

# Courant Real Estate

ADVERTISING SUPPLEMENT

Hartford Courant.

FRIDAY, DECEMBER 4, 2009

## PROPERTY of the Week

### IN MANCHESTER

New Manchester houses at The Ridge are customizable and conveniently located. See Page G4.



### IN ROCKY HILL



Glenbrook apartments are newly renovated and offer luxury recreational facilities. See Page G2.

### IN FARMINGTON



The homes at Farmington West are built with families in mind. See Page G2.



The Glenbrook at Rocky Hill is a recently renovated apartment community set on more than 40 acres. During a special promotion, a 32-inch flat-screen TV and two months of free rent will be offered on select two-bedroom units. Additionally, all new residents will receive free heat, hot water and storage for three months. One-, two- and three-bedroom apartments are available. Monthly rents for one-bedroom units start at \$1,055; two bedrooms from \$1,240 and three bedrooms from \$1,650. Models are open daily for viewing. **Cheryl Desmond, 860-895-6655. [www.Glenbrook-Apts.com](http://www.Glenbrook-Apts.com).**



At Farmington West, all the new houses are Energy Star-rated for efficiency. The four-bedroom homes feature architectural roofing and carefree vinyl and brick siding. There are also double-hung windows with Low-E glass, two-car garages and landscaped yards. Phase One has sold out; Phase Two is being built now. Visit the model home and see the many possibilities for these custom houses. Prices start at \$400,000. **Stephen Realty, 860-584-7447.**

# Holiday Lights

## An installation guide for outdoor holiday decorations

By **LELAND EDWARD STONE**

### **Whoaaa!**

#### **Creative holiday decorating has its hazards.**

Before you blow away the neighbors with your rendition of rooftop reindeer and 500 megawatts of Christmas lights, take precautions that these seasonal “improvements” don’t lead to a whole series of home repairs.

There’s no better place for a Yuletide heliport than the otherwise-bland top of the house. But while it might be tempting to string out lights on the roof to spell a holiday message, remember the roof was put there to repel water. The last thing it needs is to be poked full of nail holes.

Limit holiday decorating to the roof’s perimeter, at the eaves and gable ends where the fascia is typically installed. These wooden trim boards offer plenty of surface area for securing light strands and other ornaments. Note that there will likely be a “drip edge” on part of the fascia, a piece of sheet metal extending down from the roof. Don’t puncture this drip edge. Install any mounting hardware about an inch below it instead.

The same advice holds true for the gutters: Don’t perforate them with screws or other hardware. There are plastic clips that easily snap onto the gutters to hold lights in place. As an alternative, the gutter mounting hardware may provide sufficient space for attaching light strings with a cable tie (those nylon “belts” with built-in “buckles”).

### **Up against the wall**

Walls are a better choice for decorating than roofs, since they’re easier to reach and less subject to weather. Attach mounting hardware to vertical surfaces, and choose locations carefully to keep water outside. Avoid placing screws or nails near joints, which could cause splitting and later lead to rotting. Wood siding shouldn’t be perforated when you are hanging lights; use a staple or other fastener that won’t penetrate the boards. Vinyl siding isn’t a good bet for any kind of hardware – find an alternate location for attachment. Lights can be mounted on brick siding with steel clips that just snap in place; for heavier ornaments, use plastic expansion fittings set in pre-drilled holes. Expansion fittings can be used on stucco siding as well, but set them in silicone caulk.

Group ornaments on the ground prior to installing them, and work out the arrangements before climbing a ladder. Adapt decorating schemes to the house, using available posts, window moldings or other trim as safe and accessible fastening points. Nylon cable ties and twist ties are handy for making temporary connections to fences, pipes or other irregular objects.

Be creative, plan for flexibility and think about convenience. Maybe it’s possible to permanently mount hardware (such as plastic clips or stainless steel screw eyes). That way, fasteners only have to be installed once, instead of once a year.

- *Realtors.com*

# The Ridge

## at Manchester West



Photographs by Stephen Lakatos

By JULIE COTNOIR

An established neighborhood welcomes those looking to buy at The Ridge in J.H. Scelza Builders' Manchester West community in Manchester. When construction is complete, 99 homes will be part of the development. More than 60 homes have been sold but there are still many opportunities for those looking to have a new home built. According to Tony Scelza, vice president and sales manager for the J.H. Scelza Company, there are 10 models available to choose from, for those wishing to build in the development. Several of the models offer buyers the popular option of a first-floor master bedroom suite.

Many features that might be upgrades elsewhere are standard in this development. A gas-fired warm air system, with two zones and humidifier, are included, as is central air. All homes include oak hardwood flooring on the first floor, in the kitchen, dining room, living room and foyer. With their window headpieces and roof gables with boots, the houses stand out. Fascia, eaves and

overhangs are covered with aluminum.

A selection of upgraded cabinet styles are available for the kitchen at no extra charge. The kitchen also includes a 30-inch freestanding gas range, dishwasher, microwave and garbage disposal. A full pantry in the kitchen is standard. Almost all models offer an island in the kitchen. "There are endless possibilities," explains Scelza, saying that some buyers have even opted to upgrade their kitchens to include two ovens.

J.H. Scelza has been in business for more than 45 years, and Scelza says this extensive experience, coupled with the quality of construction, has made houses in its developments a popular choice for buyers.

The Newington-based company has built 30 area communities. The company is distinguished by its concern for taking care of the customer, he said.

Customization of a home is also a major selling point. There are three different first-floor master suite models available.

