**By Susan Mogren 7/18/2020**

**14 OPTIONS for age 55+ Downsizing, Upsizing or Right sizing.**

1. **Active adult 55+ community. This is typically a condo with an HOA Fee (HomeOwners Association) for maintenance free living, there is a condo fee instead of a homeowner to do list. Fees typically cover coffers for exterior maintenance and repairs, such as roof, decks, walk ways, snow removal, yard, trash removal, master insurance and maintaining common areas. Some include club house, pool, and walking trails.**

**These typically provide first floor master suites, larger garages, higher ceilings and larger windows for more light.**

1. **Buy a smaller home… can you live in 850SF or 1800SF?**
2. **Buyer a bigger home… intergenerational living!**
3. **Buy a home any style, with a master and full bathroom on the first floor.**
4. **Buy a ranch style home, focus on one floor living.**
5. **Rent a typical apartment for yourself.**
6. **Rent a typical apartment with a friend. SHARE.**
7. **Buy a typical condo, condo fees reduce homeowner maintenance.**
8. **Buy a home with an inlaw, invite family members to live with you.**
9. **Buy a 2 family and invite family to live on the other side.**
10. **Town Affordable Housing: income restricted and nationally subsidized to take only 1/3 of your social security income, all assets must be disclosed to apply. Contact elder services in your town.**
11. **Assisted Living Community, usually an apartment with a small kitchen, and available support for activities of daily living, medications, meals, and housekeeping support. With or without Memory Care. Some provide activity enrichment programs.**
12. **CCRC Continuing Care Retirement Community: flexibility to support any phases of life. 1) independent living 2) assisted living and 3) skilled nursing, on one site. You buy a unit and are able to move around within the community as your needs change. You might start with a cottage, move to an apartment when you need assisted living, and there is a skilled nursing home on site to easily visit your spouse, as needed.**
13. **PLEASE NOTE: Does your new home need to include covered parking or garage parking?**

Below is my list of Active Adult Living ,55+ communities. These are age restricted communities. They are typically referred to as CONDOS because they have a monthly fee payable to the HOA (Home Owners Association).

They can be

**1)** single family DETACHED

2)single family ATTACHED (more than one unit side by side). A shared wall usually means it is less expensive.

3) apartment style with hallways, and in a building.

**Active Adult, 55+ communities is NOT assisted living communities.**

**This is NOT memory care. This is NOT skilled nursing.**

I have listed NEW CONSTRUCTION or RESALE (resale means new builds are sold out, you can only buy when someone offers it for resale).

**I’d like a website link, who the builder is, it has a community club house, and identify if you can get a NEW unit to be built, or resale only.**

**150+ Active Adult Communities, age restricted 55+**

**Acton**

Acton Hill

Audubon

Ellsworth Village

Quail Ridge

Robbins Brook

The Pine Condos

**Amesbury**

Hatters Point

**Andover**

Riverside Woods 62 units

**Ashland**

RESALE Ashland Ridge on Shadow Creek… problems stay away 😊

NEW The Lanterns at Warren Woods

RESALE Leah Estates by Ashland State Park

Cookingham Green

**Ayer**

Autumn Ridge Farm

**Bellingham**

NEW New England Country Club

**Berlin**

Meadow View

Meadow Brook Village

**Billerica**

Nicholas Common

Danforth Village

**Bolton**

The Regency at Bolton

**Boston**

Clarendon Hill Hyde Park

**Boxborough**

Hillberg Lane 10 houses independent

Summer Fields

Hilberg Lane

**Canton**

Canton Point Pulte 53 units

**Concord**

Black Birch

**Danvers**

Aria at Hawthorne Hill

**Dracut**

Mascuppic Village

Fox Hill

Forest Glen

**Duxbury**

The Residence at Duxbury Estates

The Village at Duxbury

**East Bridgewater**

Rivers Estates

Meadow Brook Estates

**Franklin**

NEW HOMES The Villages at Oak Hill

Hidden Acres

Villages at Looks Farm

RESALE Meadow Brook Heights

Palladini Village

RENTALS Union Place

RESALE The Villas at Eagle Nest

**Framingham**

NEW\*\*\*\*Millwood Preserves

NEW DUPLEX North Side Meadows

**Foxboro**

RESALE Summerfield at Foxboro

**Georgetown**

Village at Raymond’s Creek

Parker River Landing

**Gloucester**

The Village at West Gloucester 34 units

**Groton**

Hale Village

Robin Hill Estates

Hummingbird Lane

**Grafton**

Summerfield Estates

**Hamilton**

Patton Ridge

**Groveland**

Whitestone Village

**Hanover**

Spring Meadows

The Elms of Hanover

Village at Walnut Creek

**Hanson**

Dunham Farms

Stonebridge Commons

Liberty Woods

**Harvard**

NEW Trail Ridge<http://www.harvardtrailridge.com/the-development>

**Holliston**

NEW Hollis Hills Preserves

NEW Holliston Woods

NEW Highlands at Holliston Trails

RESALE Balancing Rock

NEW Brooksmont Holliston: only attached duplex style/ no single family detached homes.

