



## Property of the Week: Shepherds Way, Granby

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By JAMES ALEXANDER

The home that has just been sold at 18 Shepherds Way in Granby is a prime example of the beautiful custom design and craftsmanship from Fitzgerald Builders that distinguishes the Shepherds Way community. Five home sites are left and developer John Fitzgerald takes pride in offering a myriad of options to buyers.

“These homes will be custom from the ground up,” says Ed Cox, who is handling sales along with Maria Babicki of William Raveis Real Estate. “Each of the remaining lots has its own personality.” Buyers may select building sites with great views or others that provide exceptional levels of privacy. Some lots are also compatible with a walkout basement, Cox says.

When completed, Shepherds Way will consist of just eight homes on a cul-de-sac that borders mature forestland held by the Granby Land Trust, which precludes its development. Even the entrance to this cul-de-sac is exceptional. It is adjacent to the Dewey-Granby Oak, a white oak that is approximately 500 years old and serves as the town’s symbol.

The community’s Granby location has become a major part of the development’s appeal. An increasing number of people are beginning to realize just how desirable Granby is, says Maria Babicki.

“Some people may think that the town is off the beaten path, but we are closer to Bradley International Airport than Simsbury.” Granby is close to I-91 for an easy commute to Hartford, Enfield or Springfield. “And the location [of Shepherds Way] is close to the center of town, close to shopping and supermarkets and close to lots of recreational opportunities,” Babicki says.

At Shepherds Way, one can enjoy a feeling of peace and tranquility without being isolated. The neighborhood feels a world away from the rapid pace of everyday life. Patios, such as the one in back of 18 Shepherds Way, allow residents to enjoy the light breezes and shade from surrounding trees on a warm and sunny summer’s day.

The neighborhood is picturesque. “The builder wants a consistent appearance,” says Cox, “but that does not

mean that the homes will look alike.” The goal is to have a variety of high-quality homes that enhance each other and the neighborhood. Buyers can start by using plans for one of the ten models available, each of which can be modified, or by bringing in their own custom design.

“People can bring in their own architect, or work with the builder who does designs, too,” Babicki says. Whichever approach is chosen, buyers will be able to move into a home that addresses their wants, needs and tastes perfectly.

Asked what buyers want, Babicki details a long list of features, each of which the builder can incorporate into a final design.

“People are looking for the ability to entertain outdoors. A patio is important now,” she says. “Some buyers want a first-floor master suite. Others want the bedrooms on the second floor. We are seeing some homes with two master suites, one upstairs and the other downstairs. The downstairs one can be used by parents or by the owners when they get older.”

Kitchens are important, too, she says. “People like big islands where you can put out a buffet, entertain or serve the family meals. These ‘mega’ islands are very popular.”

Buyers can specify an array of custom kitchen features, from built-in coffee makers to wine coolers; the list is endless. Stainless steel appliances are quite popular and buyers may select from a variety of options, including commercial grade cooktops and ovens.

As for the details that set a home apart, “Some people like tray or coffered ceilings. Great rooms are important, too,” Babicki says. Buyers may specify moldings and add wainscoting. Again, the list of options is nearly endless.

With the increasing popularity of great rooms, Ed Cox notes that many buyers are choosing not to have a formal living room. In its place, they want a first-floor home office. “One couple had two offices, away from each other. One of them works ‘loud,’ the other is a writer who wanted silence,” he says.

“In the dining room, big tables are in, but hutches are out,” Babicki says. Tray ceiling treatments and shadow boxing here can add drama and visual interest.

Not even the basement has escaped Fitzgerald’s attention. He eschews hatchways, which are prone to leakage. Instead, he includes a utility entrance that leads to the garage. Basement ceilings are high enough and the plumbing, wiring and air distribution ductwork are tucked out of the way, which makes finishing off this area at a future date much easier.

Energy efficiency and minimal maintenance are also important to the builder. Heating and cooling systems are high-efficiency, the 2-by-6 construction allows for more insulation and the HardiePlank siding looks great but requires little care. Homes at Shepherds Way will not only last, they will continue to look beautiful as time goes by.

What this means is that buyers at Shepherds Way get exactly what they want. “John Fitzgerald has over 30 years of building experience in Granby, West Hartford, Simsbury and Suffield,” says Babicki. “He works very closely with his clients and he has the knowledge to guide them through the many decisions they will get to make.”

Builder John Fitzgerald will be holding a barbecue cookout at Shepherds Way this Sunday, July 31 from 1-4 p.m. Potential buyers will have a unique opportunity to view the home sites, talk to the builder and get a firsthand feel for the neighborhood. For people using GPS to find Shepherds Way, enter 81 Day Street, Granby as the destination.

For more information on the Shepherds Way community in Granby, contact Realtor Maria Babicki at 860-982-3073 or Ed Cox at 860-280-7239. Information on the site plan, home designs and more can be found by visiting [www.thehomesatshepherdsway.com](http://www.thehomesatshepherdsway.com).

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## Shepherds Way, Granby, CT

**Year built:** New construction

**Builder:** John Fitzgerald of Fitzgerald Builders

**Price:** Starting at \$599,000

**Style:** Traditional with modern twists

**Rooms:** 7 or more

**Bedrooms / bathrooms:** 3 or more

**Square footage:** Starting at 3,000 square feet

**Acreage:** From just under 1 acre to nearly 2.5 acres

**Mill rate:** 36.94 mills

**Best feature:** Custom design paired with top quality construction