interested in buying in the new phase, please call for additional information or make an appointment.

*The Pond House Terrace*



[www.bradfordwalk.com](http://www.bradfordwalk.com)

# JUST LIKE HOME... ONLY BETTER

Critically acclaimed American designer and retailer, Lillian August, has created three distinct moods in the furnished models at *Bradford Walk*.



## HOMEOWNERS DELIGHTED WITH THE POND HOUSE

Dean Coogan and Marilyn Aponte of Farmington, were the first to purchase at *Bradford Walk*. A professional couple in their late 40's, they needed to be near her elderly parents, as well as close to the highway, and they wanted the low maintenance of condominium living.

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Besides the practicality of a smaller home, and giving up the hassle of high maintenance—condominium buyers often like the social benefit offered by a clubhouse.

The Pond House is *Bradford Walk*'s resident's only club and social center. There's a sweeping slate porch for relaxing, and inside, the Great Room is designed with 12 foot coffered ceilings, built-in bookcases, a floor to ceiling fieldstone fireplace, and bead board paneling. A dramatic window wall with French doors leads to a landscaped terrace and gardens. Once *Bradford Walk* is fully occupied, the sales and selection center in The Pond House will become a card room, library and exercise studio.

Marilyn Aponte described The Pond House this way, "I think it's a lovely extension of your own home. The developer didn't put in all of those costly amenities, like a pool or tennis courts, that nobody wants. This clubhouse will be used for socializing and giving parties and the terrace will be the community's back yard."



## NEW FARMINGTON REAL ESTATE COMPANY SCORES A HOME RUN WITH ITS PERSONAL TOUCH

A "boutique" firm concentrating on new construction and resales in the Farmington Valley and West Hartford, *Landworks Realty LLC* is a full service sales resource—offering to sell the homes of clients buying in Landworks communities and listing the resales of homes which Landworks has built and sold over the past 10 years.

Founded in January of this year by realtor Gary Emerito, developer Ron Janeczko and builder Chris Nelson, *Landworks Realty* got off to an impressive start by selling 32 homes in the past six months at *Bradford Walk*. In addition to *Bradford Walk*, *Landworks Realty* is the exclusive agent for *Garden Gate*, a Farmington single family community where the company has sold thirteen \$500,000 to \$750,000 homes.

*Landworks Realty* is small enough to offer personalized service, yet its staff has the know how to achieve above average results. By no means a "babe in the woods," *Landworks Realty* is the offshoot of ten year old development company,



*The Landworks Realty Team: (from left) Robert Johansen, Gary Emerito and Suanne Kimmel*

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Landworks, where Gary Emerito and Bob Johansen sold over 150 homes in communities such as *Cornerstone* and *Centerbrook* in Farmington.

“We all came from big real estate companies, where the emphasis is on volume,” says managing partner, Gary Emerito. “At *Landworks Realty* our focus is on the client. It’s all about their needs.”

*Landworks Realty* is a unique, hands on team of highly skilled professionals with a very personal approach to the business of listing and selling homes. Whether it’s a single listing or a 120 home community, *Landworks Realty* focuses on each client to make the experience of buying or selling a home as convenient and enjoyable as it can be.

## BRADFORD WALK NEWSFLASH

It’s just been announced that Bradford Walk has swept the *Connecticut Home Builders Association’s* annual awards program.

The community entered four categories in this prestigious awards program and walked off with top honors in every one!

**BEST** large attached community

**BEST** community clubhouse for The Pond House

**BEST** attached home under 2,000 sq. ft. for the *Brookside* Model

**BEST** attached home 2,000-3,000 sq. ft. for the *Roselawn* Model

We’re very proud of this recognition by our peers and hope you feel the same.

The Information Center at *The Pond House* is open Sat. & Sun. noon – 4:00pm,  
Tues. – Fri. 11:00am – 4:00pm. For an appointment anytime, call

(860) 674-8850

**LANDWORKS**  
REALTY, LLC™

Townhomes starting  
around \$300,000.



CT State Reg. #4779

Brokers welcome. Offering by Prospectus only.



One Bradford Walk  
Farmington, CT 06032