

NEW HOMES

**The details**

- » **Development:** Woodbrook on Charles
- » **Builder:** Bozzuto Homes, Greenbelt, Md.
- » **Description:** Twenty-eight three- and four-bedroom homes in Baltimore County
- » **Price:** Starting in the high \$600,000s
- » **Contact:** Dotty Pistorio, sales manager, 410-377-3040



# Move in soon; few move out

By Mike Unger  
Examiner Correspondent

car garages are standard, and the condo association takes care of all the exterior yard maintenance.

There are many options available to customers, including a finished basement.

"We ended up with a very spacious media room, which turned out great," Berlanstein said. "The best thing is the ease of living-no outside maintenance, first floor master suite, high ceilings, good light, and lots of customizable options."

There's almost nothing Bozzuto Homes can't do with the houses, said Dotty Pistorio, sales manager for the development.

"The kind of niche we have is that we customize no matter what it is the customers want to do," she said. "We want to make their home special. We'll do it if there's any way possible."

Berlanstein certainly has loved living in Woodbrook, but she's anxious for the rest of her neighbors to arrive. Thirteen of the homes have been sold.

"We are looking forward to the completion and a real sense of neighborhood once everyone moves in," she said. "The location is perfect. You can get downtown in 20 minutes. The Beltway is right up the road, and we are near all kinds of shopping and restaurants and other conveniences. Also, this part of the city and the county is really lovely with older beautiful neighborhoods like Ruxton and Roland Park. Really nothing is very far away, which is great."

It seems that Berlanstein, like most of her neighbors new and old, won't be moving anytime soon.

Baltimore County, just north of the city line between Roland Park and Ruxton, is one of the most desirable neighborhoods in the region for a host of reasons best explained by Debbie Berlanstein, who couldn't wait to get there. In September she was the first resident to move into Woodbrook on Charles, a collection of 28 new homes smack dab in the middle of this hot spot.

"We wanted to be close enough to work-we both work downtown-but we wanted to live in Baltimore County," she said. "This was a great central spot surrounded by great neighborhoods, convenient shopping and access to the Beltway as well."

The ideal location is a blessing for residents lucky enough to already live there, but a curse for those trying to muscle their way in.

"It's tough to find a new community in this neighborhood, because so many people want to live there, or if they live there already they want to stay," said Karen Krupsaw, vice president of sales for Bozzuto Homes, Greenbelt, Md. "Not a lot of people move away from there."

Woodbrook on Charles' homes feature a variety of floorplans. Some have first-floor master suites, others have elevators, so there's great flexibility in how people can utilize the home. The three- and four-bedroom floorplans have gourmet kitchens with granite countertops and stainless steel appliances. Two-



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**\$369,900**



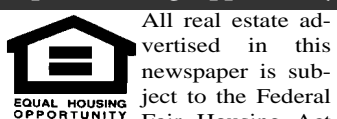
3BR/2BA rancher w/2 attached car garage on 1.58 acres. Very open floor plan, MBR w/ walk-in-closet & super bath, hrdwd flooring in kitchen, wall to wall carpeting & warm propane heating. Call Kristan 410-236-8666

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Exquisite colonial nearly completed on 2.36 ac in Fallston. Home will boast a 1st floor library w/built-ins, morn room off kit, FR w/ FPL, MBR w/ optional cathedral ceiling, fully fin bsmt. w/ 3rd BA. all options available for upgrade. List agent has plans. Call Kristan 410-236-8666

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