

# Gated community brings horses home

By LAUREN HOUGH  
JOURNAL STAFF WRITER

■ Peter Corum, farmboy turned mortgage consultant, has planned an equestrian center for a 16-lot subdivision.

SHEPHERDSTOWN — The vision of horses running in their paddocks is one that Peter Corum finds relaxing — especially when it's a sight that greets him as he enters his community.

The thought of a sight like that, and other picturesque views, are part of what prompted Corum to design The Crofts at Shepherdstown, the area's "first truly all-inclusive" lifestyle community.

Corum was raised on a 63-acre farm in the region, and his wife participated in equestrian activities when growing up. They wanted their children, ages 4 and 1, to experience a similar lifestyle, but still have the interaction of a small community.

With that, plans for a 16-lot gated subdivision, complete with a proposed equestrian center and over two miles of internal riding and hiking trails, were drawn up by Corum, a Wells Fargo Home Mortgage consultant, and his partners, Tim Hafer and Ed Slonaker.

The partners and their families will



Journal photo by Ron Agnir

**Peter S. Corum, Home Mortgage Consultant; and Tim Hafer, Real Estate Consultant, overlook the rolling hillsides at the The Crofts at Shepherdstown, a gated community with a planned equestrian center.**

break ground on their lots, the first to be developed, sometime this month, Corum said. The remaining 12 lots, ranging in size from four to 11 acres, are each for sale.

"It's been pretty fun turning something out of nothing," Corum said during a recent tour of the acreage. He has plans for a nine-acre park that would include natural topographical elements, such as an outcropping of rocks. "We wanted to share the topography with

everyone."

Corum and his partners have been using ideas garnered from other equestrian communities in the country, as well as suggestions, in their development. It was two years ago that they first put the contract up on the property, he said.

Lots in The Crofts, which is an English term that means "small farms," start in the \$300,000 to \$400,000 price range. Each home that is built on the

property must be unique — no "cookie cutter homes," Corum said. He and his family are working on the design of an early American farmhouse, while Hafer and his wife have decided on a French country design.

On the Web site for the development, [www.thecroftswv.com](http://www.thecroftswv.com), interested folks can view architectural drawings of the houses being built. Those who buy into the development early will have the benefit of pre-construction pricing and

built-in equity.

The homes are a long-term investment for each owner, the developers said. What also makes the community unique is the fact that the owners and developers are choosing to live there as well — something they don't often elect to do.

"We have such a vested interest in the property," Corum said. "We're doing (the designs) as much for what we want."

That also means that they won't skimp out or build cheaply, since their own homes would be at stake.

The details of all the amenities are still being worked out, though a 36-stall equestrian center is planned for those residents who don't want to or have room to house their horses on their own property. One equine trainer or veterinarian may be brought in to the community full-time, possibly to help operate an equine therapy program for retired racehorses.

With over 140 farms raising and breeding horses right now in Jefferson County alone, Corum said he thinks The Crofts will generate plenty of excitement and interest among those in the equestrian community.

More information on The Crofts gated equestrian community, is available at [www.thecroftswv.com](http://www.thecroftswv.com), where information on each lot and its individual realtor can be obtained.

— Journal staff writer Lauren Hough can be reached by calling 263-8931 Ext. 163 or at [lthough@journal-news.net](mailto:lthough@journal-news.net)