

# Homes

## Avon's Avenbury an adult conservation development

By DANI ALTIERI MARINUCCI

**J**oe Scaletta will choose the aesthetic value of a development project over a lineup of cookie-cutter homes any day.

"In developing and building Avenbury Lakes I have taken the side of the land's natural setting, visual beauty, and original structures. Wherever I could," says the president of Scaletta Development Corp., "I preserved or enhanced the property so homeowners could enjoy not only their own space, but an additional 65 acres."

Scaletta's vision for Avon's Avenbury was to build a conservation development catering to residents over age 55. He wanted

streets that wound around stocked lakes, nature and wetland preserves, wildlife observation spots and pavilions perched at the ponds' edge. He wanted wide paths where couples could stroll arm-in-arm

past beds of wildflowers and prairie grasses. And he wanted to enhance the natural environment with recreational facilities like swimming pools, putting greens and tennis courts.

"Avenbury has about 45 percent dedicated open space, that's what conservation development is about. We leave open space and let all the residents enjoy it," says Scaletta.

Scaletta says he learned from focus groups that his customers are most interested in the lifestyle amenities. "We find people are buying a lifestyle first and the house second."

In response, Scaletta planned a development that offers a range of options from nonstop physical activities, to quietly reflective places for the nature lover.

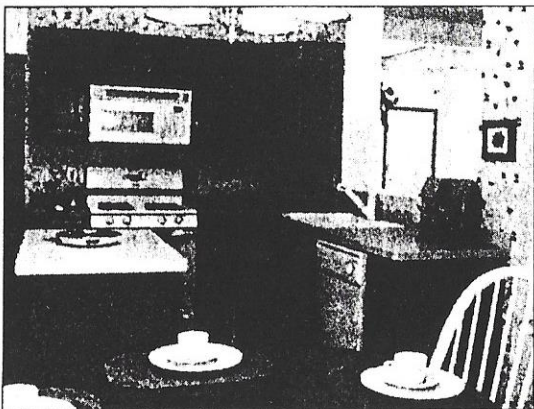
The clubhouse, under construction, is

about 10,000 square feet and will have an indoor swimming pool, exercise room, 100-person capacity ballroom, two card rooms and a business center equipped with word processing, copy and fax machines. "There was an old barn on the property that we were unable to save, but we salvaged the siding and beams to use in the clubhouse," says Scaletta. The clubhouse will have an activity director.

Outside the clubhouse there will be a pool, gazebo and bandstand, bocce and tennis courts, and horseshoe pits.

The stocked lake, which circles the clubhouse, will feature docks for catch and release fishing and paddle boats. "We'll have RV and boat parking also," says Scaletta.

