

# SUNDAY NEWS

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## Getting a lift

*Parade of Homes entry includes an elevator*

For someone who uses a wheelchair, living in a multi-floor home is often out of the question.

Pusey & Raffensperger Builders is trying to change that.

The Lititz contractor is showcasing a two-story, duplex house in the Lancaster/Lebanon Parade of Homes that includes an elevator.

In fact, the Carriage floor plan, one of four Pusey & Raffensperger is offering in the Charity Gardens subdivision, was designed to allow an elevator, so it can be duplicated on other lots if buyers want that accessible feature.

The Parade of Homes opens Saturday and runs through Sunday, June 25 (see fact box for details).

### Four stops

Pusey & Raffensperger has 22 lots in the final phase of Charity Gardens, which is in Clay Township and Ephrata School District. Burkholder Builders, Ephrata, is the other contractor.

Constructing fully accessible housing is increasingly a challenge, said Dave Pusey, partners in the business with Fred Raffensperger.

"It's getting harder to find lots for ranchers," he said.

Pusey said he's been thinking about incorporating an elevator into a floor plan for awhile, but took the initiative when he attended the national home builders' show in January.

He checked out several elevator companies there, including the German firm ThyssenKrupp, which put him in contact with Total Access, a company in West Chester that represents and installs its products.

Pusey & Raffensperger and Total Access worked together to design the layout for the Parade duplex.

The equipment that powers the elevator is contained in the "hoist way," the space in which it rides, so nothing mechanical was needed in any other part of the house.

The elevator makes four stops: in the unfinished basement, the garage, the first floor and the second floor.

It comes with a hardwood floor (which matches what's in the house); a telephone; and a transparent accordion gate. At every level, the elevator is accessed through a door with leaded glass, "so you don't feel claustrophobic," Pusey said.

Also, he said, the elevator — which travels 40 feet per minute and holds up to 950 pounds — can be programmed to make specific stops. "It's versatile," Pusey said.



A gas fireplace with ceramic-tile surround is a focal point of the great room.



Above, the elevator makes four stops and comes with a hardwood floor (which matches what's in the house); a telephone; and a transparent accordion gate. At every level, the elevator is accessed through a door with leaded glass. The Parade house is 2,387 square feet and has 9-foot, first-floor ceilings.

The Carriage model in the Parade is listed at \$354,900. About \$32,000 to \$35,000 is the cost of the elevator, he said.

Nationwide, elevators typically add 10 percent to the value of a home, said Clint Cox, a salesman with Total Access.

As well as people with disabilities, Pusey said the house should appeal to those who want to live in a home as they get older, known as "aging in place."

"I think you're going to see more of this type of construction," said Kate Duke of RE/MAX Associates of Lancaster, who is co-listing the Parade house with Corey Floyd.

### Other amenities

In addition to the elevator, the house includes such accessible features as 3-foot doors; a bigger-than-normal powder room; and a full bath (not the master) that has an easy-to-reach, double vanity and a roll-in shower with fold-down seat. Grab bars in other areas of the bathroom can be installed if needed, Duke said.

The Parade house is 2,387 square feet, with three bedrooms (all featuring walk-in closets); 2½ baths; 9-foot, first-floor ceilings; a second-floor laundry; a two-car garage with carriage-style door; and a covered, rear porch. The floor plan can accommodate a fourth bedroom, Pusey said.



The kitchen is highlighted by granite counters, a tile backsplash and stainless-steel appliances.

Though the home is semi-detached, the elevation was created to make it and the other residence connected to it "look like one large house," he said.

The exterior is stone and Flexlite, with brick accents. There's also a 30-year, textured, dimensional roof; poured-concrete, foundation walls; and a Georgia Pacific floor-joist system that minimizes squeaks.

The water heater is electric, and the Rheem furnace is dual-powered. When the temperature is 40 degrees and above, the furnace runs on gas; when it's under 40, the fuel is electricity. The combination is a money-saver, Pusey said.

The basement comes with Bilco doors and 8-foot ceilings.

Hardwood floors are found in the dining room and foyer.

The kitchen is highlighted by granite counters, a tile backsplash and stainless-steel appliances. A gas fireplace with ceramic-tile surround is a focal point of the great room.

Included in the Parade house are antique-brass door hardware, Venetian-bronze plumbing fixtures and Andersen low-E windows.

The Carriage model is open 1-3 p.m. today and during Parade hours.



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