


The Courant

Property of the Week: Seaside Village in Niantic

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CAPTIONS 

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BY TONY BACEWICZ

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Due diligence and luck often go hand-in-hand in the pursuit of finding the perfect home. For Lynn Frasier it all came together after several visits to Seaside Village and months of screening other single-family homes and condominiums in Niantic. When Sales Director Carolyn Morrison told her there was only one townhome left in the current phase of construction at Seaside Village, Frasier was ready to respond with an enthusiastic “I’ll take it!”

While living in **West Hartford**, Frasier and her husband enjoyed raising a family in their 100-year-old five-bedroom home. Over the years, they also developed a fondness for the town of Niantic on their vacations in cottages at shoreline beach communities. After her husband passed away, Frasier became a single empty-nester and decided to take advantage of the opportunity to move to a home that would be a better fit for her new lifestyle in the town she had come to love. “The two things I knew I wanted were to live in the town of Niantic and to be able to walk to the beach,” she says.

Initially Frasier was not sure that she was ready to make the switch to condominium living and continued looking at single-family homes in the area. But when her West Hartford home sold faster than expected, Seaside Village was at the top of her list. “I loved the layout of the Seaside Village townhome,” she says.

Today, Frasier enjoys what’s outside as much as what’s inside her Seaside Village home. When asked to describe what’s best about her new lifestyle, she responds, “Hole in the Wall Beach!” which is just a short walk from her front door.

Frasier also enjoys coming home to three bedrooms and 1,770 square feet of living space that accommodates her frequent family gatherings. The eight-foot by 12-foot kitchen serves the dining area over a two-level granite-topped counter that also provides bar stool seating for informal dining. The open floor plan allows the nine-foot by 18-foot dining space to flow into the bright 12-foot by 13-foot living room that offers sliding door access to the private deck.

The cathedral ceiling in the 14-foot by 12-foot first-floor master bedroom adds a feeling of spaciousness to Frasier’s personal quarters with plenty of natural light from windows set high and low on the west-facing front wall. Upstairs there are two more bedrooms for guests and home office space that Frasier uses as a nine-foot by nine-foot walk-in closet. Making the transition from a single-family home to Seaside Village was easier than Frasier expected because she found that there’s “tons of storage” on both living levels and a full basement below.

Soon Seaside Village will be expanding with even more options for shoreline living. A three-story building with 41 units of single-floor living and elevator service will be constructed in addition to 12 more townhomes of similar design to the one Frasier now enjoys.

Village Center, to be constructed near the center of the complex, will offer seven different designs ranging from 924 to 1,304 square feet. Each unit will offer two bedrooms, two baths and some units will also have a den and patio or balcony. According to Morrison, “The new units will appeal to someone who wants an elegant apartment in a great little shoreline town.”

All units will have open floor plans with nine-foot ceilings and granite kitchen countertops. “We’ve designed the basic package with enough amenities that it will appeal to most people,” says Morrison, who also notes that upgrades can be added after purchase.

The entry-level 924-square-foot **Annapolis** design offers an 11-foot by 18-foot living room that flows into kitchen space with bedrooms set at opposite sides of the layout for privacy. The 10-foot by 13-foot master bedroom has plenty of walk-in storage space conveniently set between the bedroom and the master bath. The second bedroom is close to the shared bath and only slightly smaller than the master bedroom.

The 1,017-square-foot Fairfield is similar in design to the Annapolis but offers more space in the main living areas and the option of a center island in the kitchen.

The Brewster offers the largest living area of all with 1,304 square feet of living space. It is configured so that the 24-foot by 13-foot living room and 13-foot by 11-foot master bedroom both connect to the corner balcony. An eight-foot by eight-foot den and additional space in both bathrooms also comes with the Brewster design.

Just slightly smaller than the Brewster but with an angular entrance wall added for aesthetics is the Chatham design that also offers a balcony and den in 1,239 square feet of living space.

Prices for Village Center units start at \$250,000 and a number of units have been designated for the Workforce Housing program that assists limited income households in purchasing residences.

Village Center construction is expected to begin this year with occupancy set for 2015. Construction of townhomes at Village West also is expected to begin this year with some units slated for occupancy in 2015.

The Seaside Village sales center at 9 Methodist Street in Niantic is open Thursday through Sunday from 11 a.m. to 4 p.m. For more information on the community contact Sales Director Carolyn Morrison at 860-739-7400 and visit seasideniantic.com.

Developer: New Boston Fund

Price: Starting at \$250,000

Style: Townhomes and single-floor condominiums

Rooms: 4 to 7

Bedrooms: 2 to 3

Baths: 2 to 2.5

Square footage: Townhomes 1,770 square feet; single-floor condominiums 924 to 1,304 square feet

Acreage: 7.2 acres

Tax rate: 23.35 mills

Best feature: Low-maintenance condominium living with village atmosphere

Contact: Carolyn Morrison, Sales Director, 860-739-7400