

A LOT OF SPACE FOR JUST A LITTLE MONEY

Orchard Hills in Phenix City



BY BORDEN BLACK

Special to Ledger-Enquirer

Edgar and Jack Hughston builders have had such success with their two-story homes in Bunker Hill that they are doing it again in a brand new subdivision in Phenix City. The concept is lots of space for a low price. They can do that because homes on two levels provide that additional footage for about the same cost as a smaller one-story.

The home at 408 26th Court is representative of the other 38 homes that will be constructed in the first cut of the Orchard Hills neighborhood. With +/- 2468 square feet, it has two living spaces and unusually large bedrooms but it is selling for less than \$156,000.

The bedrooms are all upstairs as is the laundry room. The master has a bedroom-sized closet with a bath that includes a garden tub and separate shower as well as a

double vanity.

Downstairs there is a living room/dining room combination as well as a family room with fireplace that is separated from the kitchen by a breakfast bar. The kitchen has lots of cupboard storage as well as a pantry. The counter tops are granite-look laminate and the flooring resembles ceramic tile. Both are easy maintenance and you have to look closely to tell they are look-a-likes. In those homes still under construction, the buyer can opt for an upgrade to granite and ceramic tile. Other options are also available.

The home, which has a wood-look vinyl siding and stacked stone exterior, is situated on a large level lot with a patio off the family room.

The other nine homes currently under construction will be equally large with at least four bedrooms and two baths and will range in price from

\$132,900 to \$170,000.

Despite the low price, construction includes specialty ceilings, crown molding in some rooms, and special architectural touches. In addition, the Hughstons have a reputation for building quality homes. For more than 30 years Edgar Hughston has prided himself on using excellent materials and superior craftsmen to produce exceptional homes with special features at a reasonable price.

In addition, these homes are in a great location off Sandfort Road. At the end

of the street is a large public park with ball fields, swimming pool and picnic facilities. In addition, the neighborhood is in the sought-after Phenix City school district.

You can check out the available homes and the lots during the grand opening open house today from 10:00-6:00 and Sunday from 1:00-5:00. If you miss the open house, you can still call Wayne and Donna Long for a special showing at 706.366.8000 or 706.325.5000.

Photos by BORDEN BLACK

HOME FACTS:

ADDRESS: Orchard Hills, 408 26th Court, Phenix City

SQUARE FEET: +/- 2468

PRICE: \$155,990

BROKER: Shepherd Brokers.com GMAC

AGENT: Wayne and Donna Long 706.366.8000 or 706.325.5000

COMMENTS: 4 bedrooms, 2.5 baths, 2-car garage, fireplace, patio, two living spaces.

OPEN HOUSE/GRAND OPENING: Saturday 10:00 - 6:00 Sunday 1:00-5:00