

# Sutton Place

## Location and green space are two attractions of Georgetown development

BY MELISSA NIPPER  
WHERE WE LIVE EDITOR

Chris Snyder and his girlfriend, Susan Quinn, visited many subdivisions in southern Scott County before they purchased a 2-year-old house in Sutton Place.

"We looked at a lot of the close-in neighborhoods and picked Sutton Place for a few reasons," Snyder said. "One reason is I can be at my job in Lexington in 12 minutes. Or I can leave my house and in a half mile be in horse country."

Snyder was also impressed with the active homeowners association and the developer's restrictions that prohibit investors from buying lots to build rental property.

"All our neighbors own their homes and it looks nice," Snyder said. "We also

liked the builders and the quality of construction in Sutton Place. There seemed to be more attention to the details."

Snyder lives in one of the 50 existing homes in Sutton Place. When completed, the subdivision will have 700 homes. The new houses are priced from \$150,000 to \$200,000.

### 'JUST AROUND THE CORNER'

The location of Sutton Place — at the corner of Lisle and Lemons Mill roads — appealed to developer Dennis Anderson of Anderson Communities. The property is just eight miles from New Circle Road in Lexington and one mile from the Georgetown bypass.

"You have a country feel there, but it's just around the corner from employment,

shopping and dining," Anderson said. "It's a slower pace and a greener space."

Anderson has reserved 15 acres of permanent green space in Sutton Place. He is building a walking trail that will connect the community with the Lisle Road Soccer Fields.

"Our mission is to build a better community, and part of that is creating the opportunity for social interaction," Anderson said.

Larger lots also contribute to the overall look of the subdivision. The lots are 30 percent larger than similarly priced home sites in Lexington, Anderson said. "We don't allow the builders to build houses less than 15 feet apart," he said.

Although Sutton Place is Anderson's first Scott County community, the devel-

oper has undertaken several major projects in Lexington, including McConnell's Trace and Townley Park, both on Leestown Road. Townley Park won honors for best suburban/infill project at the Home Builders Association of Lexington's Sales and Marketing Awards earlier this year.

### AWARD-WINNING HOMES

Sutton Place earned recognition during the 2006 Scott County Tour of Homes. The Serenity II house plan, built by HH Builders, was the overall winner in its price range, placing first in six of the seven categories.

It has a large, vaulted living room, a see-through fireplace and a covered patio. The home is HH Builders' furnished model in Sutton Place, where it offers 12



**ABOVE:** The Serenity II by HH Builders in Sutton Place was the overall winner in its price range during the 2006 Scott County Tour of Homes. PHOTO COURTESY OF HH BUILDERS



**ABOVE:** Haddix Construction LLC is building Craftsman-style homes priced from \$165,000 to \$199,000 in Sutton Place. The houses have 1,500 to 2,100 square feet of living space. PHOTO BY MELISSA NIPPER

### If you go

The Sutton Place Community Information Center at 200 Skyline Drive is open noon to 6 p.m. Monday through Saturday and 1 to 6 p.m. Sunday.

From Lexington, take Georgetown Road (U.S. 25) north into Scott County. Turn right onto Lisle Road and go about three miles. Turn left onto Lemons Mill Road. The subdivision's entrance is on the left.

For more information, call (502) 867-1570.

floor plans.

In addition to HH Builders, award-winning Haddix Construction LLC has joined the Sutton Place team and is building Craftsman-style homes priced from \$165,000 to \$199,000.

Builder Paul Haddix, whose houses are usually priced from \$225,000 to \$450,000,

wanted to expand his price range. He saw Sutton Place as the perfect fit.

"I liked the way (Anderson) handles things in Sutton Place and keeps up the development," Haddix said. "It is well-kept."

Haddix has enjoyed success with his Craftsman-style homes in Westwoods at Mallard Point, a subdivision in northern

Scott County.

"Georgetown doesn't have a starter-type community with a Craftsman feel and I've gotten such positive feedback in Westwoods, we decided to do the Craftsman look in Sutton Place," he said.

Haddix offers five floor plans in Sutton Place, ranging from 1,500 to 2,100 square

feet. The houses have stone accents and a mix of materials to create the warm Craftsman look.

"We are excited to have Paul Haddix building in Sutton Place," Anderson said. "Buyers will find they can get the economy of a production builder, but the choices of a custom home in Sutton Place." //