

REAL ESTATE

A guide to home buying and selling

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Erik Kudlis, president of Erik's Design-Build Associates



SEAN D. ELLIOT / The Day

■ This model home on Joshua Valley Road in East Lyme includes a variety of energy-saving and technological features.

A MODERN MODEL HOME

Builder puts technology in forefront at open houses

By AMY JAY BARRY
Special to The Day

ENVISION THIS: YOU ARE IN YOUR SPACIOUS new kitchen, preparing dinner, when the doorbell rings. You grab the remote control for the small countertop TV and, with one quick click, are able to see who is at the door. It's the delivery person with the order of groceries you placed by pressing some icons on a computer screen on the front of the refrigerator, after it had informed you that you were low on eggs and milk and out of orange juice.

Meanwhile, your spouse is in the upstairs home office on a live video conference call with a client in California. Your daughter is e-mailing a pen pal in Australia from the computer in her room and your mother-in-law is enjoying a therapeutic whirlpool bath while listening to opera through a stereo sound system that is wired throughout the home.

See **MODEL HOME** on F6



■ The home is graced with hardwood floors and large, energy-efficient windows.

Model home includes the latest technology

From F1

Sound like a scene from the future? Well, it's not. Erik's Design-Build Associates of Jewett City is currently building such technologically advanced homes all along the southeastern Connecticut shoreline.

Their newest state-of-the-art model home, a 3,474-square-foot (Colonial?? Contemporary??) on Joshua Valley Road in East Lyme, will be open for public perusal this Saturday and Sunday, Aug. 19 and 20, and again the weekend of Aug. 26 and 27. It is one of nine houses being built on the road, several of which have already been sold. The price for this one is \$498,000.

"The information age is taking us over," says Erik Kudlis, EDB's president, "and

home automation and information technology is well on its way to becoming a standard requirement for new homes. Yet very few homes are built with any significant foresight as to what they need in order to take advantage of available technology.

"Most builders are still building homes the way they did 10 years ago," adds Kudlis, a two-time Eastern Connecticut Home Builder of the Year. "We're trying to build tomorrow's homes today."

Kudlis says homeowners might not notice much of a difference between his construction techniques and others', but that is just the point.

"Most of what we're concerned with is hidden in the walls. It's much more cost-ef-

fective to outfit the home while it's being constructed. Retrofitting is messy, costly and sometimes impossible. And resale is significantly higher on these homes."

"People moving into this area are highly technical," points out Bill Kudelchuk, EDB's office manager and technology specialist. "Many Pfizer and Sonalyst executives are being relocated here and are working from their homes."

He explains that their clients want to simply move in and plug in, and that EDB makes it easy for them by having the entire home pre-wired.

