

20 Projects Marketed

AS THE "American Dream" of an affordable single family home recedes from Santa Cruz to its wealthier fringes, developers are turning to multiunit projects to service the entry level, second home and rental markets.

Twenty current projects are listed alphabetically below, with those having the same developer grouped under one heading, the older project in bold type.

— Apple Hill, Green Valley & Main, Watsonville. Of the 152 2- and 3-bedroom (1 ½ bath) units proposed, 56 have been built and 32 sold at from \$89,500 to \$97,500. Owners Dan Lester, Dick Roach and Don Gardiner (CDM Corp.) are now building 32 more from 933 to 1200 square feet.

— Aptos Hill Townhouses, Aptos Hill & Soquel. Owners Zoltan, Mike and Alex deHaydu have sold these six 2- and 3-bedroom units at \$137,500 to \$147,500. Sizes range from 1,163 to 1,354 square feet, all with 2 ½ baths. —

— Barrington Court, Soquel & Thurber. This 16-unit, 2 bedroom, 2 ½ bath complex has sold out at from \$100,000 to \$115,000. Developers are Richard DaPont, Everett Meissner Jr., Wayne Shaffer and Gary Reece.

— Briarwood, 38th and Laurel Court. Owner-builder Paul Eller sees a mid-June finish on this 28-unit, 2- and 3-bedroom condominium. Prices have not been set. Eller's 16-unit **Willow Glen** condo project on Brommer sold out at \$100,000 each.

— Cabrillo Meadows, Mar Vista & Soquel. Developer Edward Newman has 12 large (1,300 to 1,450 square feet) 2- and 3-bedroom units under construction, \$116,000 to \$138,000.

— Camp Capitola, 38th & Brommer. Owner-builders Ted Freeman, Rod Aycock, Bob Becker and Bud Oderio have two of five sales left at \$126,000 and five of 15 rental units left at \$900 per month. Units are 2 bed, 2 ½ bath, 1,250 square feet. The same four developed and sold the 16-unit, \$116,000 **Freeman Court** at 7th & Capitola.

— Corcoran Place, 26th off Portola. Owner-builder Charly Terpstra has sold six of 16 planned 2 and 3 bed, 2 ½ bath townhomes from \$125,000 to \$164,500. Construction starts this summer on the other 10.

— Cormorant Court, Frederick near Hanover. Owner-builders Rick Moe and Craig Rowell see June 1 occupancy of this 36-unit rental project, priced from \$695 to \$750 per month. The 2-bedroom units run 800 square feet, and include decks and pool.

— East Cliff Village Townhomes, 17th & Portola. Builder Ted Lemerond and developer Hal Shores have sold 17 of these 26 two-bed, 2 ½-bath units at \$124,500. The pair are now completing the 15-unit **Green Acres Court** "duo-home" project off Paul Minnie Drive. The 2-bed, 2 ½-bath, 1,200-square-foot units are \$120,000. Another Shores venture, the 43-unit **Vista Prieta** senior project on 17th Ave. near Highway 1 has 15 of 43 1-bed, 1-bath units left at \$56,500.

— Hidden Oaks, Bean Creek & Scotts Valley, Scotts Valley. Of 186 units proposed, 36 are under construction and 13 pre-sold at from \$104,000 to \$137,000. The IDEVCO-developed units are 900 to 1,200 square feet, 2-bedroom, 1 ½ or 2 bath.

— Scottsborough, Mount Hermon & Whispering Pines, Scotts Valley. Hal Porter Homes has sold out the first 26-unit increment of this 140-unit project at \$126,500 to \$145,500. A July start is set for the next 29 units, 2 and 3 bedrooms, 2 baths, 1,267 to 1,537 square feet.

— Seventh Avenue Townhomes, 7th near Brommer. Owner-builders Eric and Bob Hickman and Dave Michael are finishing 12 2-bed, 1 ½-bath units priced from \$105,000 to \$119,000. The same partners did the **Hickman Court Townhomes** at 26th and Fresno which sold out in August at \$155,000 each.

— Thurber Lane Park, Sequoia & Thurber. Boston-based Robert White and partner Dragan Daic have 12 of these 20 townhomes left at \$125,000 to \$136,000. All are 2 bed, 2 ½ bath, from 1,241 to 1,365 square feet. —

— Willowbrook Village, Atherton & Soquel. White Rabbit Associates has sold 25 of these 33 2- and 3-bed, 2- and 2-½ bath units priced from \$134,500 to \$159,500. Sizes from 1,240 to 1,750 square feet.

— Woodland Heights I & II, Howe & Soquel. Vosti Properties pre-sold 22 of the first 38 2-bed, 2 ½-bath units (1,225 to 1,500 square feet) priced from \$111,000 to \$142,000. The 12-unit second phase has eight pre-sales at \$151,000 for 3-bed, 2 ½-bath units of 1,600 square feet.

Statistics

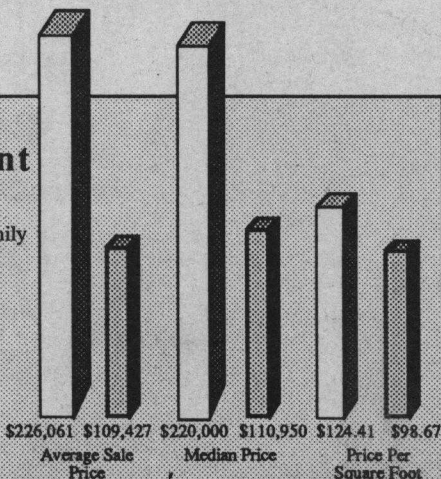
Multi-Unit Development Values

Comparing "Single Family Detached"

And "Attached Condominiums"

All 2 or 3 bedroom homes
Survey conducted March 2
to March 13, 1987 in Santa
Cruz County

Data supplied by First
American Title Insurance
Co.



GRAPHIC BY RICK HILDRETH