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## The McSweeney Cos. is developing six new homes on a five-acre parcel

May 07, 2021 - Owners Developers & Managers



Falmouth, MA The McSweeney Companies, in conjunction with McSweeney Construction and Development Corp., is currently in development on a five-acre parcel located in the Sippewissett neighborhood of town.

McSweeney is constructing six new residential homes which will range in size from 2,800-3,200 s/f. The five-bedroom, Cape Cod-style houses will be located a half-mile from Woodneck Beach and within commuting distance to Boston. Each one will feature a two-car garage, 3.5 baths, a three-season room, and two primary bedroom suites located on separate floors.

The dual primary suite layout is typically found in luxury homes priced above \$5 million, however, these residences will be priced much lower, starting around \$1.4 million. Having developed over 20 residential properties in Mass., and Cape Cod residents themselves, husband and wife team Brian and Jennifer McSweeney designed the homes based on the needs of residents in the area, with the two primary suites being ideal for hosting visitors from out of town.

The project team includes Kerrie Marzot of Sotheby's International Realty, real estate/marketing; Mike McGrath of McGrath and Holmes Engineering, project engineer; Shawn Bissonette of Designs by SPB, architectural designer; and the legal team of Ament Klauer LLP.

All residences will be located on generous lots and will include interior architectural features such as upgraded wood detailing, installation of crown molding, vaulted and coffered ceilings, and custom cabinetry and entertainment centers. Additionally, the homes come with generous allowances for lighting, plumbing fixtures, and appliances. Some sustainable features of the homes include the installation of reclaimed wood, high-efficiency heating/cooling systems, and optional Tesla chargers in the garage spaces.

Brian McSweeney said, "These homes will embody the characteristics of residences that have been built on the Cape for over a century, staying true to the architectural style that makes this area unique. And with direct access to the Cape Cod Shining Sea Bike Path, some of the warmest beaches in the Cape, unique opportunities for dining and entertainment, and access to high-quality hospitals and healthcare, it really is an ideal location." He adds, "Falmouth is also right off of Route 28, allowing for an easy commute into Boston."

While McSweeney's scope of work includes projects in the retail, corporate, healthcare, and cannabis markets, McSweeney says he truly enjoys working on residential projects like this one, and the challenges and rewards that come with adapting to the ever-changing needs of every client. He says, "The benefit of performing residential construction projects is that it gives me a unique opportunity to work closely with the client throughout the process. I enjoy working side by side with the owners of the properties as they design their dream vacation or retirement residence."

Marketing for the property is currently underway, and construction is scheduled to begin June 1.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540