



## PROJECT PROFILE: Summer Village at the Pond Westford, MA

### Community Overview

- Located in Westford, MA, a suburban town located 25 miles northwest of Boston
- Redeveloped an existing aging campground
- 159 acre site includes 2,600 ft. of water frontage on Long-Sought-For-Pond and 105 acres left as undeveloped woodlands with hiking trails
- Features 276 seasonal cottages, community buildings, and recreational facilities, open from mid-April through mid-October
- No municipal services were available so developer built a community drinking water supply and waste treatment system



### Municipal Impact

- Projected town tax revenue increase of 1,500%, to \$800,000
- Projected to generate \$60 million in employment and revenue for the local economy
- No impact on municipal sewer and water



### Amenities

- Outdoor recreational facilities include a sandy beach and pond access, hiking trails, pools, tennis courts, basketball courts, bocce/shuffleboard areas, playground and a synthetic golf putting green
- The Lodge offers a grill room, library alcove, computer room and outdoor patio
- General Store offers sundries, ice cream counter and coffee shop
- Additional community buildings include a gym with a fitness center and changing rooms; an open-air building for picnics, performances, games and entertainment; and a community post office in a renovated cottage from the site's early days as a campground



### The Cottages

- Many cottage sites were hand cut to minimize the environmental impact of construction and maintain the site's natural beauty
- Cottages are clustered in small neighborhoods, each with its own "pocket park" for community gatherings
- 800 square foot cottages feature 9' ceilings, oversized windows and three-season porches
- Buyers may choose from five different cottage styles and take advantage of personalization options such as cottage-style bead board on wall or ceilings and optional storage lofts in select styles
- Code Plus designation for superior energy efficiency



### Quick Facts

- Sales were 130% above plan in first year during a challenging national real estate environment
- Now entering second year of sales
- 61% of cottage owners live within 20 miles of the community
- Average age of cottage owners is 43

