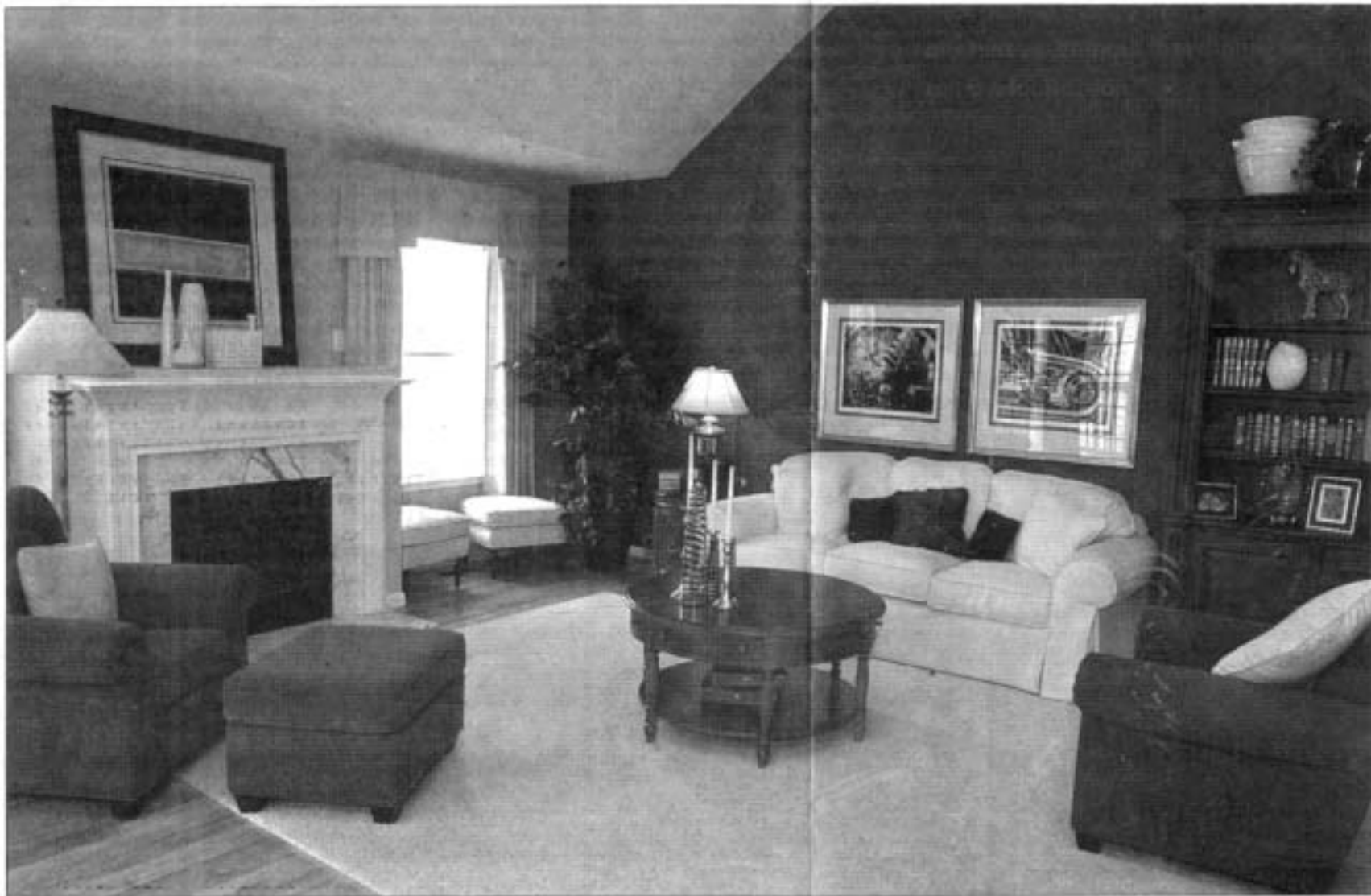


# Homes



Chris Arrmann/The Gazette  
Stavrou Communities' "Holly" model features a spacious living room with hardwood floor. The home is part of the Cameron Grove planned community in Upper Marlboro.

## Best-laid plans

County planned communities give homebuyers a hometown feel, plethora of options

Buyers looking for a pedestrian friendly neighborhood that comes with on-site parks, swimming pools, bike trails, and even shopping conveniences, should look no further than planned communities. Touted as the preferred choice for growing families by many homebuyers, these are neighborhoods designed with a hometown feel.

Planned communities offer a wide range of housing options for everyone — from growing families to empty nesters — including condominiums, townhomes, single-family homes and, sometimes, apartments. Many planned communities feature a diverse group of builders, offering homes in a variety of price ranges.

• **Perrywood**, located in Largo, is a traditional-family community situated on 600 acres midway between the bustling Capital Beltway and the rural county seat of Upper Marlboro. Residents of all ages have places to meet and play within the community. Some of the recreational amenities in Perrywood include a large

pool house, community center, relaxing lakes, parks, playgrounds and trails. Lighted walking trails lead to the 800-acre Watkins Regional Park. This community also boasts a unique new elementary school, Perrywood Elementary, the county's first community center/school complex of its kind in the region.

Currently, Washington Homes is building three-level, three-bedroom townhomes in the community, starting in the \$200s. Perrywood townhomes all feature two-car garages and average about 2,200-square-feet of living space. Upgraded features include brick fronts, vaulted ceilings and sunrooms.

• **Fairwood**, located in Bowie, is the county's newest planned community, and features a model home park where buyers can walk through a variety of homes designed by seven builders, including Allan Homes, Goodier Builders, Nu-Homes, Mid-Atlantic Builders, Patriot Homes and Ryland Homes. The Rouse Company, known for developing the planned community in Columbia, is the developer of the Fairwood project. Once completed, this planned community will feature swimming pools, tennis courts, communi-

### New home communities

- Perrywood, Largo, Washington Homes, 301-430-0206
- Fairwood planned communities in Bowie, multiple builders, [www.fairwood.com](http://www.fairwood.com)
- Cameron Grove, Upper Marlboro, Stavrou Communities, 301-249-5900
- The Village, Mitchellville, Centex Homes, 301-925-6301

ty parks, walking trails and soccer fields. A new school set on 15 acres is also in the works for Fairwood.

Home styles offered: single-family homes, townhomes and condominiums with a price range from the mid-\$100s to more than \$400,000. Options range from luxurious master suites to soaring two-story family rooms to finished lower levels with home theaters.

Planned communities are also being created specifically with the active adult in mind. This fast-growing, baby-boomer population has prompted an increase in exquisite active adult housing options.

These communities usually feature convenient one-level living, and also come with a host of country club recreational activities in a resort-like setting.

• **Cameron Grove**, developed by Stavrou Communities, is a new active adult development located just off Central Avenue in Upper Marlboro. Cameron Grove offers an abundance of activities so that the residents can enjoy active, independent living styles. This community features cottage homes, townhomes and single-family homes that range in price from \$119,900 to \$226,500.

• **The Village** is a gated active adult community located in an exclusive wooded enclave in Mitchellville. Built by Centex Homes, the neighborhood offers a clubhouse, a shuttle bus service, adult education courses and trails through acres of woods and lush landscaped grounds. Luxurious cottage homes are offered in one-, two- and three-level designs, with the second level either used as storage or finished as additional living space. The Village's cottage homes are priced from the high \$200s.