



# TALL PINES OF HAMPDEN

*AN ACTIVE ADULT COMMUNITY 55+*

*Stony Hill Road, Hampden, MA*

*Exclusively offered  
by Maria Cacela*



**Landmark Realtors**  
**413-566-3424**

*ACT NOW TO TAKE ADVANTAGE OF PRE-CONSTRUCTION PRICING*



*[www.tallpines55.com](http://www.tallpines55.com)*





# **TALL PINES**

*At Hampden*

The promise of Tall Pines is to provide an elegant life style in one of only 38 custom crafted homes set among the tranquil woods of Hampden, Mass.

Your friends and family will be impressed with the spacious floor plan, the quality of construction, and handsome appointments.

Tall Pines is ideal for retirement or any phase of your Active Adult life

If you're 55 or over, Tall Pines is the community you envisioned offering more than you could imagine.

Life is good. At Tall Pines, life is better.

Tall Pines reflects a life lived well.

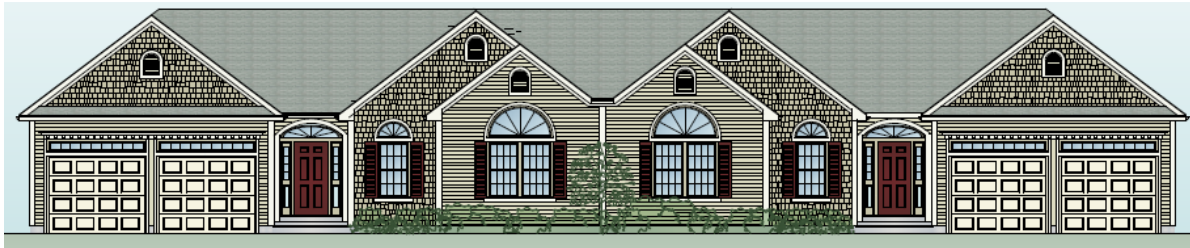
## *Features*

-  Only 38 units set among 33 wooded acres
-  1,500 square feet of living area
-  6 rooms w/ 2 bedrooms, 2 baths, a Great Room w/ gas fireplace, kitchen w/ dinette
-  Vaulted ceiling in Great Room
-  Jacuzzi tub & walk-in shower in master bath
-  2 car garage w/ door openers
-  Energy efficient design
-  ADA compliant bath fixtures
-  Name brand appliances & equipment
-  High quality materials
-  Full basement
-  Security system
-  10' x 12' deck

