

## **Company To Build High-End Custom Homes In Greenfield With Big Lots, Space, Nature**

BY PETER MILLER

*Work is already under way on land in Greenfield, behind developer Alec Stephens, that will be the site of large new homes amid spacious and scenic surroundings.*

Alec Stephens likes to say that he builds “new-old homes; dream homes that offer an antique look with today’s modern features.”

His company, SAS Builders, has been creating such homes for discriminating homebuyers since mid-2004, and they’ve now started work on two subdivisions in Greenfield.

The Point at Moss Creek, on Middle Grove Road, comprises approximately 85 acres around a 25-acre beaver pond. A dozen wooded lots, from two to 10 acres each, will offer semi-private settings for Stephens’ “high-end custom homes, which will sell in the \$400,000-plus range,” he said.

The location will feature secluded home sites plus common areas, such as the picturesque pond and a bird-watching zone. Several lots with higher elevations offer striking views of the hills around Greenfield and Lake Desolation.

The Point on Greene Road, off Route 9N south of Greenfield Center, will be the site of two new custom SAS homes. This 37-acre parcel offers “serenity, solitude, and the promise of a simpler lifestyle,” said Stephens.

Both lots are well above road level and offer great 180-degree vistas. The design phase was launched in early December, and Stephens said he envisions two rustic structures with influences of a Vermont farmhouse and renovated barn.

Stephens likes to make use of “antique-type materials” from dismantled barns, such as hand-hewn beams. The southern pine, hemlock, hickory, and red oak from such old structures add a very distinctive character to new construction.

Despite their rustic design, SAS homes place heavy emphasis on modern, energy conservation materials and techniques. With the recent spike in energy prices, Stephens said he plans to use structural insulated panels (SIPS) wherever possible in the construction of new homes.

“SIPS go up faster and offer much better heat retention than conventional building methods,” he said.

His homes typically achieve insulation values of R-30 in the walls and R-40 in the ceilings. To reduce energy consumption further, he is exploring the integration of

solar panels into the architectural design of the house, as well as geothermal heating systems and air-exchange systems to accommodate the air-tight construction techniques employed.

For more information about SAS Builders and the new Greenfield subdivisions, call Stephens at 573-0446, or visit [www.sasbuildersllc.com](http://www.sasbuildersllc.com).