

THE RESIDENCES AT 66 HIGH STREET, GUILFORD



William Pitt Sotheby's International Realty has listed Guilford's newest condominium development project, the Residences at 66 High Street. Currently under construction, the development includes 57 approved condos and stands as the largest condo development project on the Eastern Connecticut Shoreline, including New Haven, Middlesex and New London Counties.

The development project consists of a full renovation of the 130-year-old mill building at 66 High Street, the addition of three new buildings to the site, as well as the renovation of one of the Connecticut shoreline's largest Quonset hut structures. The Quonset hut and the original building will maintain the address's historic roots by keeping the exterior largely intact, while the condos themselves, as in all the buildings, will

boast unique and luxurious ranch and townhouse styles with modern design, many with first-floor bedrooms and ranging in price from \$719,000 to over \$1,200,000, and in size from 1,850 to 2,750 square feet. With many capturing the salt marsh views, the units will feature open floor plans, LED lighting, state-of-the-art HVAC, sound systems and spacious kitchens with high-quality appliances.

The builders are constructing at a high standard with reinforced concrete and steel instead of the more common wood frame. The project will be built of Type 2 construction with non-combustible materials and hidden sprinkler systems; insulation approaching R-30 rating, approximately 50% higher than the current building code; elevation reaching seven feet above sea level for maximum

storm protection; cement board siding and PVC trim, for a long low maintenance life; and high-quality roofing. The outdoor environment is treated with equal importance, with 30-foot trees added; power lines relocated underground to ensure unobstructed views; and an intimate courtyard that all units will face, unifying the community.

The site enjoys a prime location in downtown Guilford, offering an urban lifestyle walking distance to the Guilford Green, the train station, shops, restaurants, beach and marina. Visit the website for more information www.66highst.com. Contact the listing agents; Peter W. Cowie (203.500.4422), Nikki Travaglino (203.415.3053) or Anne Scandone (203.606.7696) to schedule a showing.