

# Bradford Walk - The Best Of Everything (for Real)

By JOAN WALDEN

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"Almost finished," are Ron Janeczko's first words as he begins to discuss the progress he and partner Chris Nelson have made on Bradford Walk. Construction began on the condominium community in 2004 and is now three-quarters complete. Bradford Walk will comprise 120 condominium homes in Farmington and 38 in New Britain - these will be known as Bradford Walk South. Only 12 in Farmington remain to be built; in New Britain, there are 21 more to be done.

Throughout the process, construction has been steady, and what has emerged is an assortment of nine lovely home styles arranged in clusters on 80 rolling acres - with more than half the land allocated for open space.

Adding to the natural beauty is Batterson Park, just across the road from the main entrance. Bradford Walk is a few minutes' drive from I-84, Route 9, the

University of Connecticut Medical Center, Central Connecticut State University and the town centers of Farmington, New Britain and West Hartford.

Janeczko was named Citizen of the Year in 2007 by the Farmington Chamber of Commerce and has just become a member of the town Board of Education. He's a Farmington native who is clearly dedicated to his community. He and his building partner, Chris Nelson, a second-generation builder, take pride in their work.

"Chris is a craftsman builder," Janeczko said. "He knows that there is a right way to do things."

When the Farmington Garden Club awarded its Beautification Award to Bradford Walk's Pond House, Janeczko was delighted and surprised. "I was honored that they were thinking of a condominium complex," he said.

The Pond House has a slate front porch and a stone terrace with gardens at the back. A gorgeous stone fireplace in the great room is the focal point of the interior. It has served as the sales office, but its ultimate purpose is a clubhouse where residents can congregate for parties, card games and meetings. It has a library and an exercise room, too.

In 2005 the Home Building Industry awarded a HOBI to Landworks Development for "best community clubhouse."

Landworks also received HOBI's for "best attached home over 2,000 square feet" for The Roselawn model at Bradford Walk, and "best attached home under 2,000 square feet" for The Brookside.

The Connecticut Home Builders Association has recognized other developments constructed by the Landworks/C. Nelson Construction team including Cornerstone, Somersby and Garden Gate.

At Bradford Walk two model homes currently are available for viewing: The Meadow View II and The Woodhaven.

The former was named after an outstanding Farmington home built in 1901 for Noah Wallace.

This home measures 2,061 square feet without a walkout and 2,624 square feet with one. The first floor contains a study, powder room, dining room, living room, laundry room, a kitchen with GE appliances and a pantry, and a large breakfast room with a deck.

The master suite - with a loft area and a second bathroom and full bath - all with Kohler fixtures, are on the second level.

The lower level of this home, with walkout, has a family room, another full bath and a patio.

The Woodhaven measures 1,706 square feet, and has many of the same features, such as a gas fireplace with marble hearth and surround and colonial-style mantel, hardwood flooring for most of the first floor as well as nine-foot ceilings.

Other designs feature first-floor master suites.

The homes at Bradford Walk are an interesting study in time.



They represent the best of the past, with architecture that evokes the 1920s. Yet concerns for the future influenced the construction. The builders have used no wood trim, opting for vinyl or composite materials instead, to eliminate future rot. "Certainteed Cedar Impressions" shingle and Monogram clapboard-style vinyl siding come with lifetime warranties.

The "Elk Prestique" architectural roofing shingles have a 30-year warranty. Windows are Harvey Industries Thermopane Low-E tilt-in vinyl with grids and screens.

These are EnergyStar homes, with multi-zone high-efficiency Lennox forced-air heating systems with central air conditioning and humidifiers and A.O. Smith Energy Saver 80-gallon electric hot water heaters.



"We stepped way up the ladder for quality and low maintenance," Janeczko said.

Another example of the builders' high standards is the roadway within the development. The code allows for a road in condominium complexes to meet parking-lot standards, Janeczko explained. "We built it to Town of Farmington road standards," he said. This is true for the concrete sidewalks as well.

"We went above and beyond because that's the way we do things. We never cut corners." C. Nelson Homes lavishes the same attention to detail on a \$200,000 home as it does on a \$1 million home, Janeczko said. "The styles may be different, but how we build is the same because we're craftsmen."

The builders are on site at Bradford Walk every day, and at the end of the project they will not be pulling up stakes and moving away. Both men are Farmington natives, and both are rais-

ing their families in town.

"We have a high appreciation for this community," Janeczko said. When these guys build, it's as though their families and their friends were going to take up residence.

They established a reserve account at Bradford Walk, which is customary, but "seeded" it, which is not customary. A portion of each owner's monthly fee of \$225 goes into this account so that in the event that repairs are needed, the funds will be there.

Many friendships have formed at Bradford Walk, resulting in a dog-walking group, a book club and a dining group. Owners include doctors and medical school residents, insurance executives, educators, retirees, engineers and employees of ESPN - in a wide range of ages and interests.

What unifies them is a lifestyle that does not include shoveling snow, pulling weeds or raking leaves.

Hamilton Way, adjacent to Bradford Walk, is another C. Nelson Builders' project of custom high-end homes ranging from 2,900 square feet to 3,500 square feet. By mid-2008 the builders expect to open their new office at 340 Main St. in Farmington, in a historic home that was a stop on the Underground Railroad. The development, construction and realty interests will all be under one roof.

Joan Walden is a free-lance writer based in West Hartford.

- Builder: C. Nelson Homes
- Developer: Landworks Development, LLC
- Prices: \$274,500 to \$424,900
- Style: Townhouse condominiums in colonial, Arts & Crafts and cottage styles
- Acreage: 80
- Rooms: 6 to 7
- Bedrooms: 2 to 3
- Baths: 2 or 2.5
- Area: 1,475 to 2,835 square feet
- Tax rate: 23.3 mills in Farmington and 32 mills in New Britain
- Best feature: Award-winning Pond House clubhouse
- Contact: Gary Emerito, Landworks Realty 860-674-8850

