



CELEBRATING
55 YEARS

nerej

Justine and Stan Augenstern of Hammond Res. to lease The Estuary

August 08, 2013 - Front Section

According to Jeff Forsythe, manager of Hammond Residential Real Estate's Hingham and Hull offices, Justine and Stan Augenstern are the exclusive listing agents in connection with The Estuary, a new condominium project located at 7 Bay St.

Situated on a crescent shaped inlet on the Weir River Estuary and overlooking World's End Reservation, The Estuary affords a unique opportunity to acquire a direct water view property. A one acre lot is the setting for eleven new construction, three-story townhomes starting at a base price of \$540,000 and ranging in size from 1,750 s/f to 2,600 s/f of living space. Each unit will feature amenities such as fireplaces, hardwood flooring, high-speed internet, in-unit laundry, and stainless steel appliances. Customization is possible in all units at this time.

A local resident, The Estuary's builder developer, Steven Buckley, has been involved in the conception and construction of many residential projects on the South Shore and in South Boston over the past ten years. Most recently, Buckley's firm has completed an apartment building on Malta St., replacing a fire-damaged property. His condominium projects include 111 West Eighth St. in South Boston, which contained 20 luxury residences ranging from 650 to 1,400 s/f. United Bank of Worcester is providing financing for The Estuary project.

Each of the eleven units will be anchored to the site by a two-car garage accessible from the street side of the complex. First floor living spaces will offer a living room, full kitchen with breakfast bar, a guest bathroom, a deck, and views. Second floor features will include a bedroom, full bathroom, a study, and laundry room. The third floor spaces will be entirely comprised of a master suite. Buyers of the four largest units will have the option to install a private elevator to service all four levels.

Extensive landscaping will tie The Estuary to its beautiful setting, which will include a perimeter walkway along the water.

"The Estuary is a unique opportunity to enjoy the benefits of waterfront living with convenient accessibility," said Justine Augenstern. "This quality new construction will utilize low-maintenance and natural materials, which not only provide ease of living, but also blend in beautifully with the surroundings."

Hammond Residential is headquartered in Chestnut Hill, and has three Boston locations and thirteen suburban branch offices. The company reports over one billion dollars in sales volume annually, and is well-known as the publisher of the region's finest magazines featuring local properties for sale. In 2012, Hammond ranked nationally as one of the top 100 real estate companies based on productivity per agent and overall sales volume. Hammond was also recognized in 2012 by The Boston Globe as a "top place to work" company. Hammond is an independently owned and operated franchise company within the Real Living Real Estate franchise network.