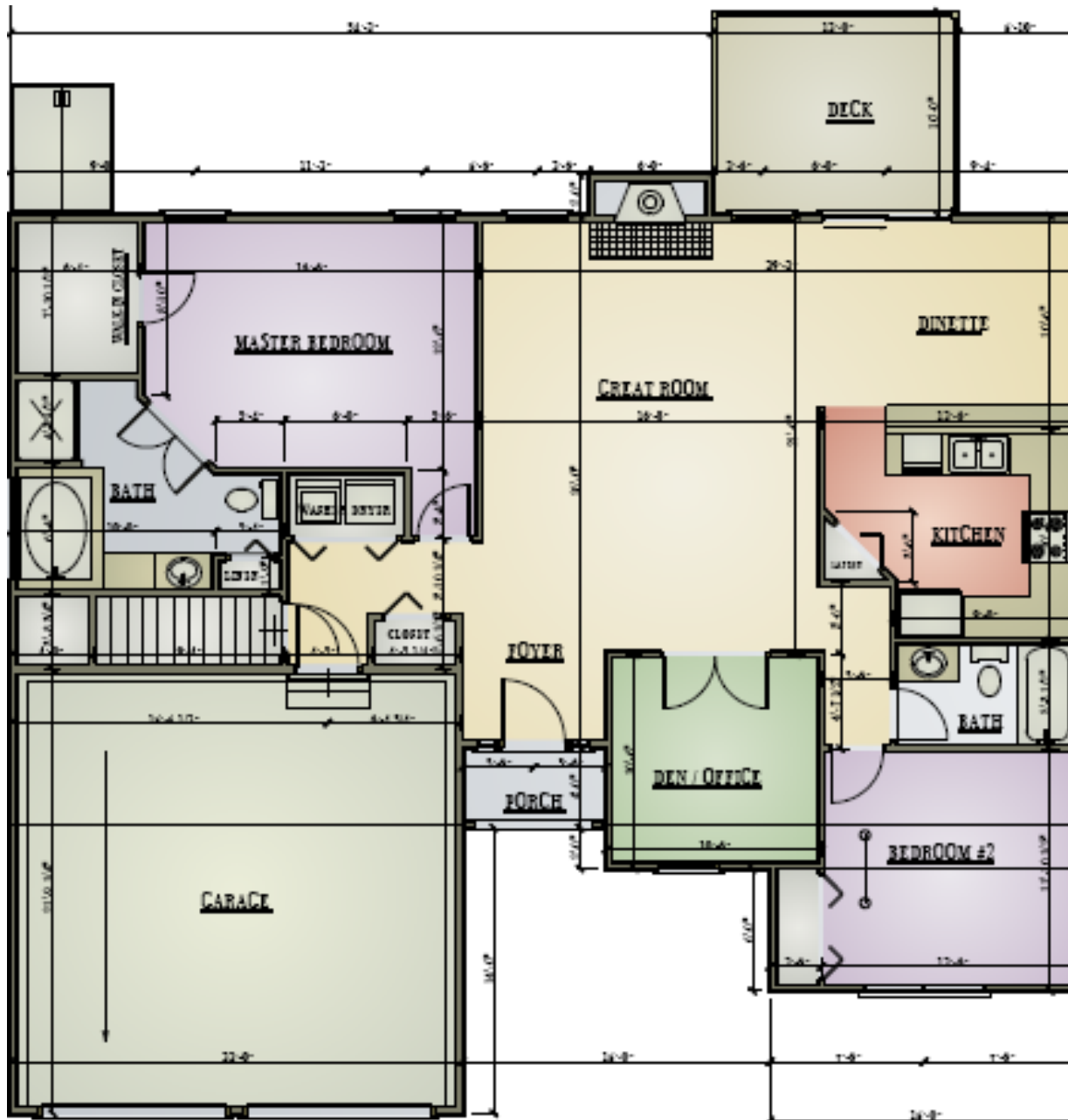
*See attached Specification sheet for more detail*

