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Laytonsville Buy

CalAtlantic Adds a Single-family Project

CalAtlantic Group now owns the Laytonsville ground on which it will build 36 new singles.

The builder paid \$3.6 million to a Natelli Communities affiliate for 'Laytonsville Grove,' a 101-acre tract on Maple Avenue off Route 108. Prices aren't set yet, as CalAtlantic must still develop the ground. CalAtlantic's nearest local competition will be NVHomes' Laytonsville Preserve, across Route 108. Though NV's prices start in the \$740's there, its average on its one-acre lots is running at just over \$900,000.

CalAtlantic's local work includes condos at Crown and Norbeck Crossing. For now, Laytonsville Grove is its only fee-simple job in Montgomery County. Rich Samit, Bruce Winston and Aaron Lebovitz at Fraser Forbes Real Estate Services brokered the transaction.

As an aside, anyone who doesn't believe material costs have risen for builders should check out an Internet post on Laytonsville's history: lumber for the Bell house, built in 1882, cost \$6.18 for 600 board feet, and over 10 pounds of nails ran the builder just under a dollar.