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New condos, luxury homes to outline Harford golf course

REBECCA LOGAN | CONTRIBUTOR

Donald and Mary Ann Horsham were so anxious to throw a party at their new house at the Residences at Bulle Rock that they weren't waiting until it was built.

Before the holidays, the couple made the rounds at the Havre de Grace development, passing out goodies and informal invitations to ring in the New Year in the yard of their under-construction house.

The Horshams own one of more than 320 homes sold so far in that community. And in many ways, they are typical of the Bulle Rock buyer, said Kathy Harper, manager of the development's welcome center.

A chance to play and socialize is something the project's promoters have been pushing. In fact, the Residences at Bulle Rock sells itself through its promotional slogan "Life Imitates Vacation."

Home buyers have bought into it — literally.

"We've sold more than 320 homes since we opened and we've only been open a little more than a year," she said.

Sales for the development officially kicked off in October 2004. But by the end of that year, only 17 homes had sold.

"There was really nothing out here for them to look at," Harper said. That changed last year as the project's builders opened model homes.

"As of the end of September, we had sold a house a day in 2005," she said.

Sales chilled a bit again when the weather did, Harper said, adding, "instead of doing seven a week we were doing three or four a week — but still a great pace."

The Residences at Bulle Rock is being developed by Manekin LLC, Clark Turner Cos. and H&S Development Corp. Plans call for the gated community to eventually have more than 2,000 condominiums, villas and single-family homes built by Bozzuto & Associates, Clark Turner, D.R. Horton, NVHomes, Ryan Homes and Ryland Homes.

Bozzuto is the latest builder to get in on the game and expects to break ground in April or May on its Bulle Rock condominiums with anticipated delivery by spring 2007.

In order to shield residents as much as possible from the unpleasant effects of construction, one neighborhood is being finished before crews can move onto the next.



NICHOLAS GRINER | STAFF

Developer Clark Turner is building luxury single-family homes at Bulle Rock.

"There's such great thought that went into the whole plan," Harper said. "Because in a small community of maybe 200 homes, OK, you're going to have to deal with construction for a while. But with 2,000? Even though we're selling 300 a year that still takes over six years to complete."

Builders are offering a wide range of options at Bulle Rock.

Ryan Homes, for example, has condominiums starting for less than \$261,000.

But if you want a single-family house with the type of bells and whistles on display in Clark Turner's model home — such as a mini-movie theater, wine cellar, massage room and a television screen inside the bathroom mirror — be prepared to shell out somewhere in the neighborhood of \$1.2 million.

Harper said that between the builders, there are about 35 to 40 floor plans to choose from. All must offer "main floor living" meaning the owner's bedroom suite and laundry room are all on the ground floor.

That's a plus for the 55 and older crowd, Harper said. There's no age requirement for living in the Residences at Bulle Rock, but typical buyers so far have been between the ages of 45 and 60, Harper said.



A model of a new home at Bulle Rock.

Donald Horsham, who is retired, said he asked his wife if she would stay in their Bel Air home if anything happened to him. She said no, so they decided to look for a gated community and a home where she would want to stay.

Many who ask about the Residences at Bulle Rock want to be closer to children and grandchildren, Harper said.

"They may kind of just look at a map of Maryland and say, 'Well that looks OK.' They see us on television. They go to the Web site or whatever brings them in," Harper said. "But it's almost like once they get here, they're hooked."

Rebecca Logan is a contributing writer in Harford County.