

Active-Adult Options

The rapidly expanding population of seniors is reinventing the concept of retirement living. In the small, picturesque towns and villages of Connecticut and the lower Hudson River Valley, there is a new collection of residential communities for active adults aged 55 and older that resemble luxurious resorts. Developers of these lavish enclaves are outfitting them with country-club-style amenities explicitly tailored for retirees. They are also encouraging buyers to customize their homes to fit their individual needs, tastes and lifestyles.



As more and more baby boomers begin to downsize or retire, the need for new active-adult communities throughout the region continues to grow," says David Ornstein, the manager of new homes for Coldwell Banker Residential Brokerage in Connecticut and in Westchester County, New York. "And today, downsizing doesn't mean giving up any of the amenities that they have grown accustomed to."

In fact, developers and builders alike are offering more life-enhancing amenities than ever before — stunning views, top-flight security, golf outside your door, a maintenance-free lifestyle, and single-level floor plans with gourmet kitchens, larger bathrooms, and wider halls and doorways. In addition to spas, indoor and outdoor swimming pools, fitness centers with state-of-the-art cardiovascular equipment and on-site health care, they provide a wide range of activities specifically tailored to enrich the lives of senior residents.

In Carmel, New York, 60 miles north of New York City and 20 miles east of the historic Hudson River towns of Cold Spring and Garrison, **The Retreat at Carmel** is an active-adult community surrounded by the natural beauty of lakes, streams and densely wooded hillsides.

Developed by Pulte Homes, which has built over 500,000 luxury homes in the U.S. during its 58-year history, The Retreat's 101 elegantly appointed manor homes and 211 luxurious condominiums require a minimum of owner upkeep.

With versatile floor plans that allow you to personalize your living space by adding dramatic lofts or spacious basements, the Pulte Homes Signature Standards program offers upgraded features like granite, cultured marble and rich woods as standard.

At the heart of The Retreat's resort-at-home lifestyle is its 7,100-sq-ft clubhouse, which has a state-of-the-art fitness center, an outdoor swimming pool, a card room and a billiard room. Priced from \$488,900 to \$604,000, the elegant residences are being offered by Coldwell Banker Residential Brokerage's office in Somers, New York.

In Connecticut, just 10 minutes west of New Haven, the town of Orange has a serene country feel with farms, rolling wooded hills, shady lanes and quiet residential neighborhoods. Foresight and strict zoning have allowed this beautiful rural community to retain all of its Colonial New England simplicity and charm.

Here, in a tranquil, beautifully landscaped 25-acre setting, is **Lakeside Village**, a new active-adult community conceived with today's seniors in mind. The Energy Star-compliant residences, which range from 1,500 to 2,000 sq ft, feature open one-level layouts with larger baths and grab bars, wider halls and doorways, lever-style doorknobs and counter-height vanities.

Developed by Ravenswood Homes, which has a long history of building high-quality condominiums in communities throughout Connecticut, these luxurious lakeside residences are priced from \$359,900 to \$399,900 through



The Andover Model Home at Chatfield Farms

Coldwell Banker Residential Brokerage's office in Orange.

Oxford, Connecticut, an hour and a half from New York City and 30 minutes from New Haven by car, is a quiet, charming residential village of single-family homes in western New Haven County.

Surrounded by three state parks, Oxford's small-town country ambience includes boating on Lake Zoar, a concert series at the town hall's gazebo and the annual Dog Days of Oxford Fair.

Nestled in Oxford's pastoral countryside on 660 acres, **The Village at Oxford Greens** is another luxurious active-adult community, with 431 Energy Star-rated single-family homes. This is the only Del Webb community in the state, and it offers a proactive approach to retirement living that embodies the Del Webb philosophy that "people retire from work, not from life."

The condominium homes, with

stunning views of the golf course and the panorama beyond, feature a choice of four innovative floor plans with convenient first-floor master bedrooms, chef's kitchens, inviting great rooms for socializing, attached two-car garages and full basements.

