

# HOMES NORTH

## THE NORTH SHORE'S REAL ESTATE MARKETPLACE



Courtesy photo

A view of the snow-capped ski trails at Sunday River offers the perfect backdrop for a relaxing second home destination trip.



Courtesy photo

Cascading waterfalls, like this one near a gazebo, are part of the mountainside neighborhood at Great Brook Preserve at Sunday River in Newry, Maine.

## Conservation taken seriously at Sunday River development

By JUDY WAKEFIELD  
STAFF WRITER

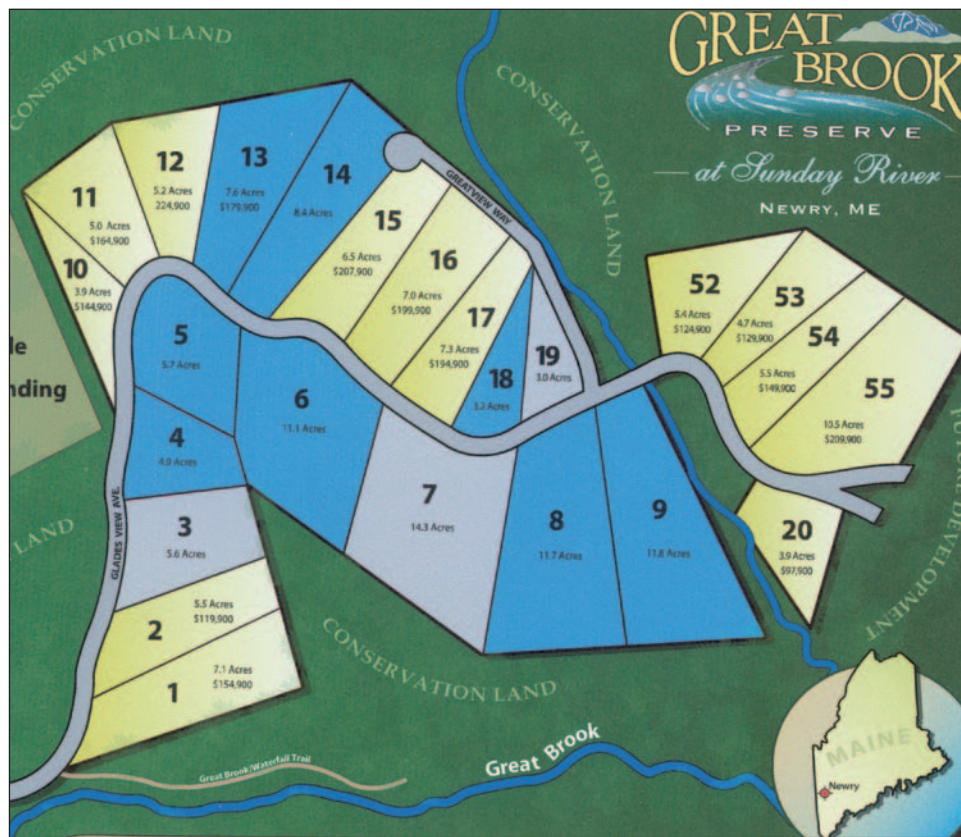
It's about a three-hour drive north to peaceful Newry, Maine, where the word Preserve is taken extremely seriously at the town's newest mountainside neighborhood. Called Great Brook Preserve at Sunday River, developer LandSource, LLC donated hundreds of acres to the state's preservation land bank while building this development. Building will be on just 6 percent of the original 8,700 acres purchased.

It's a quiet and secluded getaway in Maine's western mountains, offering an ideal all-season second-home destination for those living north of Boston. Mountain views are sweeping and four season outdoor adventures are plentiful.

"Residents will appreciate the quiet, private surroundings and the remarkable conservation lands which directly border the property," said Pati Apgar, Director of Marketing for Northern Acres in Bedford, N.H., which is handling sales and marketing. "There are gorgeous sunsets over the nearby Mahoosuc Mountains and unsurpassed perspectives of Sunday River's ski slopes. We've also got easy access to many miles of hiking trails, cross-country ski paths and snowmobile trails."

Nearly all of the development's 61 home sites overlook the Sunday River Ski Resort, which includes a golf course. Travel + Leisure Golf Magazine named it one of the best new courses of 2005 calling it a "playable, scenic gem."

"The broad fairways, carved from a dense forest of hardwood and pine, are remarkably level for a property that has 400 feet of elevation change," the magazine went on to say. "The views of the broad-shouldered peaks in



the Mahoosuc Range will satisfy all comers." Meanwhile, the magazine 2nd Home Journal reported the development at Great Brook Preserve is designed to appeal to those seeking a second home as a family retreat.

"This upscale open-space development is being built for year-round outdoor enthusiasts," the magazine reported. "Potential buyers and the local communities are concerned about the impacts of developments, and place a high value on saving the forests and mountain landscape that make the region so special."

Highlighted in the magazine are the devel-

oper's plans for a connecting trail to the nearby Grafton Loop Trail, which connects to the Appalachian Trail. The July 2006 edition of Men's Journal raved about the Grafton Loop Trail's mountain views and spectacular swimming holes. Hikers stand on the 4,170-foot Old Speck Mountain top and can see the exposed summit of Sunday River Whitecap while peering down at Rangely Lake.

Apgar said the development is in its pre-development phase and there are some good deals for potential site buyers.

"First quarter sales are strong, making Great Brook Preserve the fastest selling de-



The guard shack at Great Brook Preserve at Sunday River will be welcoming as it is surrounded by acres of conversation land.

### AT-A-GLANCE

Great Brook Preserve at Sunday River  
Brand new home sites in Newry, Maine  
3 to 14-acre lot sizes - use your own builder, your own timeline  
Lot prices starting at \$97,900  
More info: 800-978-8980, greatbrookpreserve.com  
Ask about the \$149 Discovery Package

velopment in the Sunday River Valley," she said.

Great Brook Preserve will be the only-gated community in the Sunday River Valley in Maine and home site will be among the largest in the area. She said sites will be about 8+ acres on average.

And, the charming and quaint village of Bethel is just a short drive away.

"Shopping is year-round and the restau-

rants are terrific," Apgar said.

The developer has been cited for ingenuity as Maine Governor John Baldacci recently recognized the significant land donation.

"This land donation represents exactly the type of land development that the state of Maine needs," Baldacci said.

"The surroundings total over 570 acres of protected conversation land with brooks and cascading waterfalls," Apgar said. "Owners have direct access to miles of hiking, snowmobiling, and cross-country ski trails from their back door."

Discovery packages are currently being offered and include overnight accommodations. The sales office is conveniently open seven days a week and is located next to Buchika's Ski Shop on the access road to Sunday River Ski Resort. Direct your questions to info@greatbrookpreserve.com,