

**Herring Cove Village**  
**Townhome**  
**Amenities, Photos and Floor Plans**





## **Townhome Overview**

Located at the tip of Cape Cod, Massachusetts, Herring Cove Village (HCV) is Provincetown's brand new, luxury vacation home property. 8 condominium units are for sale and for rent, starting immediately and throughout the spring and summer of 2009. 5 of the 8 HCV units are Townhomes. Each Townhome offers:

- 3 Bedrooms, 3 ½ bathrooms comfortably sleep 6 (some are zoned by Provincetown as 2 bedrooms + Loft, 3 ½ bathrooms but have nearly identical floor plans)
- Approximately 1750 square feet of modern living on 4 light-filled, spacious floors (listed from ground level):
  - The Garden level bed and bath
  - The Parlor level entry and Master Suite
  - The Great Room: Kitchen / Dining / Living / Powder
  - The Loft bed and bath
- An enclosed cupola and an adjacent 30+ foot roofdeck with 360° panoramic views
- 3 Additional decks including two view balconies and a large 20'x8' entertaining deck off of the Great Room.
- New, quality construction with high end amenities throughout

## **Sale and Rental Price**

- Townhomes are for sale at an asking price starting at \$829,000 for the attached 2 Bed + Loft, 3 ½ bath (Units 5, 8 & 11); Units 1 and 2 are detached and zoned as 3 bed, 3 ½ bath and are offered at \$899,000
- All Townhomes sleep 6 and rent for \$4,000 for July 4<sup>th</sup> and Carnival Weeks, \$3,400 for other July and August peak season weeks, and less for the shoulder and offseason weeks. See the accompanying HCV Rental Rates and Policies document for complete information.

## **Common Amenities**

- High quality, brand new construction by Cape Associates, Inc., one of Cape Cod, Massachusetts very top general contractor and construction companies**
- Multi-zone central heat and air conditioning**
- Beautiful maple hardwood floors throughout**
- Flat screen TVs and**



**wireless Internet provided in rental units**

- 3 ½ modern luxury bathrooms in townhomes (1 per bedroom, ½ bath off the Great Room) with dual rain showers and handhelds**
- Large closets and storage space throughout**
- Outdoor shower**
- Washer/Dryer in all rental units**

## **Photos, Amenities and Floor Plans by Floor**

The remainder of this document details the floor plans, amenities and features of each floor. Note that all photos currently are of Unit 1. Floor plans and amenities of all of the townhomes are virtually identical.

For the purposes of rentals, the furniture plan will be nearly identical and of similar high quality. Additional comparable photos may be requested near the time of your rental.

## The Great Room

Just up one flight of stairs from the entry is the spectacular Great Room, an open floor plan living room / dining room / kitchen with cathedral ceilings, incredible light, and a large rear entertaining deck. All 5 townhomes and all 3 loft penthouse duplexes offer a very similarly appointed Great Room. Kitchen layouts vary slightly, and the loft duplexes have their washer/dryer on this level.

The numerous features and amenities of the Great Room include:

- ❑ The huge rear wall of windows, numerous front and side windows, and the 20' cathedral ceilings that stream incredible light and nature into the whole room
- ❑ The 20'x8' back rear deck, perfect for outdoor dining and entertaining



- ❑ The granite surround gas fireplace
- ❑ The 'wired-for' surround sound
- ❑ The ample dining room area for intimate dinner parties
- ❑ The convenient half bath, coat closet, and extra storage that's well integrated into the space