**Hopkinton**

Deerfield estates- Attached Townhouses

NEW The Trails at Legacy Farms – Heritage Properties w/clubhouse <https://www.thetrailshopkinton.com/>

**Hudson**

The Villages at Quail Run

West Ridge

Deer Path

Sconset Village at Sauta Farm

The Esplanade

The Village at Quail Run

**Lakeville**

NEW The Residence at LeBaron Hills

**Lynn**

The Village at Nell Pond

**Lynnfield**

Windsor Estates

**Marlborough**

NEW Regency at Assabet Ridge

RENTALS The Meadows

RESALE Villages at Marlborough East

RESALE The Villages at Crane Meadows

Trail Ridge

**Marshfield**

The Maples

The Seasons

**Medway**

RESALE Millstone Village

**Merrimac**

Freedom Way

Village at Merrimac

**Methuen**

Regency at Methuen Toll Brothers 240 units

The Village at Russel Farm 50 units

**Middleton**

Cobblestone Park

North Meadow Village

Village at Masi Meadows

**Millbury**

Brierly Pond Village

**Milford**

Deerfield Estates

**Millis**

NEW \*\*\*\*\*The Regency at Glen Ellen 8,000SF club house Toll Brothers

RESALE Rockville Meadows

**Norfolk**

Pin Oaks

The Villages at Rivers Edge

**Northborough**

RESALE Bigelow Farms

Birchwood Adult

RESALE Pheasant Hill

**Norton**

RESALE Red Mill Village

**North Reading**

Central Place

**Norwell**

NEW Norwell Estates

**Norwood**

Pennington Crossing – Pulte

**Pembroke**

Center Commons

**Plainville**

The Village at Oak Hill

**Plymouth**

Chilton Park Village. **Plymouth**, **MA**. ...

Great Island. Great Island. **Plymouth**, **MA**. ...

Kensington at The Pinehills. **Plymouth**, **MA**.

Pinehills

Rolling Mill. **Plymouth**, **MA**. ...

Sawyers Reach

Seton Highlands at The Pinehills.

Summer Reach. **Plymouth**, **MA**. Low $400s - Mid $500s. ...

Tara Woods. **Plymouth**, **MA**. ...

**Randolph**

The Village at Broad Meadow

**Reading**

The Pines at Reading Pulte

**Rockland**

Beechwood Village

**Rowley**

Pingree Farms

**Salisbury**

Wingate

**Sharon**

 NEW 635 Old Post

**Sherborn**

RESALE Abbey Roads Condos ( former peace abby site)

NEW 59 North Main

**Shirley**

Village at Phoenix Pond

**Southborough**

RESALE Carriage Hill Circle

RESALE Vickery Hills

Wildwood

Stonebrook Village

**Stoughton**

Pond View

**Stow**

Faxon Farms

Regency at Stowe

Arbor Glen

**Sudbury**

Springhouse Pond

Highcrest at Meadow Walk Pulte

**Tewksbury**

Lynne’s Way

**Topsfield**

The Villages at Great Hill

The Meadows of Topsfield

Amberwood Farms

Rolling Green at Topsfield

**Tynsgboro**

Wyndbrook at Tynsboro

**Walpole**

Brookside Village 30 units

Dela Pond Village 40 units

Riverwalk Commons 45 units

**Wayland**

This doesn’t belong on this list, it is Assisted Living. Residence at Traditions by Sandy Burr Country Club

**Wenham**

The Boulders

The Maples

**Westborough**

NEW Westborough Village the terraces

NEW The Park Place

Condo style Del Webb Chancy Lake

RESALE Walker Meadows

Orchard Hill

**Weston**

Highland Meadows 69 units

**Westwood**

Fox Hill Village

The Reynolds Farm

**West Newbury**

Ocean Meadow

**Whitman**

Village at Auburnville

**Wilmington**

Spruce Farm

**Winchester**

Winning Farm of Winchester

**Upton**

NEW Rock Wood Meadows

Upton Ridge - Pulte

**Uxbridge**

Rogerson Crossing

Summerfield at Taft

Juniper Hill