

Come home to Magnolia's newest premier development

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Buyers have their choice of single-level and two-story designs, ranging from 2,054 square feet to 2,240 square feet.



This highly acclaimed community consists of 45 distinctive homes on more than 50 acres of pristine property.

By LILLIAN SHAPIRO
DIRECTOR OF REAL ESTATE
ADVERTISING

Boasting low-maintenance living, an ideal locale and unmatched construction and style, The Village at Magnolia Shores is the latest exclusive community by esteemed local developer Larry Smith. Sited in one of the North Shore's most desirable seaside towns, these 45 distinctive homes sit on more than 50 acres of pristine property. If you are interested in making a change for the better, Sales Director Christina Mackey of Coldwell Banker Residential Brokerage urges you to act fast, as this premier development is nearly 90 percent sold with 38 homes currently under agreement and sold.

Complete with a variety of single-level living and two-story designs, ranging in size from 2,054 square feet to 2,240 square feet, each residence comes with a generous array of high-quality features and amenities. In every home, find gourmet

AT A GLANCE

- 44 duplex-style homes and 1 detached
- 2 styles from which to choose
- 2 bedrooms; first-floor master en suite
- 2 full and one-half bath
- Priced from \$745,900

LISTED BY

- Coldwell Banker Premier Communities
- Christina Mackey
- 978-515-7435
- www.TheVillageAtMagnoliaShores.com

kitchens with granite countertops, elegant hardwood flooring, recessed and designer lighting, transom and oversized windows, gas fireplaces, two and one-half upscale tile bathrooms, decorative moldings and trims, electronic key pads and two-car garages with openers.

"The Village at Magnolia Shores has already proven to be one of the most popular communities in Gloucester," says Mackey. "Owners really enjoy the abundance of



Every home features gourmet kitchens, hardwood flooring, recessed lighting, gas fireplaces and two-car garages.

nature around each home. They love the serenity of the walking trails as well as the convenience of downtown and area beaches. Our new-home buyers are absolutely delighted with the exceptional location, lifestyle and value."

While luxurious interior features and finishes come standard, there is still opportunity to customize colors, appliances and fixtures. With the expert assistance of Mackey, buyers can further personalize their new home with screened

porches, sunrooms and finished basements. Built to the rigorous standards of HERS (Home Energy Rating System), these pet-friendly residences are also environmentally efficient and cost effective.

Nestled in the quaint

Gloucester enclave of Magnolia, residents of The Village at Magnolia Shores are amidst all of the riches of Cape Ann. Just minutes from town beaches, Hammond Castle, public and private golf courses, museums, shopping and fine dining, there is also easy access to Route 128 and the commuter rail.

"There is something indescribable about the feeling of a brand-new home. It is a reflection of the lifestyle that perfectly suits the needs of you and your family. It is a place truly inspired by your vision," says Mackey. "If you've always wanted to live by the ocean but never thought you could afford it, you now can. It is all about creating the home of your dreams and 'right-sizing' your life."

Open houses are held every Friday through Monday from 11 a.m. to 4 p.m. To schedule a private tour of furnished model homes, call Christina Mackey at 978-515-7435. For additional photos and floor plans, visit www.TheVillageAtMagnoliaShores.com.