

Prime Time



The section for savvy seniors

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Finding
common ground
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55-plus and fabulous!

▷ Developments offer more carefree lifestyle

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a classic ranch with a full basement.

However, Wyndham Homes offers its buyers a "Flexbuild allowance" included in the sales price which can be used to customize the front of each home as well as interior features.

"To keep it simple, everything comes in threes," said Wyndham partner and engineer Richard Schunk. "On the exterior, there are three dormer choices, three window styles, and three garage door choices.

"On the interior, our buyers can choose from three layouts to finish the lower level and three loft floor plans, should they want to finish the second floor. The choice extends to whole rooms, with three different kitchen and master bath layouts."

Rick Schunk and Bruce Wittenberg researched the design for the Fieldstone Club by visiting clubhouses around the region and interviewing the active adults using them.

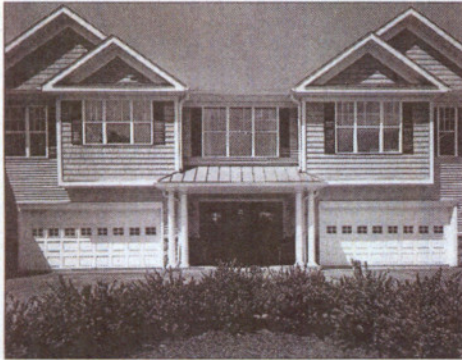
"We found that women want certain spaces, like an aerobics room and a card room, while men are more likely to use other spaces, like poker and billiards rooms," Schunk explained.

"We met with caterers, bartenders, massage therapists, aerobics instructors, and strength and fitness trainers to find out what functions best. We want the Fieldstone Club to be the best clubhouse ever designed for active adults."

In addition to banquet and club rooms, a library and billiards room with two pool tables, the Fieldstone Club will have a dedicated aerobics room, as well as a spa room for massages, an indoor hot tub and a coffee bar among its many amenities.

A wrapping staircase will lead down to the patio with fire pit, barbecue, bar, and a pool with two lap lanes, as well as tennis and bocce courts. The Fieldstone Club is scheduled to open next spring.

The development will eventually have more than 200 homes.



The 96 homes, eight to a building, at Liberty at Newtown have all been completed and sold.



The Andover model at Chatfield Farms was just honored by the National Association of Home Builders.

RIDGEFIELD

The Regency at Ridgefield opened for pre-sales in early 2006. When complete, this Toll Brothers active adult community will have 73 town homes, a 1,200-square-foot community room and a scenic nature trail.

The attached units are clustered on 50 acres off Danbury Road. Floor plans range from 2,240 to 2,721 square feet, with two-story foyers and great rooms, two-car garages and master suites on the first floor.

The homes are priced from about \$669,975 to \$689,975, although options and lot premiums can add another \$80,000.

NEWTOWN

A year ago, Toll Brothers

started sales at Regency at Newtown, located on 30 acres off Oakview Road (Route 8).

The two-bedroom town homes here range in size from 1,662 to 1,998 square feet, with prices from \$424,975 to \$496,975.

The Woods at Newtown became the latest entry in the area market, when Kohl Partners broke ground on the project May 6. Located on 50 wooded acres off Mount Pleasant Road, The Woods will have 178 homes with hi-tech features and resort-style amenities.

Forty years ago Leonard Kohl completed the first 55-plus community in New Jersey, and he is credited with having changed the nature

of retirement living with that development, known as Rossmoor, followed by Clearbrook and The Ponds.

"People at this stage of their lives are looking for lifestyle, not real estate," Kohl said. "Even in the 1960s, people didn't expect to trade in their active lives for a rocking chair when they hit 60 or 65.

"Today's older boomers are beginning new jobs or still working at the one they've got. The time spent on maintaining a home has become a drag on their lives, and they are looking for as little maintenance and as much convenience as they can get in a new home."

The Woods offers elevator-access one-level condominiums with covered parking, as well as two-level town homes with attached garages.

Enclosed walkways will connect the buildings to a 8,500-square-foot Victorian-style clubhouse with wraparound porch, café, fitness center, indoor swimming pool and spa.

The clubhouse, designed by Architectura, was recognized at the 2008 Best of 50+ Housing Awards in May.

A "cyberdoorman" system at The Woods will control access to the housing from a central monitoring center and notify residents of package delivery.

"I am thrilled with the concierge services, and I'm looking forward to using the clubhouse and indoor pool," said Donna Kiah, who now lives in Bethel with her husband, Dan.

Condominiums at The Woods are currently selling in the mid \$300,000s.

"Despite national housing reports, real estate is local, and we have not seen any decline in traffic or demand at The Woods," said Leonard Kohl.

"We are 90 percent sold in our first two buildings, and our last three home buyers purchased oversized penthouse condominiums."

Consumer research expert Barbara Kleger conducted a series of focus groups with Fairfield County baby boomers to determine what was important to them in a new home.



They're moving for amenities

Instead of moving to Florida or other Southern states to retire, many active adults, age 50 to 70-plus are now remaining in state, in county and even in the same town in which they have been living — and most continue to work full or part time.



Ann and Bill Bennett just moved to Chatfield Farms.

"Significant for Connecticut and the greater

Danbury area, is a trend to reverse migration, i.e.

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