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## **MEGRYCO/76 Court Street LLC begin Residences @ The Armory**

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Plymouth director of planning and development Lee Hartman joined Plymouth Board of Selectmen chairman Mathew Muratore, Plymouth senior planner Valerie Massard and senior executives from MEGRYCO Inc. and Coldwell Banker Residential Brokerage in New England for the launch of Residences @ The Armory, a development of 20 luxury loft-style condominiums in historic downtown.

Located at 76 Court St. within a block of the waterfront, local restaurants and shops, Residences @ The Armory involves the redevelopment of a landmark building in downtown. Once complete, Residences @ The Armory will offer a mix of 20 one and two-bedroom units with high-end finishes ranging in size from 900 to 1,500 s/f.

Developed by MEGRYCO/76 Court Street LLC and designed by architect Jeffrey Metcalfe, Residences @ The Armory is being marketed and sold exclusively by Lynne Morey, a vice president and award-winning real estate professional affiliated with the Coldwell Banker Residential Brokerage office in Plymouth.

"We are deeply committed to maintaining the character, charm and integrity of this century-old structure while also creating an artisan-inspired residential complex that will help to re-energize Plymouth's historic downtown," said Rick Vayo, president of MEGRYCO. "There is strong demand for finely crafted residences that offer access to the waterfront and all of the conveniences that downtown living has to offer. We are very pleased that our project has already received a warm reception in the community and want to thank the town officials for their support and guidance throughout the approval process."

The interiors, designed by Christina Patton of CP Interiors, will offer ceramic and hardwood flooring, deluxe kitchens with semi-custom cabinetry, high-end appliances and granite countertops, and luxurious bathrooms with custom-tiled showers with frameless glass doors and custom-designed wood vanities.

Of the 20 units, nine will be flats and 11 will be multi-floor layouts. Each unit will include a large private indoor storage unit adjacent to the common facilities on the ground floor.

Common amenities include a function room, fully equipped fitness center, indoor mailboxes, and an outdoor fire pit and grilling area.

The eco-friendly condominium development will incorporate sustainable materials, products and design strategies, including drought-tolerant plantings and landscaping. Nearly all of the building's existing brick and timber structure is being restored and reused, and energy-efficient windows and lighting will be used throughout. A new storm-water retention system beneath the parking lot, along with roof drains on the building, will help to minimize surface runoff into Plymouth storm drains.

Bike storage for each condominium unit is provided inside the building, with additional bike spaces

outside.

"I am very proud to be working with Rick and his team at MEGRYCO on this innovative project. They have an outstanding reputation for producing quality housing, and work hard to partner with the community to ensure that its needs and concerns are addressed," said Morey.

Constructed in 1906, The Armory has been a local landmark for over a century. The Armory was an active barracks and training facility for the Armed Services for decades. It later housed the Plymouth County Juvenile Court Division, but in more recent years was vacant and unused management of several hundred units and single-family dwellings.

Shown (from left) are: Rick Vayo, president of MEGRYCO Inc.; Ryan Vayo, Megan Vayo, Jason Vayo, all of MEGRYCO; Paul McAlduff, Plymouth Planning Board chairman; Mathew Muratore, Plymouth Board of Selectmen chairman; Belinda Brewster, Plymouth Board of Selectmen member; Lee Hartman, Plymouth Director of Planning and Development; Christina Patton of CP Interiors; Jeffrey Metcalfe, architect; and Lynne Morey, sales associate with Coldwell Banker Residential Brokerage in Plymouth.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540