

Project brings new housing, lifestyle option

Story By Cynthia Soto / The Herald-Dispatch

Devonshire at Teays Valley aims to offer carefree living and amenities on a scale that Putnam County has never seen before.

Noted to be the largest development of its caliber in Putnam County at 110 acres, Cathcart Properties, Inc., of Charlottesville, Va., broke ground on the project in 2008. Once complete, the planned community will offer 837 single or multi-family homes including apartments, condominiums and villas that will also include an area for the building of single-family homes. Considering the size of the property, construction is expected to continue in at least four phases over the next decade before the property will reach capacity.

What makes this development different from others being built in the community?

"Amenities and a carefree lifestyle," say Alice Townson of Old Colony Realty, which represents the Devonshire Property.

Termed the "Devonshire Club," the property's 6,700 square-foot clubhouse has a fitness center, club room, wide screen movie theatre, business center, billiards parlor, relaxation area for massage and tanning, resort-style pool, hot tub, tennis court, sport court and tot lot. Walking trails throughout the property will also be created.

Additionally, lawn care and trash pick-up are part of the services included in the complex.

Townson said location was also part of the forethought of the developers as Devonshire sits less than a mile from the Scott Depot Interstate 64 exit and the new U.S. 35 connector, which will eventually lead into Buffalo and on to Mason County.

"It's so convenient for families to be so close to these highways," Townson said, "It allows them to have easy access to any part of the community. And Charleston and Huntington are just a few miles down the road."

More than \$29 million in tax revenues for Putnam County is expected to be accumulated during the next 20 years as a result of this development, according to county officials. The Putnam County Commission has guarded the progress of the development over the past year with the review of funding and attention to water and sewer needs, road expansions and similar issues affecting the surrounding community.

Townson said that apartments are being rented, and a waiting list is already in place. For those interested in townhomes or villas, Townson says now is the time to investigate the options because the developer can still design the interior to personal specifications at this point in the construction.

Additionally, for renters interested in long-term plans of buying on the property, there is a rent-to-own option that allows for 25 percent of your rent to be applied towards the purchase of another home on the property.

Deveonshire's grand opening is expected to take place within the next couple of months, though an exact date hasn't been determined.

The townhomes can be built at a starting price of \$159,990. The current ones already built on the property start at \$197,990. Rentals begin at \$750 for one bedroom up to \$1,265 for three bedrooms and a sunroom. Private lots have not been priced yet.

The property has not been without some early controversy. The developer and some contractors involved with the property have made headlines on multiple occasions for infractions with the West Virginia Division of Labor and the Environmental Protection Agency. Nevertheless, work has continued.

To learn more about the property, contact Townson at 304-881-7185, Sarah Smith, property manager, at 304-757-1270, or go online at www.liveatdevonshire.com.