

Urban living

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Sooyeon Kwon said she has always enjoyed an urban style of living growing up in Seoul, South Korea. So, it was no surprise when she chose a condominium in the heart of downtown Gainesville for her new home.

"I'm used to a city-kind of life, but I didn't look at condos per se," said Kwon.

The 38-year-old pharmaceutical sciences researcher had graduated from the University of Florida in 2004 and, after accepting a faculty position at UF, began looking for a home. But after looking at three houses, she felt the upkeep would be too much for her to manage alone.

She said she took one look at Regents Park and knew she had found her home.

"My friends told me the first three years (in a house) are the 'fixing-up' period. The condo fits my needs and it was very convenient for me to (be close to) work," said Kwon.

Regents Park, an AMJ Inc. of Gainesville venture, is a 46-unit development of one- and two-story townhomes and flats. Located in the Duck Pond neighborhood, the project combines townhome living with urban-center amenities. With the sell-out of Phase I, Phase II features 2- and 3-bedroom residences each with 2½ baths and an attached single-car garage. Homes are priced from \$355,000 to \$429,000 and range from 819 sq. ft. to 1,021 sq. ft.

Homeowner Association fees are \$118 per month and include building hazard insurance, pest control, trash removal and common ground maintenance.

The development's three-story buildings include first floor flats and two-story townhomes. Insulated concrete form construction, brick facade and 11 inches of poured concrete between flats and townhomes combine to reduce noise while increasing insulation, said Craig Wilburn, vice president of Bosshardt Realty Services Inc.

The kitchens are equipped with a full-line of Whirlpool or KitchenAid appliances including side-by-side refrigerator, smooth-top range, under-cabinet hooded microwave and dishwasher in black or white. Kitchens also feature 42-inch maple cabinets with crown molding, cultured quartz countertops and undermounted stainless steel sinks. The dining room overlooks a spacious terrace or courtyard, depending on the model, and the adjacent family room features sliding-pocket doors opening onto a formal living room.

Models include two full baths with cabinetry and counter tops to match the kitchen and powder room with pedestal sink. Master baths include double, undermounted sinks, linen closet and a separate shower/toilet room. Floors, tub surrounds and shower walls are finished in coordinating ceramic tile.

Master bedrooms include private balcony with double French door access, adjacent sitting or dressing area and either two walk-in closets or one extra-large walk-in closet, depending on the plan.

Each condominium features 10-foot ceilings, 36-inch electric fireplace with a carved wood mantle and tile surround, full-size, front-loading washer and dryer, side-lit front entryway and tilt-out, double-paned Anderson windows. An interior decorating package includes about 12 color choices and all residences are pre-wired with security system, Internet and cable.

In addition, townhome models feature about 400 sq. ft. of finished attic space, including 8-foot ceilings, and an under-the-stairs cubby closet.

The builder is offering three levels of upgrades that include 18-by-18-inch ceramic tile, Berber carpeting or engineered hardwood flooring and stair risers. Other accessories include stainless steel appliances, crown molding, a jetted tub in the master bath and pendent lighting in the kitchen and fireplace.

While there is a lot of flexibility within the upgrade packages cosmetically, the near completion of the development precludes any structural changes, said Wilburn.

For Kwon, the concrete construction was the deciding factor for her purchase at Regents Park.

"I love my place. I feel safe now," said Kwon.

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