

# Pasadena Star-News REAL ESTATE

## How much is a new Ambassador Gardens townhome in Pasadena?



*Ambassador Gardens, an upscale housing community on the grounds of the former Ambassador College in Pasadena on Tuesday, March 15, 2016. (Photo by Watchara Phomicinda/ Pasadena Star-News)*

By [Kevin Smith](#), San Gabriel Valley Tribune

POSTED: 03/15/16, 5:16 PM PDT

Looking for a spacious townhome with high ceilings, large walk-in closets, a four-car garage and your own private elevator?

[Insignia City Ventures](#) has got your number — but it won't come cheap.

*The home's kitchen has a clean, contemporary look with wood floors, high ceilings and a private elevator.*



The Newport Beach-based developer will unveil a designer showcase home on Saturday with those features and more in conjunction with the release of the final 17 homes in its upscale Ambassador Gardens development in Pasadena.

The home will be shown through March 29 as part of the Jamieson Place enclave of 39 townhomes and flats, where homes are now selling for \$2 million to \$2.75 million.

Jamieson Place follows two earlier phases — The Bungalows and the The Grove. Since construction began in 2012, Ambassador Gardens has sold 57 homes.

Situated on the lush grounds of the former Ambassador College, the 19-acre community is unique, according to Ben Besley, vice president of development for Insignia.

“There really is nothing else like this in Pasadena,” he said. “We’re designing attached luxury units that live like single-family homes.”

The two-story townhomes and one-story flats in Jamieson Place will be housed in three separate buildings. Twenty of the units — which range from 2,004 to 3,453 square feet — have yet to be built.

“All of the buildings will be completed by the end of the year,” Besley said. “Since the units are custom they will be built as they are purchased. We think we’ll be sold out by the third quarter of 2016.”

The Studio by Insignia, a designer gallery on the property, gives homebuyers the ability to personalize a home from beginning to end.

• **Photos:** [Ambassador Gardens community in Pasadena](#)

On Tuesday morning, an excavating machine burrowed its massive shovel deep into the ground to remove dirt from the site where some of the new units will be built. As one double-trailer truck was filled, another lined up to haul away still more dirt.

“It’s been challenging because an urban forestry plan that was approved in 2007 preserves most of the trees on the property,” Besley said. “So we’re building around those or carefully relocating them to other parts of the campus.”

Gaining access to the land to build Jamieson Place hasn’t been easy.

“There are historic walls on two sides and an historic Italian garden on the south end, so there has been only one way to get in,” Besley said. “That has made staging tough, but we’re ultimately focused on the value we can deliver to homeowners. This presents a really unique opportunity to live among these mature trees.”

Surrounded by estate gardens dating back to the early 1900s, Ambassador Gardens features a classic pool and outdoor lounges, historic mansions, walking paths and benches bordered by 100-year-old jacaranda trees, roses and Mediterranean cypress trees that line the community entry.

More than 60 percent of the Ambassador Gardens site has been preserved as open space, including the 2.1-acre Great Lawn, a public park, walking areas and a pool situated between The Grove and Jamieson Place.

Beverly Hills-based [ETCO Homes](#) plans to build another 78 units on the campus.

“We’re developing The Villas, which is 18 townhomes, and we’ll also have The Terraces, which is 60 contemporary flats,” said Joy Maine, ETCO’s director of sales and marketing. “We’re looking at pre-sales in approximately the fall of this year, but that’s always subject to change. That would be for The Villas, which is coming onboard first.”

Maine said the townhomes will range from 2,904 to 3,717 square feet.

“We aren’t releasing prices yet,” she said. “We’ll do that as it gets closer.”