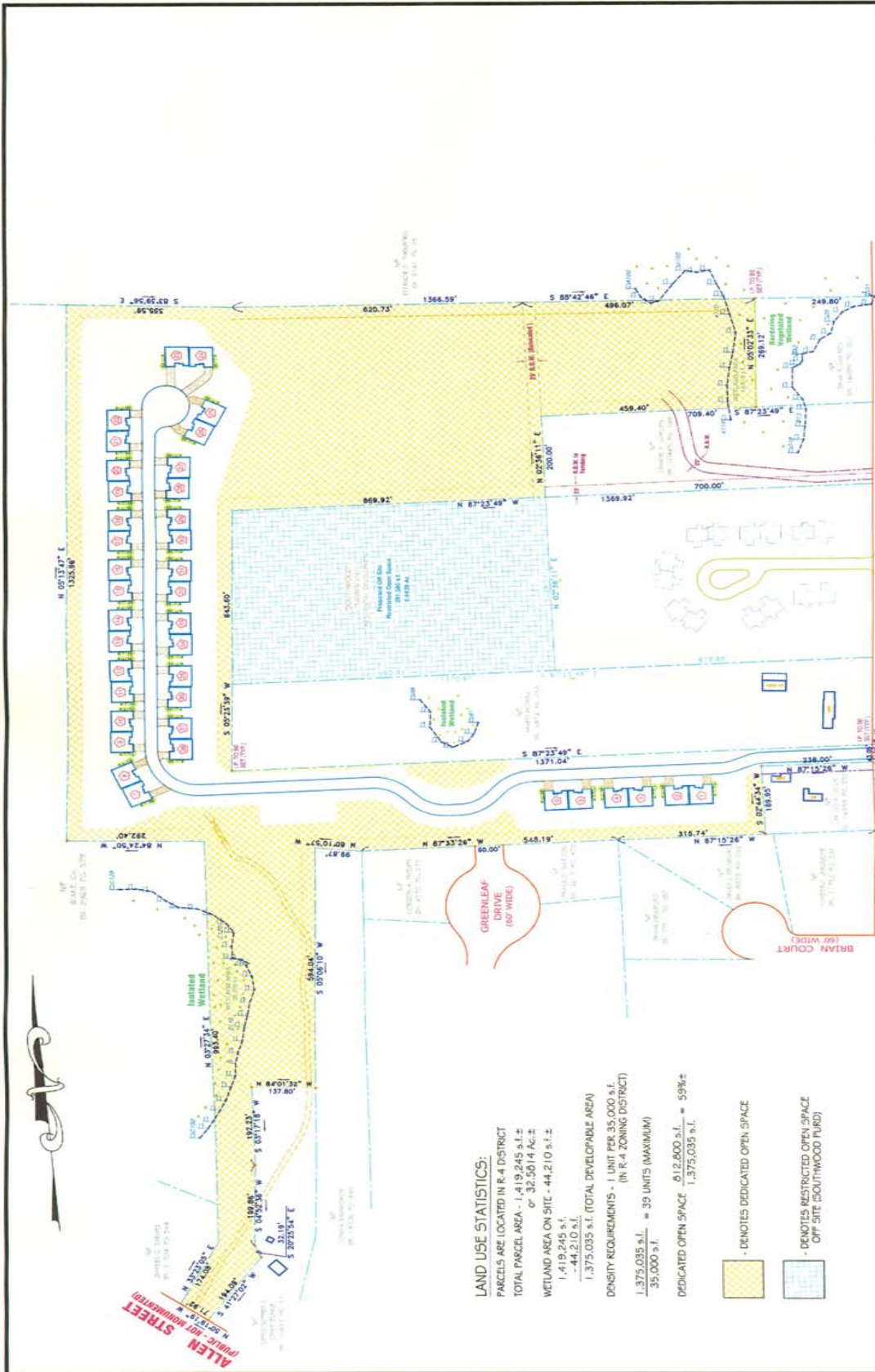
*Materials may vary based on preference or availability. Materials may be substituted with similar or like products.*

*Certain upgrades are available.*



*Tall Pines homes offer beauty and comfort through and through*





**LAND USE STATISTICS:**

PARCELS ARE LOCATED IN R-4 DISTRICT  
 TOTAL PARCEL AREA - 1,419,245 s.f.  
 or 32.5514 Ac.±  
 WETLAND AREA ON SITE - 44,210 s.f.±  
 1,419,245 s.f. = 32.5514 Ac.±  
 1,375,035 s.f. (TOTAL DEVELOPABLE AREA)  
 44,210 s.f.  
 DENSITY REQUIREMENTS - 1 UNIT PER 35,000 S.F.  
 (IN R-4 ZONING DISTRICT)  
 1,375,035 s.f. = 39 UNITS (MAXIMUM)  
 35,000 s.f.  
 DEDICATED OPEN SPACE 612,600 s.f. = 59%±  
 1,375,035 s.f.

- DENOTES DEDICATED OPEN SPACE
- DENOTES RESTRICTED OPEN SPACE OFF SITE (SOUTHWOOD FURD)

**Line & Symbol Legend**

- Base Line
- Property Line
- Access & Utility Easement
- Wetland
- Wetland Wetland (No. Location)



**SITE LAYOUT PLAN  
 TALL PINES**

PLANNED UNIT RESIDENTIAL DEVELOPMENT  
 STONY HILL ROAD - HAMPPDEN, MASS.

**ECOTEC ENVIRONMENTAL ASSOCIATES, INC.**  
 180 Devonshire Street, Suite 200, Boston, MA 02109  
 P. 617.552.8700 F. 617.552.8500 E. info@ecotec.com  
 Website: www.ecotec.com

Scale: 1" = 100'  
 Drawn By: J.M.  
 Checked By: J.M.  
 Product Number: 04-111

# Quality

*BELOW ARE JUST A FEW OF THE QUALITY PRODUCTS YOU WILL FIND IN YOUR TALL PINES HOME*



VIEWED TO BE THE BEST™



**KOHLER.**  
AUTHORIZED DEALER

