

## **Stamford new-development Palmer Hill awarded multiple national and state homebuilder awards**

By Palmer Hill Partners

Palmer Hill Partners is pleased to announce that Palmer Hill, Stamford's premier luxury new-development community, has been awarded three prestigious awards for construction quality and homebuyer satisfaction and is now preparing for a new phase of construction that will consist of a second condominium building with 27 homes, and 20 new townhomes. Palmer Hill has also recently received Federal Housing Administration (FHA) approval which allows eligible homebuyers to finance up to 96.5 percent of their purchase price and closing costs.

The National Association of Home Builders (NAHB) Design Committee and Professional Builder magazine's nationally sponsored Best of American Living awards recognized Palmer Hill with a Silver award for "Best Single-Family Attached Home." This national award was announced in January at the annual International Builders Show in Las Vegas. Palmer Hill was also honored with two Home Building Industry Awards (HOBI) awards by the Connecticut Home Builders Association for "Best Attached Community" and "Best Attached Townhome Over 3,000 Square Feet." HOBI awards are given annually to communities that showcase the best products and services throughout Connecticut.

"We are honored to accept these notable awards, which recognize Palmer Hill for its distinctive architectural design and thoughtful land planning," said Bob Dale, a partner of Palmer Hill Partners. "Palmer Hill combines resort-style living with outstanding craftsmanship. We pride ourselves on homes that allow buyers to maximize space, value and quality. Now, purchasing at Palmer Hill is more accessible than ever before with FHA approval, which will serve to reduce the down-payment required of our buyers."

Ideally situated in the heart of lower Fairfield County, where Old Greenwich meets Stamford, Palmer Hill is set on nearly 20 acres of park-like landscaped grounds and conservation areas and is designed in the traditional coastal style of New England architecture. The private, gated community features 195 residences, including 114 townhomes and 81 condominium residences.

Amenities at Palmer Hill include a dramatic 3,500-square-foot community clubhouse with a resort-style swimming pool, spa hot tub and outdoor fire pit. French doors lead from the pool terrace into the well-appointed clubroom which offers a catering kitchen, flat-screen television, fireplace and luxurious furnishings. Palmer Hill's fitness center features state-of-the-art equipment and flat-screen televisions, and a yoga studio with hardwood floors, mirrored walls and ballet bar. A business center is available to residents as well, complete with wireless Internet access, conference table and computer kiosks.

There are five single-level two- and three-bedroom condominium plans, with homes ranging in size from 1,200 to over 1,800 square feet, and priced from approximately \$500,000 to \$800,000. The condominium buildings are designed in traditional shingle-style architecture with dramatic rooflines, brick chimneys and other elegant details, set on a centrally located landscaped courtyard. Condominium residents each have access to garage parking for two cars and direct elevator access onto each floor.

The three-bedroom townhomes feature unique New England cottage-style architecture, with clapboard siding, large flagstone porches and patios, brick chimney pots and window boxes. Townhomes range in size from approximately 2,000 to 3,500 square feet and offer private two-car garages and brick-paver driveways and walkways. The townhomes are priced from \$700,000 to over \$1 million.

All homes have custom quality finishes, including hardwood flooring throughout main living areas, nine-foot ceiling heights, Marvin windows, gas fireplace with custom-crafted mantel, elegant recessed lighting and ample closet and storage spaces. The gourmet kitchens include a full range of custom hardwood cabinetry, granite countertops, tile backsplashes, and Wolf® stainless steel ranges. All homes feature master baths with tempered glass showers, double-sink vanities, marble or ceramic floor tile, and Kohler fixtures. Select townhomes include a spa tub with marble deck. Buyers may choose from dozens of custom options, including all flooring, cabinetry, counters, tiles and electronics, and each home has its own private outdoor spaces including patios, terraces and/or balconies.

"We have designed Palmer Hill by listening to our homebuyers' desires for features, finishes and amenities that appeal to their lifestyles," said Bill McGuinness, a partner of Palmer Hill Partners. "Through our customization options, Palmer Hill enables residents to implement their own style and home design while providing construction quality and unprecedented amenities in Connecticut."

Palmer Hill is easily accessible to Manhattan by public transportation and by car. The community is minutes from exit 6 of I-95 and both the Stamford and Old Greenwich Metro-North train stations. Palmer Hill is also a short drive from the historic village of Old Greenwich and the vibrant downtown of Stamford, which provide plentiful dining, shopping and cultural offerings.

The on-site sales office at Palmer Hill is located at 77 Havemeyer Lane, Stamford CT. Three spectacular model homes and the on-site sales center are open daily from 10 a.m. to 5 p.m. The model homes have been decorated by renowned designer Lynn Morgan, and include furnishings from a variety of local merchants.

The Marketing Directors, Inc. is the exclusive marketing and sales agent for Palmer Hill. For more information or to schedule a visit and tour the fully decorated model homes, please call 203-989-0315 or visit [www.palmerhillhomes.com](http://www.palmerhillhomes.com).

#### About Buckingham Partners

Buckingham Partners is a real estate development firm founded by Bob Dale in 1998 for the purpose of developing residential communities in the Northeast. Since its inception, Buckingham Partners has developed more than 2,000 residential units in 5 states from Pennsylvania to Rhode Island, including MerrittPark in Dutchess County, N.Y. and Riverview Landing in Valley Forge, PA. Buckingham Partners headquartered in Haddonfield, N.J.

#### About Sun Homes

Sun Homes is a design/build firm in the truest sense of the phrase. A highly product-driven organization, its involvement typically extends from land acquisition through sales and warranty. Sun Homes most recently completed The Willows at Crestwood (Tuckahoe, NY). Sun Homes is unique not only in its attention to design details, but that the company also serves as general contractor to ensure that the finished home fulfills its initial promise. A close eye is kept on new technologies and consumer preferences, but with careful adherence to classic principles of residential design and community planning. Sun Homes prides itself in achieving a proper balance between progressive design and the enduring values of good taste and solid construction. For more information visit [www.SunHomes.com](http://www.SunHomes.com)

## O'Connor Capital Partners

O'Connor Capital Partners is a privately-owned, independent real estate investment and development firm focused on principal investing through private equity funds. O'Connor concentrates its efforts on making direct investments in high-quality assets in major metropolitan markets in North America.

Over the past 25 years, the firm has acquired or developed more than \$15 billion of property on behalf of various investment funds, institutional clients, and its own account, encompassing all major property types. The firm is based in New York City, with a regional office in Mexico City. For more information, please visit [www.oconnorcp.com](http://www.oconnorcp.com).

## The Marketing Directors, Inc.

The Marketing Directors, Inc. serves a wide variety of their clients' residential and investment sales needs, ranging from individual properties to multi-unit developments. The 26-year-old firm is active in many parts of the United States and Canada, concentrating most heavily in the Northeast. In spring 2006, The Marketing Directors merged with California-based The Ryness Group, which has operations in California, Nevada, Arizona, Oregon, Washington and Colorado. Together, the companies have sold \$60 billion in homes, and they constitute the nation's only bi-coastal new-homes sales and marketing company. <http://www.themarketingdirectorsinc.com/>