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## Wood Partners begins construction of \$45 million Alta Legacy Farms

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According to Wood Partners, construction has commenced on a \$45 million apartment community. The Alta Legacy Farms development is expected to be completed by the end of 2013 with pre-leasing slated to commence next June.

The 240-unit development is part of the master-planned Legacy Farms project, a 730-acre suburban community consisting of 700 single-family and attached homes in addition to the Alta Legacy Farms community, the only permitted apartment site in the town. Alta Legacy Farms will consist of 156 one-bedroom units ranging from 772 to 1,000 s/f, and 84 two-bedroom units of approximately 1,200 s/f. Thirty-nine one-bedroom and 21 two-bedroom units are classified as affordable housing and will be offered to residents earning 80% or less of area median income.

"Everything about Hopkinton makes it a highly desirable location," said Adelaide Grady (ame@woodpartners.com), senior vice president of development for Wood Partners.

Alta Legacy Farms is a garden-style three-story walkup development on 18 acres with six acres of restricted land set aside as permanent conservation land. The master-planned Legacy Farms community includes six miles of walking trails, playing fields and village center.

The seller was Legacy Farms LLC, the broker was Cushman & Wakefield and the equity partner is Bavin, Inc. WP East Builders - Legacy is the general contractor for the project and Cube3 Studios are the architects.

Common amenities include a clubroom with a tasting lounge, billiard room, coffee bar, media room, business center, and cyber-café, theater, and a fitness center with personal televisions on cardio equipment.

Adjoining the clubhouse is an outdoor lounge area with fireplace and built-in grilling stations, and a resort-style pool complete with sundeck.

Unit amenities include wood cabinets, wood-look vinyl plank flooring in kitchens and entries, black Whirlpool appliance package including microwave range hoods, garbage disposals, one-inch vinyl window blinds, cultured marble vanities with integral sinks in bathrooms, and full-size washers and dryers in all units.

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