

Special Advertising Feature

Retirement Communities



Seeking beauty and tranquility? Consider the views you'll find in Wolcott Woods, now under construction in Milton, Massachusetts. Nestled on 47 acres of wooded hillside just outside of Boston, the community sits adjacent to Blue Hills Reservation (left). This elegant living room belongs to one of the 124 two- and three-bedroom homes being built in Harvest Pointe on Long Island's North Fork. Residents of the Cutchogue, New York, community gather on the clubhouse patio to toast the sunset and their new lives (right).

by Julie Bennett

Communities designed for, and restricted to, adults 55 or older have become so popular that some people can't wait to age in.

Lou Liguori, in fact, closed on his new home in Harvest Pointe, on the North Fork of Long Island, on his 55th birthday. He and his wife, Kathy, who is a little bit older, were among the first residents of the development, situated on 46 acres of farmland in Cutchogue, New York, a hamlet in the town of Southold.

"We're boaters and had been searching Long Island for a 55-plus community that was right for us," Lou says. "We wanted a quality home where we did not have to worry about maintenance issues, and where we could come and go as we please and just lock the door."

THE RIGHT DIRECTION

55-plus communities are loosely regulated by the Federal Housing for Older Persons Act of 1995, which states that at least one person in a partnership must be 55 or older to live there and that children cannot stay permanently. Some communities, like Harbor Pointe, are rich in amenities, while others, like Wolcott Woods, in Milton, Massachusetts, offer older adults elegant homes in a highly sought-after area.

All 55-plus residences are sold as condominiums, explains Harvest Pointe developer Robert Morrow. "The only thing the residents own are the

deeds to their homes," he says. "All the land, landscaping and amenities become common areas maintained and run by a homeowners' association, elected by the residents. Residents are charged a monthly fee for those services, and they each pay their own property taxes."

Such communities are common in Florida and Arizona, but so rare on the North Fork that Morrow reports it took him 15 years to get approval. "Once we started, we were very successful," he says. "The project will have 124 two- and three-bedroom units selling for \$880,000 and \$980,000 — and we only have 13 left. We expected to attract mostly buyers from Manhattan and Brooklyn, but 40% are local. That was a big surprise."

The other big surprise was COVID-19. The Liguoris moved there in late 2019. "We were excited about the stunning clubhouse, the top-notch gym, and the tennis and pickleball courts," Kathy says. "But most of that closed down at the beginning of the pandemic. There were 10 other homes occupied, so we all looked after each other. We'd even gather in spaced-apart chairs behind the clubhouse and quarantine together. In some ways, it was a special time."

LIVING IN LUXURY

Wolcott Woods, just outside Boston, offers an incredible location on 47 hillside acres that were once part of the summer estate of Roger Wolcott, who served as governor of Massachusetts from 1896 to 1900. "The site will have approximately 28 acres left as natural land," says Greta Gustafson, director of new development with LandVest | Christie's, the 55-plus community's exclusive sales and marketing partner. "A hiking trail will link directly from the property with those of the neighboring Blue Hills Reservation."

Look for 51 new free-standing and duplex homes, starting at \$1.35 million, plus three historic structures, including the original Wolcott mansion, completely remodeled. "The first

homes sold quickly," Gustafson says, "and of the nine more underway, only four are available."

"Although some buyers are retired, most are still working, but ready to downsize into a maintenance-free lifestyle in a beautiful setting," she says. "Buyers have come from Milton, surrounding towns and throughout the U.S., and interest has been sparked as far away as Europe. Many are on the young side of 55."

"I'm 56, so I just made it," laughs Dr. Ann Doggett, who moved into a three-bedroom, free-standing residence this summer. "This location is tremendous for tranquility and peace, yet is close to highways that go in many directions, including Boston. It feels like owning a home without the headaches of homeownership."

"I've already had family travel here to stay with me, including my mother who came to convalesce after emergency surgery," Doggett adds. "My bathrooms, specially designed for older adults, came in very handy."

Meanwhile in Weston, Massachusetts, a three-story residence in Highland Meadows — a luxury 55-plus community — is on the market for \$3.195 million. J. Stanley Edwards of LandVest is the exclusive agent for the 7 Pine Summit Circle property. "This house was custom-designed to provide gracious living in a very private setting," she says. Its features include a double master bedroom with two bathrooms and a sitting area on the first floor, a gym, music room, large storage room or workshop, gourmet kitchen and three more bedrooms, plus an elevator to connect every floor.

Highland Meadows contains 69 townhomes, built in clusters or free-standing on a 44-acre parcel. The community also has tennis courts and a meeting house that includes a fitness center, yoga/pilates studio, game room and terraced patio with an outdoor fireplace. "It's a place for like-minded people to meet and enjoy each other," Edwards says.



“ We love life at Harvest Pointe. From the beautiful North Fork location with vineyards, farm stands and great restaurants to enjoying friends and activities right in our own community. ”

- John and Cynthia






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