

# Basements included in Reserve One houses

Five years ago most new townhouses did not include basements. That's beginning to change as developers are recognizing the demand for the underground havens.

"Basements are definitely both a selling factor and a resale factor," says Susan Borta, sales manager at Reserve One Homes. "One of the main concerns of people buying a townhouse is storage space — where do you put all your stuff?"

The Reserve One Homes townhouses, which all include basements, start at \$188,990.

An English, daylight, or walk-out basement results when a home is built on a slope and part of the basement is above ground level. It is a fairly recent innovation because of the engineering and architectural expertise needed to build on an uneven lot.

Probably the most common type of basement, a look-out, has small casement windows that are just above ground level. It's perfect for a slightly sloping lot and is common on an even lot where the foundation is deliberately constructed partially above ground level. The bonus is a natural daylight in the basement, but the drawback is that the entire house sits above grade —making steps necessary at all entries.

Two classic home designs work around this problem. The raised ranch — yes, there are now raised-ranch townhouses — incorporates a second story that rests partially on the basement allowing ground-level entries.

The bungalow features one ground-level entry that rests mid-way between the main floor and basement. A finished basement can double the floor space of a bungalow.

Since crawlspaces can be fire hazards and breeding grounds for mold, most new home builders avoid them.

The word "cellar" is rarely used without the word "wine." While high-end new homes include sophisticated wine cellars that are climate-controlled, cellars originally became popular because of the naturally cool temperature.

One reason basements are traditionally damp is the condensation that results when the cool basement air meets the warmer air from the upper floors. While the typical basement height is 7 feet, 10 inches; many builders increase the height to 9 feet for an additional charge.

Some real estate professionals include basement space in the square footage of listed homes. Strictly speaking, square-footage should only include living space, but agents are beginning to recognize the additional living space of a finished basement.

At Reserve One Homes' Running Brook Farm in Johnsburg, all the townhouses include full basements.

"Basements provide opportunity for creativity," Borta says. "We listen to what buyers tell us they want and something unique in the basement is sometimes on the list."

Finishing possibilities for homes with basements are

endless and include upscale recreation rooms, spare bedrooms with baths, and a home office.

Running Brook Farm in Johnsburg offers townhouses with larger floor plans and two-car garages.

The two-story two-bedroom 2½ bath 1,533-square-foot Andalusian-2, is base-priced at \$196,990. It features a two-story family room and a dining room. There is a second-floor loft that overlooks the family room, a master suite with a volume ceiling and a master bath with a dual vanity.

The 1,493-square-foot Belgian-2, base-priced at \$193,990, features three bedrooms, a loft and 2½ baths. The first floor is anchored by a family room, and includes a

kitchen that opens to the dining room. On the second floor, the master bedroom has a volume ceiling, a plant shelf and a master bath with a dual vanity. There are two additional bedrooms.

The two-story 1,464-square-foot Connemara, includes 2½ baths and three bedrooms or two bedrooms and a loft. It is base-priced at \$188,990.

The family room and the dining room are separated, yet accessible to each other, and the kitchen opens to the dining room. Side-by-side basement and second-floor staircases allow family members to move from level to level with ease.

The master bedroom features a volume ceiling, and the master bath includes a dual vanity.

The 1,088-square-foot Dart-

moor ranch townhouse is base-priced at \$206,990.

The two-bedroom two-bath home features 9-foot ceilings, ceramic tile floors in the foyer and bathrooms, wood-grain interior doors and trim, first-quality wall-to-wall carpet, designer-line vinyl floor, walk-in closets, volume master bedroom ceilings, decorator light fixtures, custom-finished hardwood kitchen cabinets, double-bowl stainless steel kitchen sinks, kitchen appliances, and wood bathroom vanities with cultured-marbled tops. And two to three bedrooms plus a loft.

Running Brook Farm is near

Route 31 and Route 120. To get there, take Route 31 north to Route 120. Go east on Route 120, one-half mile to Riverside Drive. Turn north on Riverside and go two miles to Running Brook Farm Boulevard and follow the signs.

The sales center is open from 10 a.m. to 6 p.m. daily and by appointment.

For more information on Running Brook Farm townhouses, call (815) 759-0808. Visit Reserve One's Web site at [www.ReserveOneHomes.com](http://www.ReserveOneHomes.com).