Buyers are able to choose from a variety of exterior vinyl colors. Scelza says the selections ensure that the colors complement the surrounding homes.

Two-story foyers add a sense

### PROPERTY OF THE WEEK

#### The Ridge at Manchester West

**Builder:** J.H. Scelza Company

**Price:** \$394,900 to \$440,900

**Style:** Ranch and colonial

**Rooms:** 6 to 10

**Bedrooms:** 3 to 4

**Baths:** 2 to 2.5

**Size:** 2,000 to 3,100 square feet

**Acreage:** one-half to one-quarter acre

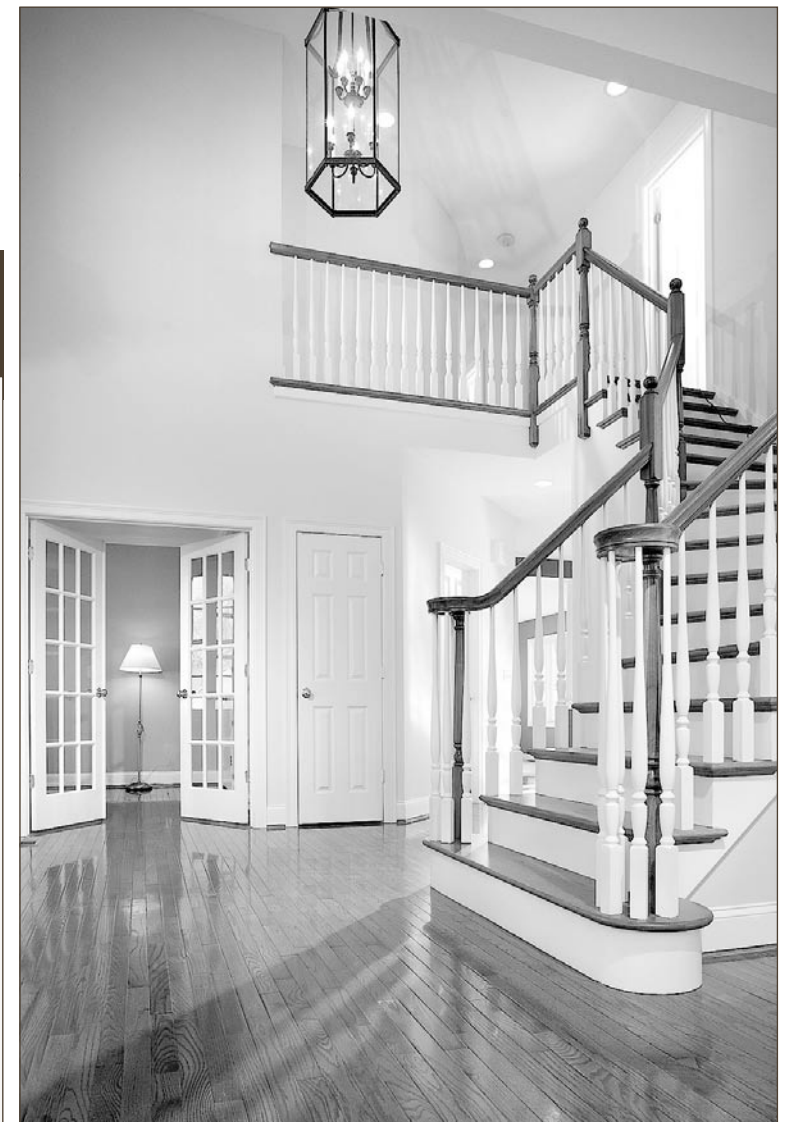
**Tax rate:** 29.83 mills

**Best feature:** Picturesque location

**Contact:** Tony Scelza

J.H. Scelza Company

(860) 666-3130



of grandeur and style to several of the homes. A first-floor office, with French doors, is situated within close proximity to the front door. Family rooms and bonus room spaces, in the colonials, offer plenty of area for families. All homes feature two-car garages with two garage remote controls. Bathrooms, in the master suites, also offer buyers an opportunity to design. Some models feature a changing-area suite, with walk-in closets within steps of the shower, whirlpool and commode areas, while others are designed to have commode and sink spaces separated from the standard jet tub whirlpool and shower area, with walk-in closets located in the bedroom area. "Nothing is set in stone. We are flexible," says Scelza.

Ceramic tile is standard for the flooring in all of the bathrooms. Bath strip lighting is also standard for all of the homes. First- and second-floor laundry rooms offer convenience and options.

The bedrooms and second-floor living space are carpeted. Spacious bed-



rooms and plenty of closet space are appealing to buyers.

The location of the homes, with their panoramic views and wooded surroundings, is also a key selling point. While just minutes from I-84, the homes are far enough from the hustle

and bustle to give a sense of calm. They also flow nicely into the surrounding neighborhoods. The remaining lots are all wooded and feature walkout basements. The houses' wooden decks, located off the kitchen, provide another opportunity to enjoy the surround-

ing beauty. This additional space also serves as a great place to entertain. Take in the pastoral serenity, too, from a seat on a front porch, which is available with several of the models.

Gas fireplaces in the great room or family room make the living area a homey place to relax. Half-walls used throughout the homes offer an open feeling while still delineating each room. Formal dining rooms, some as large as 14 square feet, are perfect for hosting holiday gatherings.

Scelza says the neighborhood does not have an association and is not an adult-only community. There are couples, empty nesters and families, in the development. "It's a real mix of a community."

The model home is open each Sunday from 1 to 4 p.m. and by appointment.

*Julie Cotnoir is a free-lance writer based in Enfield.*