

# WELCOME



THE VILLAGE  
AT WEST GLOUCESTER

Picture yourself in a simpler time and place, where people know their neighbors and life seems much less stressful... where there is ample time for a quiet stroll through the woods or for a relaxing evening on the front porch with family and friends. A peaceful, wooded haven from the helter-skelter pace of modern-day life... an inviting new home, where the nostalgia created by classic home design, inviting front porches, and a quaint traditional neighborhood setting is matched only by the peace-of-mind in knowing that all of the exterior maintenance of your home is managed by a condominium association.

**Welcome to  
the Village at West Gloucester!**



Just 1½ miles from beautiful Wingersheek Beach, and just minutes from the conveniences of Route 128 and the City of Gloucester, the Village at West Gloucester is comprised of 34 elegant homes, nestled around a central village green with gazebo. An address of distinction, where luxury is standard, the Village at West Gloucester has been meticulously designed to exemplify the finest traditions of New England coastal architecture.

# Ideal Location...



**The Village at West Gloucester...  
where 55+ living means not having to  
compromise on location and convenience.**

Located a short distance from Wingersheek Beach, one of New England's most beautiful beaches, the Village at West Gloucester is located on a tranquil, 25-acre wooded site, where more than 50% of the acreage has been set aside as Conservation Open Space, to be left undisturbed in its natural state. An 1100-foot-long private driveway rises gently through this scenic woodland to a hilltop setting that provides select, distant winter views of Jones Creek, the Annisquam River, and Ipswich Bay.

While this secluded, park-like setting provides a haven from the stresses of a fast-paced society, it does not require you to compromise on convenience, as The Village is also conveniently located just one mile from Route 128. Boston is approximately a 45-minute drive, and, if you prefer to commute by train, you will enjoy the convenience of two commuter rail stations, both within ten minutes of your door. Of course, downtown Gloucester is only minutes away, with its many shops, restaurants, houses of worship, and cultural and recreational points of interest. The North Shore Mall is less than 20 minutes away, and many of the shopping, dining, cultural and recreational amenities that Cape Ann and the North Shore have to offer are within a short distance.

# Active Lifestyle...



**The Village at West Gloucester...  
where 55+ living means not having to  
compromise on lifestyle.**

At The Village, your lifestyle will be rich with recreation, culture, and relaxation. A meandering pathway traverses the village green and complements the roadway layout of The Village, providing residents with walking, jogging, and bicycle access to The Village Post Office and all other developed portions of the site. An old fashioned gazebo on the village green provides an inviting opportunity to sit and read or socialize with your neighbors.

With all that the surrounding Cape Ann has to offer, The Village also provides the perfect home base for a variety of off-site activities. There are six public and six private golf courses within a ten-mile radius of your front door. There are 18 beaches and 9 parks where you can enjoy swimming, hiking, bicycling, and bird-watching. And since Cape Ann is an island, water sports of all kinds are available. If culture is more what you crave, Gloucester is home to the Cape Ann Symphony and the Gloucester Stage Company. There are also historic museums and Rocky Neck's famous art colony.



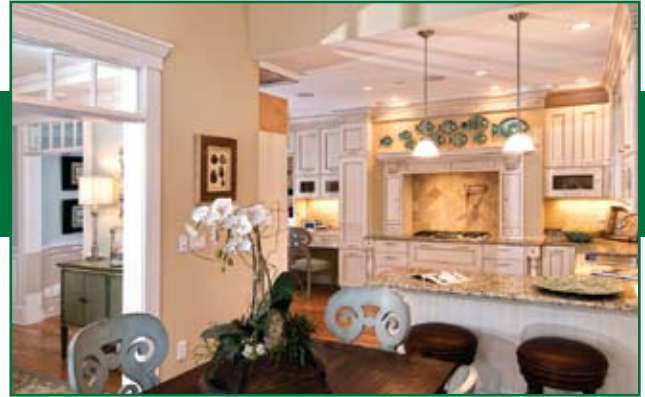
*Site Plan*

# Luxury without Compromise...



**The Village at West Gloucester...  
where 55+ living means not having to  
compromise on luxury.**

As a homeowner at The Village, your richly appointed residence, featuring architectural detailing reminiscent of stately homes of the nineteenth and early twentieth centuries, will be a constant source of pride and comfort. With an exterior house design in the traditional “Shingle Style” of architecture, a style common in the coastal areas of New England, The Village shares an architectural heritage with some of the finest homes on Cape Ann. With standard interior design features that include classic columns, raised-panel wainscoting, interior transom windows, hardwood floors, porcelain tile, cherry wood cabinets, granite counter tops, stainless steel appliances, claw foot slipper tub, and the like, the Village at West Gloucester is clearly an address of distinction where luxury is standard.



**The Village at West Gloucester...  
where 55+ living means not having to  
compromise on living space.**

With more than 2,400 square feet of living space as standard and with the ability to increase your living space to more than 3,900 square feet, your move to your new home will not require you to sacrifice any of the cherished furniture and other possessions you have proudly collected throughout the years. The only thing you must leave behind is the worry associated with the exterior maintenance of your home. In addition to a spacious master bedroom suite on the first floor, a second-floor bedroom, with both private access to the bathroom and an optional sitting area, creates a perfect guest suite for overnight visitors. A third bedroom, also located on the second floor, can serve as an additional guest room—or as a home office or hobby room—while optional finished living space of over

1,200 square feet can be added to the basement for casual living, recreation, or home office use. With more than 2,400 square feet of living space as standard, your spacious new home can be even enlarged to more than 3,900 square feet by finishing all optional areas.



# Contact us, or Just drop by...



## THE VILLAGE POST OFFICE

The Village at West Gloucester is an extraordinary offering in active adult living. Please contact our sales staff for more information.

The Village at West Gloucester Sales Office  
Phone: 978.283.1855  
Email: [sales@villageatwestgloucester.com](mailto:sales@villageatwestgloucester.com)

Visit our web site for a detailed look at your new home.  
Go to: [www.villageatwestgloucester.com](http://www.villageatwestgloucester.com)

### Directions

1. From Route 128 northbound, take exit 13 (Concord Street/Wingaersheek Beach exit).
2. At the bottom of the ramp, turn left onto Concord Street (turn right onto Concord Street, if you are exiting from Route 128 southbound) and proceed .8 miles to a right turn onto Atlantic Street.
3. The entrance to the Village at West Gloucester is just .2 miles on your left.