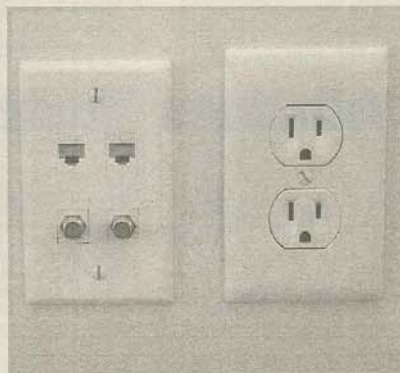
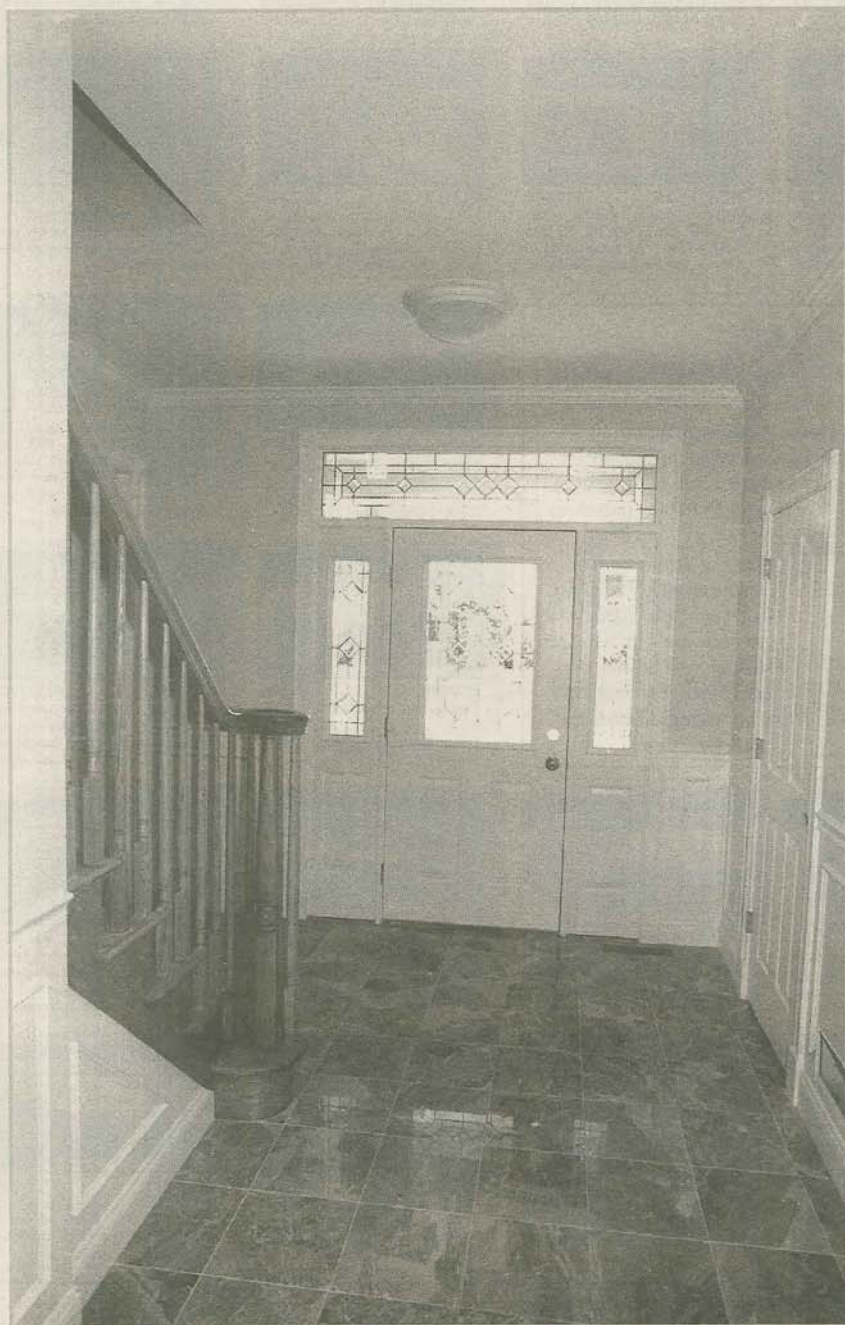
"We work with Southern New England Telephone and Eastern Connecticut Cable to deal with all of their concerns," Kudelchuk continues.

Energy-saving designs

Besides being technologically ready, EDB is designing all of their new upscale homes as Energy Star homes. This means they meet stringent Department of Environmental Protection certification standards, administered by the Department of Public Utilities and Northeast Utilities/Connecticut Light and Power. They use 30 percent less energy than homes that simply meet Model Energy Code requirements.

This includes upgraded heating, air-conditioning and water-heating equipment, improved indoor air quality and energy-ef-

See **EAST LYME** on F8



■ **Top left:** The entry foyer of a model home on Joshua Valley Road in East Lyme.

■ **Above:** The fireplace featured elaborately detailed marble.

■ **Left:** Computer and coaxial data connections are installed alongside electrical outlets.