The Ridge Club, the community's 14,000-sq-ft clubhouse, features indoor and outdoor pools, a fitness center, a billiard room, craft rooms and a kitchen. There is also a full-time lifestyle director who schedules daily activities and special events such as day trips, restaurant events, wine tours, movie nights and potluck socials.

Residents enjoy preferred access to the 18-hole Oxford Greens golf course, voted one of Connecticut's premier golf venues. The condominiums range in size from 1,587 to 2,470 sq ft, with prices beginning in the low \$400,000s.

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The Clubhouse at The Retreat at Carmel

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Oxford is also the location of **Glendale at Oxford**, a new community of traditionally designed, elegantly appointed single-family homes for adults 55 and older. Every two-bedroom, 2,200- or 2,868-sq-ft residence features an open floor plan, a main-level master suite, nine-foot ceilings, a gas fireplace and a gourmet kitchen with GE Profile appliances. On 100 acres with extensive walking trails and a community clubhouse, these classic New England luxury homes, designed by the award-winning architect John A. Wicko and built by Mark IV Construction, are being offered by Coldwell Banker Residential Brokerage's Oxford office and are priced from \$359,900 to \$529,000.

Also a short drive from New Haven, with its own Metro-North station on the Waterbury branch of the New Haven line, Beacon Falls, Connecticut, is the site of **Chatfield**

Farms, a private, gated, luxury active-adult community that has won many prestigious awards, including Best Overall Community in Connecticut and the Best 55+ Community in New England.

All of the homes at Chatfield Farms come standard with first-floor master bedrooms, full basements and two-car garages. Residents enjoy more than three miles of nature trails that wind through the community, plus the many activities at The Fieldstone Club, which features a heated outdoor pool, a fitness center, a spa, tennis, bocce, and an outdoor barbecue and fire pit.

Chatfield Farms, which opened in 2007, is being developed by Wyndham Homes, an award-winning luxury homebuilder specializing in developing distinctive neighborhoods of semi-custom homes in New York and Connecticut. Pricing starts in the low \$400,000s.

The small New England town of Bloomfield, Connecticut, is just minutes from Hartford, with all of



Model Home at Glendale at Oxford

its cultural offerings. These include the Hartford Symphony, the Connecticut Opera and the renowned Hartford Stage. The convenience of Bradley International Airport is just 10 minutes away.

On more than 66 acres on the former A.C. Petersen dairy farm in Bloomfield is **Seabury Retirement Community**, which offers vistas of the beautiful countryside in every direction. Housing choices include individual cottages and apartments that range from studios to three-bedroom layouts. There is also a collection of new villas, which feature all the conveniences and amenities of a modern home.

As a life-care community for adults 62 and older, Seabury offers an independent lifestyle with the security of future long-term health care at virtually no additional cost.

To increase and maintain a high quality of life for its residents, Seabury is committed to a Wellness for Life philosophy. This is achieved by meeting physical, nutritional, spiritual, social, emotional, intellectual and vocational

needs through its services, accommodations and professional management. The entrance fees at Seabury range from \$93,000 to \$621,000, with monthly fees ranging from \$1,900 to \$5,300.

The picture-postcard New England town of Tolland, Connecticut, is less than 30 minutes from Hartford. Tolland Green, the center of the community and a national historic district, features many vintage Victorian homes, museums, a historic inn, an old-fashioned penny-candy store and the original 19th-century town hall.

On 44 bucolic acres in Tolland, **Belvedere Ridge** is a new active-adult community of single-family homes that will contain 66 low- upkeep residences, in either a colonial or a single-level ranch style, with two, three or four bedrooms.

On beautifully landscaped grounds, these energy-efficient homes allow you to select from a wide range of custom options to meet individual needs. They were developed by Tomlen LLC, an affiliate of Thylan Associates Inc., a leading builder of fine home communities in the Northeast since 1981. Prices for Belvedere Ridge homes begin in the high \$200,000s.

In today's market for active-adult communities, there are more customized housing choices, more specifically targeted senior amenities, and a whole new lifestyle of convenience and comfort, because everything you need is all in one thoughtfully designed place.

The Ridge Club at The Village at Oxford Greens



Lakeside Village