

# Condos are coming to Meadowcrest

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A Jacksonville Beach company plans to begin construction in the next few weeks on a 196-unit condominium and townhouse project in Meadowcrest.

Summerhill at Meadowcrest will feature units ranging in price from \$181,900 for a 1,200-square-foot unit to \$229,900 for 1,600 square feet, project manager Julian Hitchcock said.

Hitchcock is with the Barrington Group, the development manager for CR Citrus LLC. County records show CR Citrus bought the 17.5 acres from Stan Olsen in January 2006 for \$750,000.

Hitchcock said he believes the housing market may have slowed but is about to pick up again. While he wouldn't be specific, Hitchcock said many of Summerhill's units are already sold.

"We feel this is good news in the real estate market," he said. "We feel the market is coming back."

Barrington began marketing Summerhill in May. He said sales began to pick up earnestly in January.

"It's 75 percent condo and 25 percent town home," he said. "They're just sensibly priced. What the market has shown is, houses have gone up so quickly in value the last few years; not everyone can afford a \$500,000 house. When you come in at under \$250,000, that

market never really slumped."

By building now, Barrington will avoid increases in impact fees that kick in April 4. Hitchcock said that wasn't a factor as the company months ago had planned to begin construction early in 2007.

He predicted success because Meadowcrest is a known location.

The Summerhill site is now vacant along County Road 486.

"We're selling. We're ready to go," he said. "Meadowcrest is an established neighborhood and people appreciate that. This is a well-con-

ceived project."

The units will be housed in 13 buildings. Hitchcock said he expects the first building will be complete in about 11 months, with construction on the remaining buildings and clubhouse continuing.

The general contractor is from Jacksonville, but

subcontractors and suppliers are local, he said.

"A lot of people in the county are looking to downsize," he said. "It's a good first house for a young family as well."

## ON THE WEB

■ For more on the Summerhill condominium project, go to [www.mysummerhill.com](http://www.mysummerhill.com).