

Frequently Asked Questions

What is happening in the Fox Park Neighborhood?

Many developers have completed or are in the process of renovating in this community. Blue Shutters Development (BSD) has an interest in 8 properties in Fox Park and is actively acquisitioning other properties. They began with five homes on Shenandoah Ave, starting at \$159,900 and three homes on Armand Place, 1 street to the north, starting at \$269,000.

What is happening to the 2600 Block of Shenandoah Ave?

BSD currently owns 3 of the 8 homes on the South side of the street as 2 have been completed and sold.. Two of the remaining 3 homes are being considered for redevelopment with the 3rd as a primary residence. Many of the boarded up homes on the North side of the street are now developer owned. The city is discussing plans for a builder to develop the grassy lot across from our display home (on the North side of Shenandoah) to have 2-3 new construction homes.

What are the Taxes? (And what does Tax Abatement Mean?)

These homes are Historically Renovated. They are rehabbed in the fashion of many original features of the home from the exterior to the interior millwork. Along with the Historical distinction, you will have the benefits for 10 years tax abatement on this property. That means your property tax bill will remain at the low, pre-renovation rate for 10 years, till approximately 2014.

How big are these homes?

The previous display home at 2638 Shenandoah Ave is 1,492 Square Feet (per tax records). This does not include the basement space. The other four BSD properties on Shenandoah Ave are all approx. the same size. BSD currently has two properties remaining in restoration on Armand Place (one block North) which are 2,200+ Sq. ft. They are constantly adding inventory.

Are all the homes on Shenandoah the same?

BSD has renovated 5 homes on this street with similar footprints. Two have been sold to date. 2646 Shenandoah and 2652 Shenandoah are Under Construction with 2634 Shenandoah 30 days from completion. As a buyer, you may be able to make some interior selections for the home like Lighting, Kitchen Cabinets, Counters, Hardwood Flooring, etc. If you are not in a hurry to move, this is an opportunity to have many features your way on the inside of your home.

What are the differences between the different homes?

The homes on Armand Place are unique designs and larger than the homes on Shenandoah starting around 2,200 sq. ft. Other differences between the homes may include fireplace(s), lot sizes, double lots, parking/garage spaces, etc. If you have an interest in any one of the properties we would be happy to discuss the differences and options available.

What options exist on these homes?

BSD offers a variety of Standard and Upgrade packages that can be customized on any of their homes with a qualified purchase contract. The number of options may be dependant on the stage of construction in which a contract is initiated. These items may include a parking pad, garage (if allowable), furniture allowance, etc. Contact Kimberly Cameron for details.

How high are the ceilings on the Shenandoah?

10 Feet on the first level, 9 feet on the second.

Base Trim & Casings?

Restored to original integrity of 120 years ago

Base Trim – 9 ¼ inch 2-piece base trim

Doors & Windows – 6 inch casings

What homes can be previewed?

Display home- 2638 Shenandoah - \$159,900 **SOLD**

2634 Shenandoah - \$169,900, 1 Fireplace (30 DAYS FROM COMPLETION)

2642 Shenandoah - \$169,900- 3 Fireplaces plus a fenced in double lot \$198,500 **SOLD**

2646 & 2652 Shenandoah - \$169,900 – Spring Completion scheduled.

Why should I buy a home on this block with few homes completed?

As one of the first developments on this block, you have an opportunity to get in at Phase I pricing. As more homes are developed and sold, prices will typically increase. Because this developer is on the first phase of redevelopment on the 2600 block of Shenandoah, the pricing is extremely competitive for Fox Park. These homes are totally updated top to bottom, inside and out. You can rest assured that this developer is committed to the community and the growth in the neighborhood. Just ask any of the neighbors. They speak highly of Blue Shutters Development.