

The Village at West Gloucester: 'Only 6 homes left' — do not miss out!

The Village at West Gloucester is experiencing another banner year! Built on more than 24 private acres near Route 128 and Wingaersheek Beach, The Village is a pristine setting that has set aside nearly 15 acres as open space with walking, jogging and bicycle paths. Homes are built in shingle-style design with cultured stone chimneys and copper caps. This community shows off plenty of curb-side appeal with its arbors and picket fences to hold back the beach roses here in the heart of Cape Ann. All this and more for \$604,900!

"These Energy Star-certified homes are built with exceptional-quality construction, from the 9-foot ceilings on the first floor to the detailed, embellished interior trim throughout," said Realtor Eileen Scanlon, sales director for Coldwell Banker Premier Communities. Vice President of Construction Jack Tucker noted that, "Energy Star-certified homes achieve operating costs that are at least 20 to 30 percent less than the average home. A 92 percent-plus efficiency furnace combined with blown-in/batt insulation ensures that heating and cooling bills will reflect a significant savings. Exhaust fan timers, upgraded filters and humidifiers not only contribute to the Energy Star rating, but also create a healthy environment that will enhance your life and the life of your home."

"Coldwell Banker Premier Communities joined the development team in late spring of 2011, and things have been happening ever since," Scanlon said. "The developer, builder, and sales and marketing teams are very dynamic with terrific synergy. I am pleased to say we have had robust sales



Classic and charming in design and detail, these homes are stunning, inside and out.



All of the homes here are Energy Star-certified, feature 9-foot ceilings on the main level and boast beautiful trims.

activity at The Village with 11 sales since last fall alone! Phase I is sold out; the construction and sales of Phase II is well underway with only one home remaining. People are taking advantage of this remarkable offering. Currently, we are accepting reservations for the remaining homes in our final phase; the window of opportunity for a new construction home here

at The Village is very limited! "The Village at West Gloucester was a property that languished until new ownership stepped in," Scanlon said. "One of the top concerns a homebuyer has about a condominium community in today's marketplace is financial strength. Restoration Capital, the new developer since September 2010, specializes in finding



With exquisite architectural detailing, a location that can't be beat and an incredible price tag, The Village at West Gloucester is a very attractive 55-plus opportunity.

high-quality residential communities in need of additional financing and transforms them into vibrant properties.

"The company bought this property for cash, so it can't go bankrupt," she continued. "Restoration Capital's tremendous financial strength and its investment in this property means stable ownership. It also translates into the sales of very high-quality

residential homes at a fraction of the prices set when real estate was peaking, presenting a very appealing purchase opportunity."

Homes that were priced up to \$900,000 in 2007 to 2009 are now listed starting at \$604,900 to adjust to the real estate market's dramatic change, she added.

Each home boasts 2,638 square feet of living space, three bedrooms and 2.5 baths,

AT A GLANCE

- 3 bedrooms, 2.5 baths
- 2,640 to 3,900 square feet
- Custom shingle-style contemporary homes in clusters of two
- Prices start at \$604,900

LISTED BY

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Eileen Scanlon

a two-car garage, a walkout lower level, a deck off the master suite, and a farmer's porch off the living room, both with French doors. The lower level can be finished for an additional 1,200 square feet of living area.

"In 2011, a revised landscape design incorporated a new amenity, the Village Ocean Vista, a raised Village Green outfitted with a number of Adirondack chairs where all the residents can relax while looking out at the Atlantic Ocean," Scanlon said. Nobody can touch this value on the North Shore. There is not another community like this on Cape Ann — end of story."

The Village at West Gloucester hosts an open house at its model at 2B Plover Way, Friday through Monday, 11 a.m. to 4 p.m., or by appointment.

Visit www.thevillageatwestgloucester.com or call 978-515-7435 for more information or to schedule a private viewing. Mapping address is 36 Atlantic St., Gloucester, MA 01930.