



WILLOW BROOK
ESTATES



WILLOW BROOK ESTATES

*Plainville &
Farmington's*

NEWEST 55+ ADULT COMMUNITY

265 UNIONVILLE AVE | PLAINVILLE, CT 06062

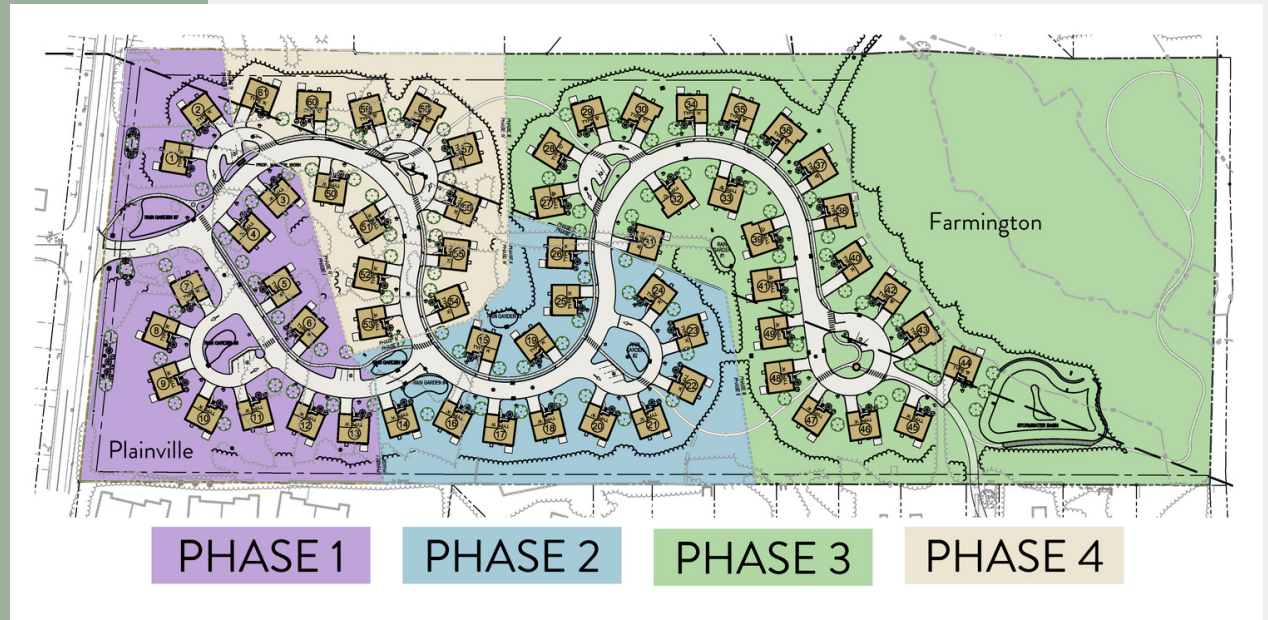
FEATURES

- 1,444 - 1,610 Square Foot Plans
- Easy One Floor Living
- 3 Bedroom
- 2 Full Bath
- Vaulted Ceilings
- Gas Fireplace
- Granite Kitchen with Island
- Stainless Appliances
- Master Bedroom Suite
- Walk in Closet
- Double Sink Vanity
- 2 Car Attached Garage
- Paver Brick Patio & Front Walk
- Covered Front Porch
- Full Basement
- Option to Add Sunroom
- Public Utilities

HOA INCLUDES:

- Snow Removal & Ice Management
- Mowing & Landscape Services
- Weekly Curbside Trash & Recycle Pick-up

WILLOWBROOKESTATES.COM



Take Advantage of Phase 1 Pricing

PHASE 1 - PLAINVILLE
SOLD OUT

PHASE 2 - PLAINVILLE
SOLD OUT

**PHASE 3 - PLAINVILLE &
FARMINGTON**
SOLD OUT

**PHASE 4 - PLAINVILLE &
FARMINGTON**

Starting at \$409,900

2023-2024 Occupancy

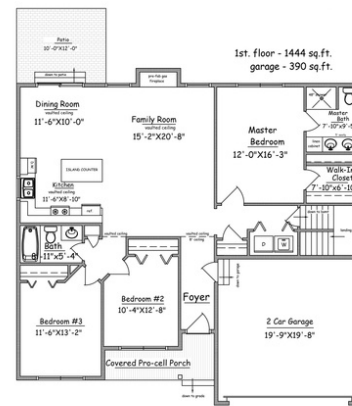
ABOUT

WILLOW BROOK ESTATES is an exceptional community of beautifully appointed new construction homes. This remarkable, carefully designed neighborhood affords an idyllic setting of 61 home sites bordered by conservation open space and hiking trails.

All WILLOW BROOK ESTATES residences are single-story designs offering unique details crafted just for adults over 55. Experience all that Plainville and Farmington have to offer for a lifestyle full of recreation, entertainment and fun.

