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At Palmer Hill residents enjoy the best of all worlds in the luxury master-planned community

September 05, 2008 - Connecticut

When builder/developers Bob Dale and Bill McGuinness first laid eyes on the property that would become Palmer Hill, a private community of 114 townhomes and 81 condominium homes on the border of Old Greenwich and Stamford, they immediately recognized a once in a generation opportunity to develop a true master-planned community at an ideal location within highly desirable lower Fairfield County.

The 20-acre parcel's many natural attributes were immediately apparent: hundreds of linear feet of stone walls, towering mature trees, open meadows and rolling topography set on a ridgeline with views of downtown Stamford. Located within minutes of the village of Old Greenwich and the city center of Stamford, with ideal access to two commuter rail stations and both I-95 and the Merritt Pkwy., and set in a mature residential neighborhood, the property offered advantages second to none.

With occupancies having begun in August, the partners' vision for the land has now come to fruition in the form of Palmer Hill, the finest planned community of luxury townhomes and condominiums in the region.

A Private Garden Enclave

With the land as their inspiration, the builder-developers set out to design a private community of low maintenance homes that complement the natural surroundings, and encourage their owners to enjoy those surroundings.

"We worked to develop a community that allows residents to take advantage of the seasons in New England by designing outdoor spaces that reflect the same attention to fine craftsmanship and detail as our homes' interiors," said Bill McGuinness, principal of Sun Homes. "With its traditional shingle and clapboard-style architecture, Palmer Hill maintains the charm of a New England coastal village and at the same time features state of the art design and amenities."

The land plan for Palmer Hill includes nearly five acres of protected conservation areas, and acres of professionally landscaped and maintained grounds. Each individual home has a private patio, terrace and/or balcony. Thus, owners at Palmer Hill enjoy the privacy and outdoor spaces characteristic of single family living, without the responsibility of maintenance.

Palmer Hill residents will also enjoy a 3,500 s/f clubhouse which features a fitness center, business center, and clubroom with a grand fireplace. The clubroom holds a catering kitchen available for community activities and private functions, and opens to an outdoor living space featuring a veranda, pool, hot tub and fireplace.

True customization and a multitude of choices

A defining element of Palmer Hill's offering is choice. Buyers may choose from five single level two and three-bedroom condominium plans, ranging from 1,200 to over 1,800 s/f, and from 3

three-bedroom townhouse plans, ranging from 2,300 to over 3,000 s/f, plus optional finished basements. Buyer selections include a full range of hardwoods, custom cabinetry, stone countertops, tile, plumbing fixtures and customized electric packages.

The homes at Palmer Hill feature name brand and high quality finishes including professional-grade stainless steel appliances, granite and marble counters, Kohler plumbing fixtures, Marvin windows and customizable closet and storage solutions. Each home also boasts garage parking for two automobiles. Townhomes feature private garages, while condominiums offer two parking spaces in a below-grade parking deck complete with direct elevator access to each living floor.

The Avon and Bristol townhouse models are now open and showcase the many choices available to purchasers. Renowned designer Lynn Morgan and her team at Lynn Morgan Design (Rowayton, CT) chose a coastal theme to accentuate the Nantucket-inspired architecture. Many interior design elements were gathered from local merchants, highlighting some of the best of what lower Fairfield County has to offer.

"Our interior design reflects the builders' goal of creating a luxury community inspired by the unique aspects of the surrounding area, while highlighting the craftsmanship of the homes," Morgan said.

"Lynn and her team have done wonders with our models," said Dale. "The response has been fantastic."

Meeting the Market

Palmer Hill offers features that have attracted a wide demographic of buyers. Empty nesters, professionals, and young families alike are falling in love with the homes and lifestyle at Palmer Hill.

"Sales are sustained here, despite news of a slowing real estate market," Dale said. "We believe it is because Palmer Hill has broad appeal to sophisticated buyers, who recognize the uniqueness of the community and the superior craftsmanship of its construction."

First-time homebuyers, those looking to downsize and even some intergenerational family buyers are among the earlier purchasers.

"We were mindful of all buyers and their specific needs with our design," McGuinness said. "We have five condominium designs that are one level living, and two of the three townhome floor plans offer grand master suites on the first floor. Our Avon townhome can also accommodate an elevator, and we have the ability to make any of our homes accessible."

"With our models recently opened and our first occupancies underway, our vision of an elegant master planned community on a spectacular property is taking shape," Dale said.

The builders are thrilled to see their vision become reality: "Visiting the models allows people to see the quality of craftsmanship and thoughtful planning that went into the creation of this community and experience the Palmer Hill lifestyle," McGuinness said.

Located on the Old Greenwich/Stamford border, the homes at Palmer Hill are being offered at prices from the low \$500's to over \$1 million. The on-site sales center is open daily from 10 a.m. to 5 p.m.

For more information, visit www.palmerhillhomes.com.