

KETMAR DEVELOPMENT

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TAKES AN INSIDER'S LOOK AT



2 Epping Wood Trail
Pittsford, New York 14534
585-381-7758
ketmar.com



Written by Karen Marley
Photography by Ken Pamatat

THE COTTAGES AT MALVERN HILLS

Malvern Hills, Ketmar Development's flagship community located on 111 acres in Pittsford, New York is built on quality, aesthetics, and an exceptional level of customization. The Cottages at Malvern Hills comprise 23 of the 111 acres and offers 27 homesites with exterior maintenance provided by the homeowners' association.

"The Cottages are designed to provide the ultimate luxury in first floor living design combined with park-like grounds that we maintain for the owners so they can enjoy life," says Marie Kenton of Ketmar Development.

Individual lot sizes are one-third acre adjacent to 11 acres of green space inclusive of three aerated, naturalized ponds and meadows. Walking trails meander around the perimeter which encourage outdoor activity and provide a lovely backdrop for the thousands of daffodils, mums, and perennial plantings throughout the community.

The Cottages' entrance is through an iron gate flanked by two stone pillars and a park-like roundabout with flowers, trees, and benches. Magnolia trees line the entrance. Individual homes are placed along



two large cul-de-sacs with landscaped islands providing privacy and a visual focal point.

Architecturally, the genre emulates European cottages and sizes of the homes range from 2,000-3,600 square feet. Additional space can be finished in a walkout lower level. Exteriors are stone and shingle or stucco. Sustainable and smart home technology is offered.

The main level is designed with an open floor plan with lots of flexible space. The first floor master suite with a den or extra bedrooms accommodates families or empty-nesters. The kitchen is functional yet beautiful with cabinetry that looks like furniture with granite, marble or quartz countertops. Plans with a second floor provide space for more bedrooms or a loft. Lower levels can include an exercise room, movie theatres, wine cellar, game room, or extra bedroom suite.

From reclaimed timbers to a cathedral ceiling or groin vault: interior details are far from the ordinary but not extravagant. Covered patios, porches and courtyards elongate the time you can spend outside. The Cottages is the perfect place to enjoy your home without the worry or bother of maintaining it.

