

THE LOFTS AT PARK CENTRAL 28-02A

Infill units adjacent to bike trail have another bonus: Gym membership

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Taking a line from famed photographer Ansel Adams, developers of The Lofts at Park Central bill them as being one with the landscape.

Built on the banks of Spring Creek at the southeast corner of Prospect Road and Lemay Avenue, the three-story units take advantage of nearby bike paths, trails and the neighboring Fort Collins Club.

The 21 units will be housed in four buildings — two in front and two in back — sandwiched between the Park Central shopping center and the Fort Collins Club.

The homes will feature an open floor plan with one or two-car garages, optional office space and a bathroom on the first floor.

An open concept kitchen, dining and living area will be on the second floor with 9-foot ceilings,

gas fireplaces and wood floors.

The third floor contains two bedrooms and two bathrooms, laundry and vaulted ceilings.

The units are available for presale and four units have been sold, said Eric Nichols, broker associate with Re/Max First Associates, Inc., Downtown, who is selling the units.

Sales prices for the units — between 1,300 square feet and 1,400 square feet — range from

\$178,900 to \$188,900.

Construction is under way on two buildings, with the units closest to the Fort Collins Club going up first, Nichols said.

Developers Larry Stroud of The Group Real Estate and Doug Dohn of Dohn Construction teamed to build the units after watching several failed proposals for commercial development.

"They came up with this plan to do an infill development that the city was really excited about,"

Nichols said.

Problems with the site were mostly over property line issues, said Ted Shepard of the city's current planning department.

The east property line of the lot included part of the parking lot for the Fort Collins Club, he said.

Now, developers have scaled back designs and plan to include a two-year membership to the club as part of the purchase price.