

## Right Time to Right-Size

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So the kids have graduated from college, gotten married, even given you a few grandkids and moved away. Your eldest's room has been converted into a workout room with equipment that's convenient to hang your clothes. Your middle child's room is now a much needed second office, it holds the old computers and non-working printers. And finally, your youngest child's room is now the dog's room, complete with three doggie beds and a collection of chewable toys including every KONG treat holder on the market.

You've started a daily golf routine, but can't help feeling guilty about the neglected lawn your yard that's much too big and too difficult to keep up with. You'd welcome a friendly chat with a neighbor over a cold glass of lemonade, but the closest one is an acre away. Oh, the privacy seemed like a good idea at the time; the kids were young and rambunctious; they always had at least 3 pets at one time and the birthday parties and backyard campfires were annual traditions. But the empty and unused space throughout your home seems overwhelming and quite frankly, a waste.

This scenario might sound all too familiar. Too much house and yard and not enough time to do the things you really want to do. You're no longer tending to children or trying to manage home improvements. Your lifestyle has changed and so should your home. You need a community that will provide you with the lifestyle and comfort you deserve and a house that's not just down-sized, but **right-sized**.

Coolman Communities will soon introduce their newest neighborhood, ideal for near-nesters, baby boomers and professionals. These distinctive bungalows are specifically designed for homeowners looking for an ideal location, manageable space, social gatherings and lifestyle simplicity. Far from the typical extra wide driveways and oversized homes subdivisions, the upcoming Fairfield Greens brings back the charm of small community, intimate in scale and completely sociable.

Located in Valparaiso, Indiana just south of US30, this exclusive neighborhood offers a multitude of walk-to conveniences, including Suzy's Café and Rio's Golf Shop. Downtown stores, boutiques and restaurants are just five minutes away and the Starbucks, Wiseway and the Valpo Athletic Club are a short bike ride away.

The low maintenance community will feature 37 bungalow homes starting at \$190,000. Each home will offer main floor living and options to upgrade with the addition of a half story for a second guest room and storage space. The homes will boast distinct details, including quaint entry columns that frame the inviting front porch, perfect for entertaining guests as you overlook your blooming flower boxes and cottage-style garden.

Residents will enjoy the openness of community living as homes are nestled around common courtyards, situated to encourage and promote routine neighborhood interaction and events. Walking the dog has never been more convenient and enjoyable. Two-car garages back into alleys to maximize front home socialization areas. The popular backyard barbeques will soon become front yard practices with friends

and neighbors. Residents can also take advantage of the Club House, which features a kitchen, living area with television and restroom, for parties and get-togethers.

As with all their homes, these Coolman built homes will be Certified Green through the National Association of Home Builders (NAHB). Coolman will offer additional green options to all homebuyers. The community also offers the 'right to dry.' For those not familiar with the phrase, it's the right to hang your clothes outside to dry. In some communities, believe it or not, the act is banned because it's believed to detract from the "look" of the community, despite the fact that it's an energy saver.

Fairfield Greens is not for everyone, in fact, if lifestyle simplicity, right-sizing, and community interaction are not up your alley, then this would not be the home for you. Coolman says this ideal living is targeted for a very specific niche and will not shy away from telling the homebuyer looking for complete and utter privacy that this is likely not the place for them. These homeowners will not only take pride in their individual homes, but in their community as a whole.

Dee Berger, Project Manager -Fairfield Greens, said she's so impressed with the bungalow-style community that she's decided to put her own home on the market to purchase a home in Fairfield Greens. "I was looking for the great neighborhood feel, low maintenance community and a great home that I can customize the way I want it," Berger said. She currently lives in Aberdeen and admits she loves her current Coolman home, but said she's looking for a change. "I just don't have time to work on the yard and the four-bedroom house is just too big for my husband and me. We both work full time and we're very busy," Berger said.

Coolman's not at all surprised that four lots have already been spoken for without advertising efforts. That's right, word of mouth has led the interested to buy into the serene community. Construction on the community is slated to begin within the next few months. For more information visit Dee Berger, Project Manager – Fairfield Greens at Essex Park's Open House, from 1-4pm this Saturday & Sunday. For a weekday appointment call 1-219-405-5510 or 219-464-7510.