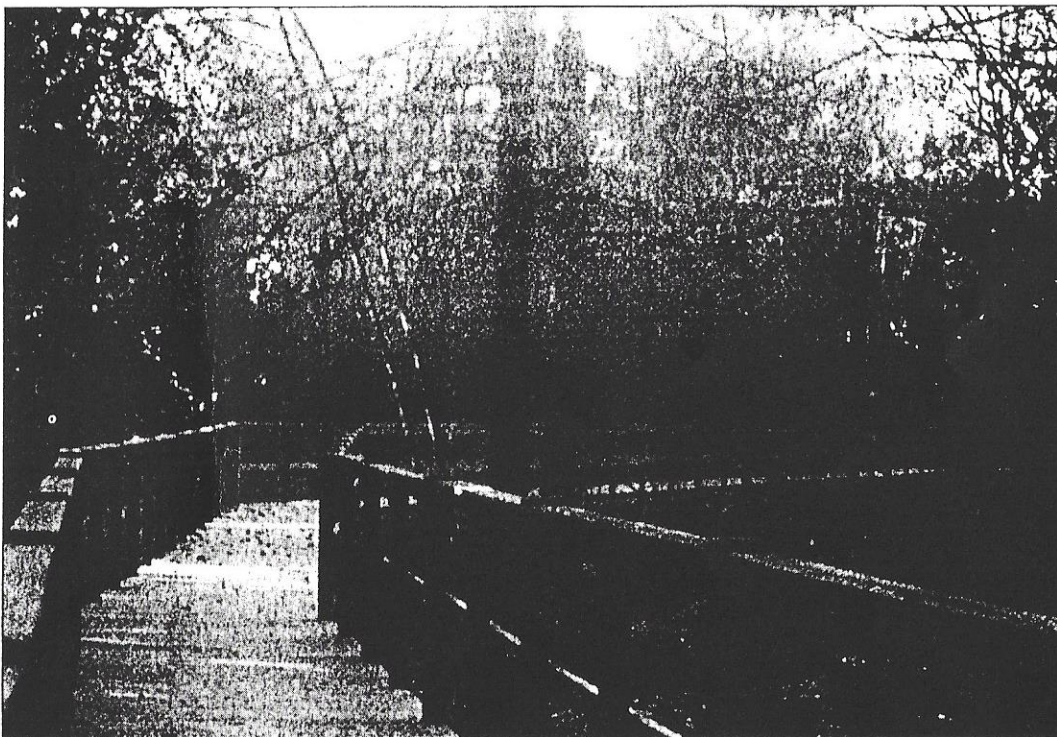
Conservation of existing structures on the property was a priority for Scaletta. In addition to salvaging parts of the old barn, the developer restored a classic prairie-style foursquare farmhouse built



This kitchen in Avon's Avenbury Lakes has an open floor plan and includes a work island.

in 1911. This home drove the development's home designs. "We hired Barton & Associates, [architects and planners of Philadelphia] to design the homes and clubhouse," says Scaletta. "They specialize in designing adult communities and were great about incorporating the prairie-style architecture into our single-story ranch homes, especially with roof pitches and dormers."

The original farmhouse, which serves



The Avenbury Lakes development includes stocked lakes, nature and wetland preserves, wildlife observation spots and pavilions perched at the ponds' edge. There are paths where people can stroll arm-in-arm past beds of wildflowers and prairie grasses.

as the Avenbury Lakes business office, will be a common area shared by homeowners. The main floor will house a party room, computer room and library. Out-of-town guests will be welcome in any of the four-second story bedrooms.

A full-time property manager and maintenance worker will live on-site in a second home that Scaletta retained on the property.

Scaletta's base price ranges from the low \$160,000s up to the middle \$230,000s. All homes are ranches, each with a covered front porch and vinyl siding in earthy, prairie-style colors: a red, taupe, yellows and blues. Each floor plan has options that include fireplaces, sun rooms, screened porches, dens or additional bedrooms.

Although it isn't a requirement, Scaletta builds with his homeowners' future aging needs in mind. "We follow the Americans With Disabilities Act guidelines with the idea that people can age in place."

Paired villa homes are attached homes with 1,480- to 1,769-square-foot and a base price starting in the low \$160,000s. Typically a two-bedroom home, there is a third bedroom option. Bedrooms located at opposite ends of the home, an open floor plan and nine-foot ceilings give this space a large feeling.

Avenbury offers two styles of single-family homes: the Garden and Manor homes. Garden homes begin in the low \$170,000s and square footage ranges be-

tween 1,483 and 1,815. The Manor homes are the largest and most expensive, with a square foot range from 1,818- to 2,123 and a base price in the middle \$230,000s.

**For your information:** Avenbury is an active adult community where 80 percent of the households must have at least one family member who is 55 years or older. Avenbury Lakes is in Avon, off Detroit Rd., just west of Jaycox Rd. Six furnished models are open 9:30 a.m. to 6 p.m. Mondays through Thursdays, 9:30 a.m. to 5 p.m. Fridays and Saturdays and 12:30 to 5 p.m. Sundays. Call (440) 937-9300 or (440) 899-3990.

Marinucci is a free-lance writer in Westlake.