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Couple get first chance to live in a new Inland development

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Keith Keen gets Rambow to sit as wife Karen Keen looks on in their new home in the Terramor gated community Thursday in Temescal Valley, CA. August 3, 2017. TERRY PIERSON, THE PRESS-ENTERPRISE/SCNG

Eventually, Terramor will have as many as 1,443 single-family homes on 951 acres bordering the 15 Freeway in Temescal Valley.

Right now, Keith and Karen Keen have the hillside pretty much to themselves.

“It’s like a hotel without all the people,” said Keith.

The Keens are the first homeowners to move into Terramor, a master-planned community from Foremost Companies, a land investment firm partnering with a trio of homebuilding companies.

Terramor is part of a trend of developers attracting homebuyers with amenities and “experiences.” Here that means the great outdoors: pools, fitness center, five miles of hiking trails, 22 acres of parks, ball fields, basketball court, bocce ball and pickleball.

Many of these amenities are aimed at baby boomers, a big target market for Terramor but not the only one. Promotional materials describe it as an all-age project with some neighborhoods dedicated to the 55-plus demographic.

The Keens bought into Cortina, one of Del Webb’s two 55-plus communities with 1,999- to 2,172 square-foot homes priced from the high \$400,000s.

They had been in a house in Rancho Cucamonga since 1989.

Like many Inland residents, Keith commuted to Orange County, where we worked for the Metropolitan Water District of Southern California. It was a 1 1/2-hour drive “on the minimum” until he retired four years ago.

The couple were looking to downsize to something on a single level and saw the signs for Terramor driving south to visit relatives.

They bought a spec house, and Del Webb was able to slow down work on the interior to customize it for them.

Their new home meets one of Keith’s criteria.

“We wanted to be able to enjoy our backyard and barbecue and have friends over and not be in the direct heat of the sunset.”

While embracing the amenities trend, Terramor is trying to buck another trend in California: residential developments that get tied up for years in regulatory red tape and rising fees.

Representatives said county and local governments worked with them to get their neighbors to buy into the project.

Karen described the sale as easy.

“Our escrows closed almost within hours of each other. It was phenomenal.”

She also said the move was easy.

“With 28 years of accumulation, we feel we’ve done pretty well.”