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YOUR SUNDAY REAL ESTATE MARKETPLACE

A self-contained neighborhood

Brookmeadow Village in South Grafton offers stately homes, retail complex

By Susan Brickman

DAILY NEWS STAFF

SOUTH GRAFTON - In the first three weeks the sales office at Brookmeadow Village in South Grafton was open, four homes were sold.

Buyers apparently are being drawn by the stylish homes and their amenities on 130 acres of wooded, scenic land as well as the potential to cocoon within the confines of the two miles of walking trails, which lead to a retail building.

The latest project by WGB Homes and its president Greg Burrill, Brookmeadow Village will have 91 homes, each with about a half acre of land with all but six abutting a portion of the 75 acres of open space.

A small, brick retail building is under construction just in front of the soccer and ball fields Burrill built for the town. He expects the building, called Brookmeadow Crossing, to be home to the Millbury Federal Credit Union, a high-end deli, perhaps a hairdresser and a dry cleaner, affording the next-door neighbors convenient access to fulfill some basic needs.

The 11 styles of Energy Star-rated homes available range in pre-construction prices from \$489,900 for a 2,388-square-foot house with an attached two-car garage, to \$589,900 for a 3,266-square-foot house, also with a two-car attached garage.

All the homes have granite kitchens with a choice of maple and oak cabinets with different stains, center islands, Whirlpool appliances, including a dishwasher, disposal, microwave and range, hardwood floors in the foyers, dining rooms, kitchens and half baths, full first-floor

laundry rooms, family rooms with gas fireplaces and doors to the pressure-treated decks, four bedrooms, two-and-a-half to three-and-a-half baths, full basements, some with walk-outs, and two-to-three-car garages.

The first four purchasers came from the Worcester County area, Burrill said.

"If the houses are priced right, they're going to sell," said Rich Carlson, owner of Carlson Communications in Northborough, who is helping market the homes.

In the first phase of construction, 12 lots are available beyond the stone walls with their bluestone caps at 373 Providence Road, just a few minutes from Upton Center.

There also will be an entrance to the development off Milford Road. At that end of the neighborhood, Burrill built arched retaining walls and a "critter crossing" to allow animals a safe means to cross the road.

The Whitin style is the smallest and least expensive. The Blackstone style has 2,452 square feet of living space and is priced at \$499,900. The 2,692-square-foot Berkshire is listed at \$524,900. The 2,495-square-foot Oxford is priced at \$526,900. A Vernon style home has 2,692 square feet of living space and is listed at \$529,900. A Vernon II, with 2,794 square feet of living space, is priced at \$549,900. The 2,811-square-foot Bethany style home is listed at \$559,900. A larger Vernon style, called a Vernon III, is listed at \$564,900. A 3,078-square-foot Whitney home is priced at \$574,900. The 3,078-square-foot Saxony home is listed at \$579,900 and the largest home, with 3,266 square feet, called a Devonshire, is listed at \$589,900.

This, Burrill's 25th neighborhood, also has a building for the water company. The Grafton Water Co. and the South Grafton Water Co. had



DAILY NEWS PHOTO BY SUE BRICKMAN

This is the model home at Brookmeadow Village in Grafton. It is a Devonshire home with the addition of the optional front porch. All the homes are Energy Star rated.



Buyers have their choice of cabinetry in the kitchen as well as granite. All the homes will have islands and Whirlpool appliances, including a range, a microwave, a dishwasher and a disposal. The model home kitchen has been upgraded. The hardwood floors are standard.



The family rooms in all the homes at Brookmeadow in Grafton have vaulted ceilings and gas fireplaces with marble surrounds.

been separate, but he tied them together along with the Whitinsville Water Co. In the event one water company has a problem with their water, they can share the water from the other companies, Burrill said.



Left to right: The Devonshire home is the only style with a loft area. This loft has been outfitted with special wall paint, allowing family members to draw on it and easily remove it without leaving any traces, the dining rooms have hardwood floors, a chair rail and crown molding. This dining room in the Devonshire measures 14-by-14, the master baths have white vanities and double sinks, generally with solid-surface counters. Some of the homes have whirlpool tubs. This home has been upgraded to include granite counters and an antiqued white vanity.

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The model home, a yellow Devonshire, showcases all the amenities and available upgrades, including a \$28,000 farmer's porch with pillars and composite decking (the Oxford and Bethany styles come with a porch), an upgraded kitchen with antiqued cabinets, a rounded island, stainless steel appliances, including a refrigerator, ovens and upgraded granite, costing an additional \$30,000, the addition of crown molding in the foyer and office/living room, added bead board walls in the half bath, a \$37,000 finished basement with a full bath, special wall paint in the loft, upgraded bathrooms with granite or Corian counters as opposed to standard cultured marble sinks and counters, and a finished third floor, an upgrade, with its own heat zone, costing \$28,000. The model home also has in-ceiling speakers, another upgrade.

This style home also has a second staircase to the basement from the garage.

But it also has, as standard amenities, a family room with a vaulted ceiling and a state-of-the-art gas fireplace with a marble surround - without a permanent pilot - saving energy costs, a half bath with a pedestal sink, Toto water-saver toilets, high-speed internet wiring, and tiled baths, including a master bath with double sinks, a corner soaking tub with a tile surround and a fiberglass shower or a tiled shower (an upgrade).

Some of the homes have master bedrooms with vaulted ceilings. Others have tray ceilings. The Oxford-style home has a first-floor master bedroom.

The Devonshire is the only style with a loft, which in the model has been outfitted as a family computer area. One wall is painted with IdeaPaint, a WGB Construction Co., Inc. exclusive, developed to enable writing and drawing on the wall - similar to whiteboard and



DAILY NEWS PHOTO BY SUE BRICKMAN

The master bedroom in the Devonshire features a bumped-out sitting area, plush carpeting and a transom over the bed under a vaulted ceiling.

easily wiped away without leaving any residue.

Each of the bedrooms has a double closet, except for the master, which has a walk-in closet. These bedrooms share a full bath with a choice of a maple, oak or white vanity with double, cultured marble sinks.

All the homes have an Energy Star rating. The model home has a rating of 59, which is 41 percent better than the building code calls for, Burrill said. They also have a special, polymer enhanced waterproof coating around the foundations with a 15 year warranty to protect them from water, a new roofing and siding

system, called the Zip system, with a built-in factory applied moisture barrier with a 30 year warranty.

The community is 12 minutes from the Grafton train station, and within a few miles of I-495 and the Mass Pike, providing easy access to Boston, Worcester and area shopping centers.

For more information, contact the sales office at Brookmeadow Village at 508-839-0007.