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## **Project of the Month: Augensterns of Hammond Residential Real Estate agents for 11 unit The Estuary at 7 Bay Street townhomes**

June 25, 2015 - Spotlights

Named for the body of water it overlooks, the Weir River Estuary, The Estuary at 7 Bay St. offers an outstanding opportunity for the discerning buyer to acquire their very own "slice" of water view living at its newest and its best. Enjoying unobstructed views of the Weir River, structural construction was completed in early 2015. This property is made up of 11, three level town house units, each with its own two car garage. Each unit consists of 2 bedrooms and a study, 2 ½ bathrooms, in unit laundry, 3 levels of living space, and of course beautiful water views. The living space of these units ranges from 1,900 to 3,000 s/f. The 4 largest units will have their own private elevators providing service from the garage to the third floor.

Buyers are encouraged to design their unit's living space to suit their needs and life style. Design and architectural services are available on a limited basis, through the developer, upon execution of the Purchase and Sales Agreement. Prices for these units range from \$540,000 to \$865,000 not including upgrades.

Unit 3 is the current, furnished model, and is available for viewing Wednesdays from 5:00 p.m. to 7:00 p.m., Saturdays and Sundays from 2:00 p.m. to 4:00 p.m., or by appointment. Unit 3 is a traditionally styled unit with living space on the first floor and bedroom space on the second and third floors. This unit has been enhanced by many of the upgrades offered by the developer. This unit offers 1,885 s/f of living space. Upgrades include hardwood flooring in the bedrooms, it is standard on the first floor, kitchen and bathroom counter tops of quartz, a linear gas fire place, upgraded appliances and lighting, and audio/video wiring and A/V equipment and speakers. And, of course the water views are spectacular. The price of this unit, with the list of upgrades is \$587,500. Again, buyers are encouraged to work with the developer on the design and layout of their very own water view townhouse condominium.

In addition to its location overlooking the water, The Estuary at 7 Bay St. is across from the beach, close to many restaurants and shops, and convenient to the commuter rail station, Hingham Harbor, and the Commuter Ferry boat both in Hull and Hingham.

The Estuary at 7 Bay St. is being marketed exclusively by Justine and Stan Augenstern of Hammond Residential Real Estate.

Visit [www.estuary-hull.com](http://www.estuary-hull.com) where you will find property features, floor plans, specifications, and a montage of still photos, as well as an aerial video for your viewing pleasure.

Hammond Residential Real Estate's Hull office is located on Nantasket Ave. Justine and Stan Augenstern can be reached at 781-925-1384.

Hammond Residential is headquartered in Chestnut Hill, and has 3 Boston locations and 15 suburban branch offices.

For more information visit [www.hamondre.com](http://www.hamondre.com).

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