

## Keene's Pointe New Home Construction: The Best in Six Years

Continuing a trend that I've observed over the last three years, construction of new homes in Keene's Pointe continued on an upward trend during 2011. For the year, there were 21 new homes started, making this the best year since 2006 for new home construction in Keene's Pointe. To some, 21 new home starts may not sound like a lot. However, when you consider that this represents more than \$24,000,000 in real estate sales, it's impressive.

The leader in number of homes built and sold in Keene's Pointe for 2011 is a new comer to the Keene's Pointe builder family. Centerline Homes, [www.centerlinehomes.com](http://www.centerlinehomes.com), started their first two inventory homes in The Gardens, the final village to be offered in Keene's Pointe, in the fall of 2010. Both homes were sold prior to completion in the first quarter of 2011 and they have followed this impressive start with seven additional sales during the remainder of this year. Deb Marton, Director of Sales with Centerline Homes stated that, "Centerline Homes is very pleased with our first year's record in Keene's Pointe." However, Deb believes that Centerline will be even more aggressive and successful with many more sales during calendar year 2012. She told me that she anticipates that Centerline will purchase several more lots with the intention of starting more inventory homes. Deb expects that sales and starts will continue to increase in Keene's Pointe during calendar year 2012.

Another newcomer to the Keene's Pointe stable of builders is Harrigan Homes, [www.harriganbuilders.com](http://www.harriganbuilders.com). Al Harrigan, a long time homebuilder in Canada, bought a home in Keene's Pointe last year. When the opportunity to join the list of preferred builders in The Gardens presented itself, Al didn't hesitate. He purchased a nice lake view lot and began building a model home. Within the last month, someone made an offer he couldn't refuse on the model and he is currently completing this home to the buyer's specifications. During the few short months that Al has been on the preferred builder's list in Keene's Pointe, he's not only sold his model, but has three additional contracts to build homes. When I asked Al why he decided to expand his building operation into Keene's Pointe he stated, "After having lived in Keene's Pointe for a year I could see that the community was everything I had hoped for when I purchased my home. Being able to build homes in the same community that I live in is just a bonus." Al joins three other builders, Rick Watson, [www.jrichardwatson.com](http://www.jrichardwatson.com), Chris Morgan, [www.goehringandmorgan.com](http://www.goehringandmorgan.com) and Bill Sauerwine of William J Sauerwine Custom Homes who live and build homes in Keene's Pointe.

There are currently additional opportunities to build or purchase new homes in Keene's Pointe. There are golf front, lakefront, pond front and preserve view lots available. However, this opportunity won't last forever. Approximately 95% of all the lots in Keene's Pointe have been built upon. If a new custom home is on your to do list, I encourage you to not procrastinate. Building costs are down. Building materials are down. Labor costs are down. Builders are anxious to make a deal and interest rates are at all time lows. All of this adds up to a great time to buy! Contact Wayne Weger at 407-221-4280 or [wweger@castlecooke.com](mailto:wweger@castlecooke.com) for additional information.