

NEW HOMES SOUTH FLORIDA

Real Estate

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Shelby Homes builds to suit array of buyers

Shelby Homes is a builder on the grow. This company was ranked No. 8 last year by the South Florida Business Journal among the region's largest home builders.

"We expect to climb to the No. 5 or even the No. 4 spot this year," said Robert Shelley, company president and CEO.

One example of Shelby Homes' success is Villa Medici in Fort Lauderdale. This community takes the attraction of the city and will surround it in suburban greenery.

These three- or four-story townhomes with two-car garages are rising a block north of Sunrise Boulevard and three blocks west of Federal Highway in a neighborhood known as Lake Ridge.

"This area is coming into its own" Shelley remarked. Having finished the exteriors of several five-, six-, or seven-home groupings of residences, Villa Medici will open decorated models of the three choices available next month.

Villa Medici will be dressed in nature's green and the buildings will be clothed in Tuscan-style colors of burnt sienna and sand with brownstone-like highlights and emerald awnings.

Shelley anticipated the rebirth of this area. New storefronts are blossoming along Sunrise, especially on the north side, including an urban three-story Publix. He said other builders are following his lead to the next logical neighborhood after Victoria Park.

"Fort Lauderdale has reached the time when a builder must go in and tear down before building up," he noted.

This cosmopolitan village spans two city blocks and will contain 118 three- or four-bedroom, three-and-one-half to four-and-one-half bath townhomes that provide between 1,800 and 2,114 square feet under air. They are priced from the mid \$400's to the low \$500's.

Luxury amenities include 18-inch tile in the living room, dining room, foyer, kitchen and laundry area.

"Expect to see elegant art niches, single-family-home-size closets with built in organizers in the master bedroom and textured ceilings throughout," said David Colegrove, director of sales for Shelby Homes.

Your gourmet kitchen will have no plain old cupboards – it will display raised-paneled cabinets with 42-inch uppers in foil or wood, solid granite countertops, a Kohler kitchen sink in a range of colors and a Moen one-piece spray faucet.

Select a designer appliance package in white, biscuit or black that includes a 25-cubic-foot refrigerator with ice and water door dispenser, Radiant cooktop range, pot-scrubber dishwasher, microwave oven, full-sized space saver washer and dryer and abundant storage.

Master bathrooms feature an indulgent Roman tub, cultured-marble sinks with bull nose edge, 36-inch raised panel vanities, 12-inch floor and coordinated wall tiles with accent pieces that residents of Tuscany would call "listellos."

Want to feel safe? Every home in Villa Medici has its won fire suppressing sprinkler system and hurricane code-approved impact-resistant glass on all exterior doors and windows. Electric smoke detectors and a centrally monitored security system stand guard.

Care to get technical? Structured wiring allows for computer networking and internet connections, cable or satellite links and lines for phones. High-efficiency air conditioning and a quick recovery water heater save on power bills.

Designs of all three models allow for something rarely seen in townhome construction: customization.

Floor three can be built as a master suite and secondary bedroom, each with bath, or as a full-floor master suite. Better yet there is no charge for either option.

The intimate nature of Villa Medici and the renewed building activity in the neighborhood means Lake Ridge is "becoming a community again," Colegrove noted.

Privately owned Shelby Homes sticks to what it knows best – residential construction. Other Shelby communities in South Florida include the following:

Country Cove in Lake Worth offers four- to size-bedroom custom estate homes in a gated community with a tennis complex, lakes and a nature preserve. Homes are priced from the \$500's.

Osprey Isles in West Palm Beach has three- to five-bedroom single-family homes in a neighborhood with lakes and hammocked preserves. Residences are priced from the \$400's.

Mariner Bay at Hutchinson Island provides three- or four-bedroom luxury townhomes in an ocean-to-river, gated village with clubhouse and fitness center. Homes are priced from the \$400's.

Communities to open yet this year are as follows:

Whispering Woods in West Palm Beach will offer 90 single family homes priced from the \$400's to the \$600's.

Bradford Place in Vero Beach will have 158 townhomes that will range in starting price form \$169,000 to \$225,000.

Millstone Landing, also in Vero Beach, will tempt you with 630 single-family homes in lake and nature preserved settings. This gated community will feature a clubhouse. Homes will be priced from the \$200's to the \$275's.

No wonder Shelby Homes is rising in the standings for home construction. That explains why Shelley's office has several action figures of – you guessed it – Bob the Builder.

