

## SUGARTREE

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To simplify the home-buying process at SugarTree, Dalton and Bolton have changed many of their upgrades to standard features. "Now we just have a short list of upgrades," Dalton said.

Their standard exterior features include:

- dimensional architectural shingles;
- a full masonry exterior;
- a full masonry chimney with an architectural cap;
- a large covered porch with a ceiling fan;
- maintenance-free aluminum cornices;
- maintenance-free aluminum-clad windows;
- stained-concrete driveways and sidewalks;
- professionally landscaped and sodded grounds; and
- individual architectural mailboxes.

Their standard interior features include:

- custom cabinetry by Barber;
- ceramic-tile floors in the entry hall, baths, kitchen and laundry room;
- architectural moldings;
- Kohler plumbing fixtures and bathtubs;
- custom paint choices throughout;
- 9-foot ceilings throughout the first floor;
- a separate whirlpool tub and a ceramic-tiled shower in the owner's bath;
- a fully finished two-car garage; and
- "green building" applications.

Interior designer Kathy Clark of Kathy Clark Interiors helps each home buyer make the selections for their home. She also designed the interior of the SugarTree model home.

"Kathy has been part of our process since Heritage Place," Dalton said. "She has a correct eye for color and space, which is a huge benefit for our customers."

Dalton and Bolton update their materials with each community they build.

"Each time we've tried to look at the latest trends and project ahead," Bolton said.

"We've changed our choices in tile, granite,



plumbing fixtures and appliances. We try to update our cabinetry and stains."

They carefully chose their brick and roof colors at SugarTree.

"Versailles is an old Kentucky town with a rich history," Dalton said. "We think our brick and roof selections tie into the community very well."

They also are delighted with their pastoral setting. "This is probably the prettiest site we've had," Dalton said. "It's totally tree lined."

Bolton agreed. "This is what people are looking for," he said. "It's a quiet, peaceful location within minutes of touching everything you want."

### MAINTENANCE-FREE LIVING

In addition to attracting Woodford County residents, the partners expect interest from home buyers in Lexington and Frankfort.

With their proximity to many horse farms and Keeneland, they also hope to attract members of the horse industry.

As with their two previous garden-home developments, Dalton and Bolton think SugarTree will particularly interest home buyers who are ready to downsize their living space and their maintenance chores.

SugarTree homeowners will pay a \$200 monthly association fee that will include their exterior homeowners insurance, exterior maintenance, lawn care and landscaping.

"A lot of our clients have lived in their home for 30 years," Dalton said. For some, the thought of moving is stressful at first.

But afterward, "Each one has been ecstatic," he said.

"This is a great situation for them," Dalton said. "They get a brand-new home with all the comforts they are used to. But now, they can lock up their home and spend the winter in Florida without worrying about their home. When they downsize their home, they aren't downsizing the quality of their home." //

**LEFT:** The owner's bathroom in the SugarTree homes features ceramic-tile flooring, a double-sink vanity, a whirlpool tub and a tiled shower.

**BELOW:** Developer Rob Bolton, left, and builder Don Dalton created Azalea Properties to develop and build maintenance-free garden-home communities.

PHOTOS BY JOSEPH REY AU



### SugarTree at a glance

**Location:** Huntertown Road, Versailles

**Directions:** From Lexington, take U.S. 60 to Versailles. At the Lexington Road Plaza (anchored by Kroger), turn left onto Marsailles Drive. Turn right onto Huntertown Road. SugarTree is on the left.

**Model hours:** 1 to 4 p.m. Sunday, 1 to 5 p.m. Tuesday through Friday, and by appointment

**Phone:** (859) 879-8350