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C.P. Berry Homes begins work on new 55+ community with 30 homes known as Rolling Green at Topsfield

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Topsfield, MA C.P. Berry Homes unveiled a new maintenance-free, 55+ condominium community. This will be the company's fourth 55+ community, following the successful completion of development and sales at English Commons at Topsfield, Patton Ridge of Hamilton and Caldwell Farm in Newbury.

Rolling Green at Topsfield will be comprised of thirty homes spread over a 13.5 acres near the northern border of town at the Topsfield/Ipswich line off Boston St. The community will include open space, a walking trail and a pavilion to sit outdoors and socialize with neighbors. Rolling Green was approved by the Topsfield Planning Board on April 18.

"We look forward to returning to Topsfield after the successful completion of English Commons at Topsfield in 2015," said Alan Berry, president of C.P. Berry Homes. "We anticipate bringing another desirable, maintenance-free community, with a variety of home designs suited to today's 55+ home-buyers looking to downsize, to the market," Berry said.

The homes at Rolling Green at Topsfield will be offered in three styles, from 2,200 s/f to 2,600 s/f. Every home will include a first-floor master bedroom suite, a fireplaced-living room, a kitchen with adjacent dining area, a powder room and a laundry. A guest bedroom with full guest bathroom and a loft will be included on the second floor. All homes will have an outdoor deck (or optional four-season room) and an attached garage. Some homes will offer a first floor sitting room. Additional living space will be offered in select homes ranging from optional four-season sunrooms to seasonal screened rooms and finished lower level great rooms.

Construction of Rolling Green at Topsfield has begun with the start of initial site work. An on-site sales office will open soon, with model homes targeted for completion this coming fall along with homes ready for occupancy. They've broken ground, foundations going in and they started framing the model building.

"The 55+ home-buyer, in our experience, looks for quality construction, age-in-place designs and pleasant surroundings; Rolling Green at Topsfield will hit the mark on those points and more," said Carl Berry, principal.

In the C.P. Berry Homes tradition, quality workmanship and finishes will be found throughout each home. New home-buyers will be able to select from among interior finish selection packages,

including cabinetry, countertops, appliances, flooring and plumbing fixtures. The homes will be Energy-Star certified to ensure year-round comfort and energy efficiency, and every home will include a fire-sprinkler system and monitored security/fire alarm systems for enhanced safety.

The homes at Rolling Green will first be offered to current and former residents of Topsfield, for a 45-day period, under a Local Preference Plan.

C.P. Berry Homes, a national award-winning builder/developer, headquartered in South Hamilton, is responsible for the construction, management, marketing and sales of many of the North Shore's most successful living communities. Carl Berry, and his son Alan Berry, have been building homes and communities on the North Shore for over four decades. The company has completed over 1,000 new homes in the region, including Patton Ridge – the first 55+ community in Hamilton and located on the historic Patton Homestead, English Commons at Topsfield (2013 Gold Prism Award winner for Best 50+ Community from the Builders Association of Greater Boston and 2012 Best of 50+ Housing national award for the Best For Sale Community from the National Association of Home Builders), Caldwell Farm in Newbury (named best active adult community in the country in the 2007 Best of 50+ National Housing Awards), Ipswich Country Club Homes, Fuller Pond Village in Middleton and Bartlett's Reach in Amesbury, among others. The company has also completed many custom single-family homes across the North Shore region.

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