If you are looking to downsize, build your retirement home, or just prefer the ease of simple living, then WILLOW BROOK ESTATES might be the perfect option for you. Contact us today and our specialists will guide you every step of the way!

WILLOWBROOKESTATES.COM



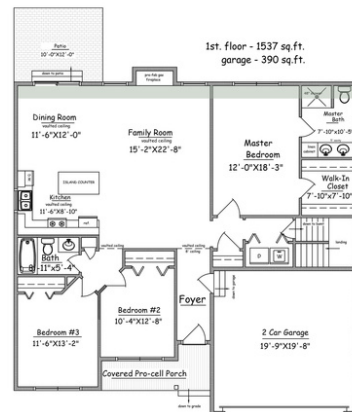
THE ADDISON

1,444 Square Feet

3 Bedroom

2 Full Bath

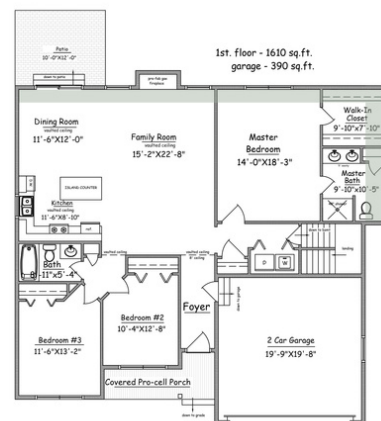
Option for Sunroom



THE BLANTYRE

1,537 Square Feet

Same as the Addison Plan except 2 feet larger in depth.



THE CHATHAM

1,610 Square Feet

Same as the Addison Plan except 2 feet larger in depth and 4 feet larger in width in Master Bedroom Suite.

LOCATION

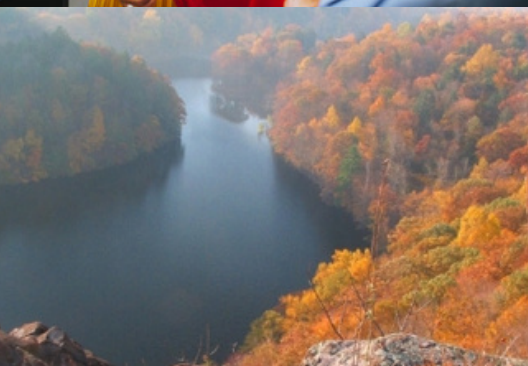
Centrally located in the state of Connecticut, WILLOW BROOK ESTATES is 14 miles west of Hartford off of Route 177 (Unionville Ave, Plainville), convenient to Route 6, Route 72 and Interstate I-84. Nearby towns include Avon, Simsbury, Canton, West Hartford, Bristol and Southington.

WILLOW BROOK ESTATES has home sites in both Plainville and Farmington as it spans over each town border. This neighborhood development is nestled in an ideal location, one rich in history and beauty. Experience all that Plainville, Farmington and the nearby towns have to offer for a lifestyle full of relaxation, entertainment and fun.

Enjoy the convenience to Connecticut Commons Retail Center, Big-Y, Highland Park Market, Relic Brewing and J Timothy's Taverne less than 2 miles away. Spend quality time with the family at AMC movie theater, Lessard Lanes, Farmington Country Club, the Polo Grounds or hiking around stunning Crescent Lake at Sunset Rock State Park, all within a few minutes reach.

After a day of exploring the Farmington River Trail or the Hill-Stead Museum, which boasts 152 acres of gardens and grounds, take a river front seat at Wood n' Tap Restaurant while sipping on a fabulously crafted cocktail. Craving Italian? The local favorites, Piccolo Arancio and Cugino's, won't disappoint. And don't forget to take care of that sweet tooth at Mozcatto's or Mangiafico's Bakery for dessert.

With plenty more recreation, dining and shopping options just a short drive away, including The Shoppes of Farmington Valley, West Farms Shopping Mall, and Blue Back Square, there are so many reasons why you can call WILLOW BROOK ESTATES home.



MEET THE TEAM



MARK LOVLEY - BUILDER / DEVELOPER

Mark Lovley is President of Lovley Development, Inc., a fully licensed and insured home builder, serving Plantsville, CT and the surrounding areas since 1985. To date, Mark's company has built more than 1,250 local custom homes in its 35 years. Additionally, Lovley Development, Inc. purchases, renovates, and manages various types of commercial properties including, but not limited to; shopping plazas, apartment buildings, and professional office space throughout the state of CT. Mark Lovley is also Principal of Newport Realty Group, LLC, a real estate development firm headquartered in Southington, CT.

TONY VALENTI - DEVELOPER

Tony is a licensed real estate Broker, specializing in commercial real estate. Tony manages and owns mixed-use residential/retail properties. Additionally, Tony is Managing Member and Principal of Newport Realty Brokers, LLC, a real estate brokerage firm and hotel development company established in 2000. He is a business partner in two Hampton Inn by Hilton Hotels here in Connecticut. Alongside Mark Lovley, Tony is at the forefront of Newport Realty Group, LLC as Principal.

CENTURY 21.

AllPoints Realty



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