

# WORLD OF HOMES

A TULSA WORLD PUBLICATION  
JULY 3, 2010

## MODERN STYLE

Contemporary townhomes modeled  
after new urbanism trend

PAGE 2

### THESE FEATURED HOMES ON PAGE 5



#### THE CRESCENT

Appealing south Tulsa residence offers granite kitchen and huge game room



#### COUNTRY CLUB

Remodeled Okmulgee home has enticing views of Kiddy Lake



#### COUNTRY ESTATES I

Collinsville home includes new roof as well as low-E windows

## Inside This Issue

## WORLD OF HOMES

TULSA WORLD  
tulsaworld.com

### Storage Stunners • page 4

Hardwood cabinets increase functionality of any room.

### Shingle Awareness • page 8

Choose a roof that will complement your home's design.

### Wood Woes • page 17

Learn the difference between cleaning techniques that enhance wood floors and those that don't.

Cover photo by Tulsa World



Tulsa World photo

# MODERN APPEAL

### By Stefanie Forney

World of Homes Editor

Sustainability. Connectivity. Walkability. Enhanced quality of life. These are a few of the characteristics of the new urbanism trend that is spurring development of compact, mixed-use neighborhoods reminiscent of life prior to World War II.

This week's featured home at 1019 E. Eighth St. is one of the Modern 5 townhomes that offers a simplified style of living with a contemporary appeal.

"It's part of the PUD (planned unit development) which is The Villages of Central Park," said Stephen Meltzer, the Realtor with CB URBAN, downtown division of Coldwell Banker Select, who is representing the property.

Convenient to downtown, Cherry Street and Utica Square, the development has a lake and waterfalls in the adjacent Central Park.

"A community like this is a response to suburban sprawl," Meltzer said. It will offer mixed use within the neighborhood, within blocks and within the buildings as well as a diversity of residents.

"The Modern 5 are zoned for living and working, and there is community — you will know your neighbors," Meltzer said. "The developers have an acre nearby, which is commercial. It's zoned differently so they eventually will have a variety of shops so everything is within walking distance."

Charlie Cohlmlia is the owner/builder of the Modern 5. Doug Campbell designed the townhomes, and John Duvall is the architect.

"Without John, there wouldn't be a project of this quality," Cohlmlia said.

"I looked all over for something like this, something I couldn't find," he added. "I found units that weren't laid out the way I wanted, and it was impossible to get in and out of the garages."

The Modern 5 is built in such a way that Cohlmlia would be comfortable, and the best part is the zero-lot-line townhomes require little or no maintenance.

The contemporary style of the townhomes is sure to attract people looking for a simplified lifestyle, and the open loft designs provide a setting that is as versatile as it is inviting.

Entering the featured townhome, you climb a few



Courtesy photo

**TOP:** Glass countertops and cabinet doors provide a sleek look in the custom Italian kitchen. The refrigerator on the left is beautifully hidden behind matching doors.

**INSET:** The attractive townhomes are faced in brick. Large windows to the atriums provide abundant natural light on both floors in each home.

stairs to the second level, which has an expansive living and dining space with a gas fireplace and an atrium that is open to the main level below.

Continued next page

## DO YOU KNOW SOMEONE WHO IS MOVING TO THIS AREA?

This same information from the World of Homes can be found all week. Log onto to [tulsaworld.com](http://tulsaworld.com)

## Feature

## WORLD OF HOMES

This flexible living space opens to an impressive Italian kitchen with a red island.

"This is the Ferrari of kitchens," Cohlma said. "It's all glass — countertops and cabinets. We worked with Pohlzenz Cucine Moderne kitchen store to put this together. The precision in this kitchen is fantastic."

While this model townhome has a more elaborate kitchen, the kitchens in the other, less expensive, townhomes are just as appealing.

The master suite is on the upper level, while two additional bedrooms or a bedroom and study/office are on the lower level.

The rooftop deck is engineered for a hot tub and has sound, electricity and gas. The terrific setting provides a beautiful view of downtown.

The geothermal heating and cooling system keeps the home interior comfortable with an eye toward sustainability.

The model townhome is listed for \$895,000. For more information or to schedule an appointment to see the homes, contact Meltzer at 557-9118 or e-mail to smeltzer@cbtulsa.com.



**TOP:** The expansive rooftop is plumbed for a hot tub and offers an incredible view.

**INSET:** A versatile space, the dining area can be used many ways.

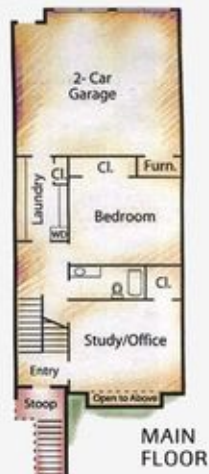
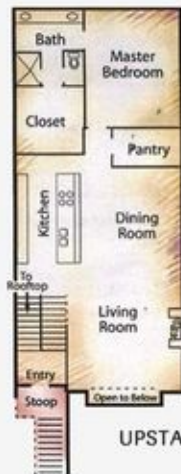


Tulsa World photos



**ABOVE:** A large shower is tucked to one side of the master bath.

**LEFT:** The laundry room on the main level has long black countertops and lots of storage.



## 1019 E. Eighth St.

PRICE: \$895,000  
BEDROOMS: 2  
BATHS: 2  
GARAGE: 2-car  
YEAR BUILT: 2010  
LOT SIZE: Zero lot line

SQ. FOOTAGE: Not available  
EXTERIOR: Full brick  
SCHOOLS: Kendall-Whittier Elementary and Central High schools  
EXTRAS: Low-E windows, custom all-glass Italian kitchen by Pohlzenz

Cucine Moderne, high-end appliances, fireplace by Spark Modern, geothermal heating and cooling system, stained concrete and hardwood floors, two-story glass atrium, high ceilings, surround sound, utility

room, laundry chute, private rooftop deck is engineered for a hot tub and has gas for a gas grill, Medico lock and security systems, elaborate indoor/outdoor lighting system, lots of storage