

Homes rising in the east

Eastern Oklahoma County a hotbed for new housing communities

By Van Mitchell
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Rural living with quick access to the metro area continues to be a popular trend among homebuyers across the country including Oklahoma.

Homebuilders have taken notice with several housing developments in the Midwest City and Choctaw area.

Ideal Homes has continued building in their Sundance Community located on SE 15th Street between Anderson and Hiawasse Roads.

"It is currently under development and we have a new section that will open up in the fall," said Steve Shoemaker with Ideal Homes. "We have been building in Sundance for six or seven years. It is a very popular community for our company and is a great area close to I-40 and Tinker Air Force Base."

Shoemaker said the community is 50 percent complete and will have a total of 218 homes. He said the homes range from 1,400 square feet up to 2,000 square feet.

"We have a wide variety of home buyers that

include first time home buyers up to people that are empty-nesters," he said. "But the majority of our home buyers are first timers."

Cyrus Valanejad worked in the entertainment industry for a number of years before suffering a heart attack and moved back to Oklahoma to work in his family's construction/real estate business.

From there he has continued to help grow Douglas Development Corporation of Midwest City with a variety of commercial and residential projects including his ongoing Hamilton housing development located on seven acres on the north side of East Reno between Douglas and Post Road.

"I named the neighborhood in honor of my grandfather Gerald T. Hamilton who was retired Air Force here," he said. "The streets are named after family members."

Valanejad described the Hamilton as an upscale patio home addition.

He said all homes feature open floor plans, and two car garages with built in work stations, sinks and storage closets. Additionally, all common areas will be meticulously maintained and each

home has a safe room/storm shelter disguised as the restroom.

"I am working on a gated community that we started about four years ago," he said. "It is a new concept to this area and it is what you call a zero lot line or patio home. We are building high-end homes on zero-lot lines where everybody enjoys the same green area and in that case most of their home association dues take care of the lawn care."

Valanejad said most of the homes are average about 2,000 square feet or a little larger and his last home sold for \$104 a square-foot.

"It took a while for the community to latch onto this type of concept," he said. "The type of clientele that I am attracting for this gated community are either retired comfortably or they are still working in a white-collar job."

Hamilton said the Hamilton addition still has room to grow.

"We have built 10 and we are projected to have 31," he said.

For more information about the Hamilton housing addition visit www.ddcmwc.com

