

BUILDER

FIRST-TIME BUYERS SEE A GOOD DEAL IN NEW BROWARD COUNTY COMMUNITY

Thirty homes at Hidden Trails have been reserved in advance of groundbreaking.

Although 13th Floor Homes began construction at its new Hidden Trails community in Broward County, Fla. this week, 30 homes there have already been spoken for.

With prices starting in the upper \$200,000s, the single-family development in Tamarac provides all the benefits of new construction living without the exorbitant price tag, says division president Mike Nunziata. Hidden Trails offers six distinct models with modern three- and four-bedroom floor plans that feature oversized designer kitchens with stainless steel appliances, granite countertops, wood cabinetry, living areas with recessed lighting, volume ceilings, designer-inspired fixtures and tile throughout the entire first floor.



“Hidden Trails has already secured more than 30 reservations, and all before a single shovel has hit the ground,” says Nunziata. “This not only underscores the excitement for the project, but the pent up demand for attainably-priced new construction homes as residents are increasingly breaking out of long-term cycles of renting and discovering that home buying is often the more economical option.” (Click [here](#) for a Q+A with Nunziata.)

According to Trulia.com, the number of for-sale homes in Broward County is down 28 percent from 2012, with the most significant drop in supply being homes in the mid-market range.

Hidden Trails is 13th Floor Homes’ third single family home development in Tamarac. The developer’s first project, Central Parc, saw record sales success when it completely sold out within two years of launching pre-construction sales. In November 2016, 13th Floor Homes broke ground on

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Manor Parc, a 239-single family home community that is ahead of sales projections with over 45% of the community already sold. In total, all three projects will deliver over 700 attainably-priced homes to the South [Florida](#) market.

Hidden Trails will include a community cabana with lounge areas and pool, community garden, walking/jogging trails and other family-friendly features. The community is just minutes away from the area's beaches, restaurants and wide array of entertainment options.