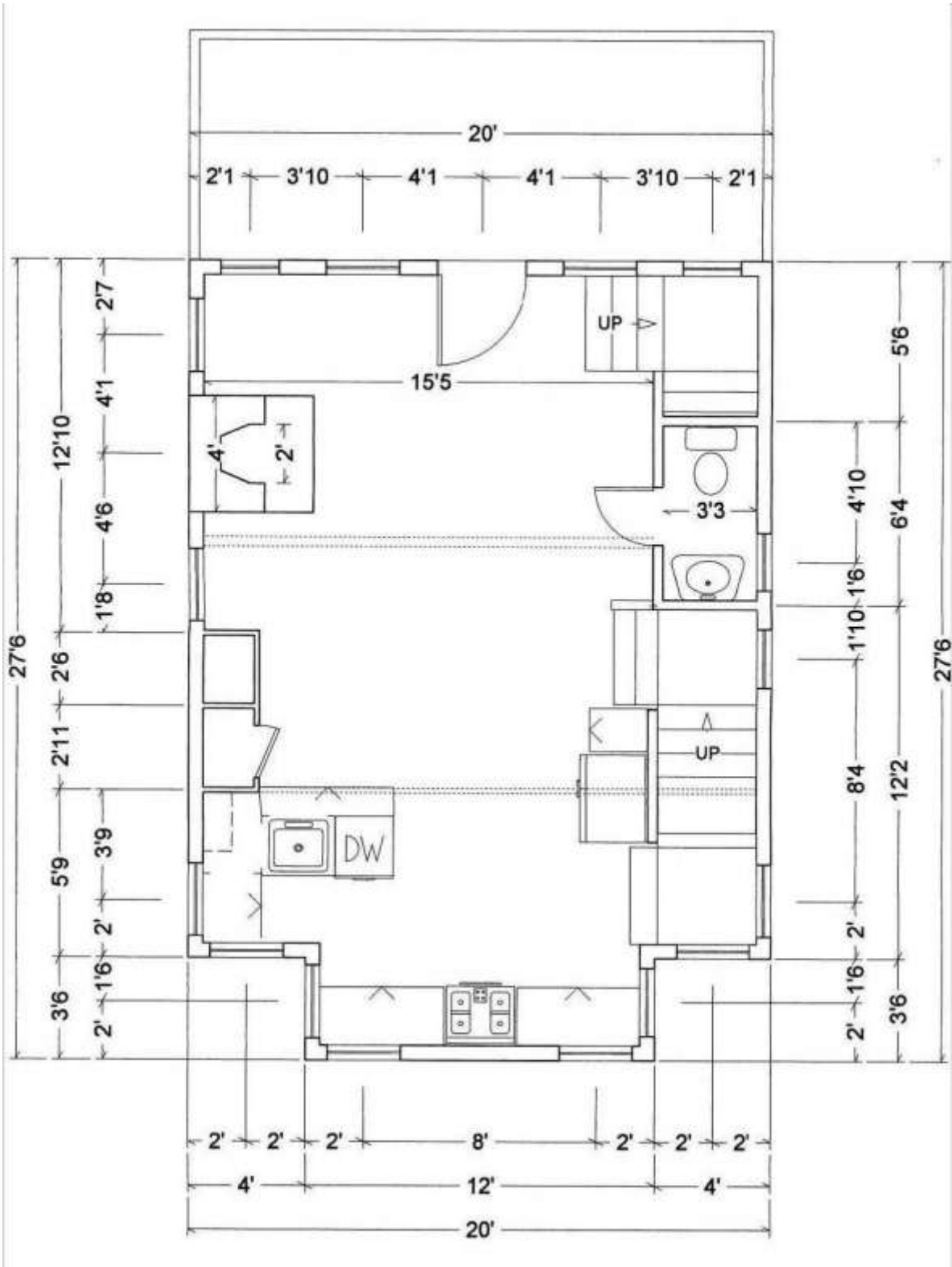
- ❑ The awesome chef's kitchen with high end Bosch and Viking stainless appliances, granite counter tops, custom cabinets from one of Cape Cod's finest cabinet makers, and the well-designed breakfast bar
- ❑ The innovative office nook with a granite desktop and extra cabinets and power outlets (not all units)



**More Great Room Photos**



# Great Room Floor Plan



## The Loft Bedroom

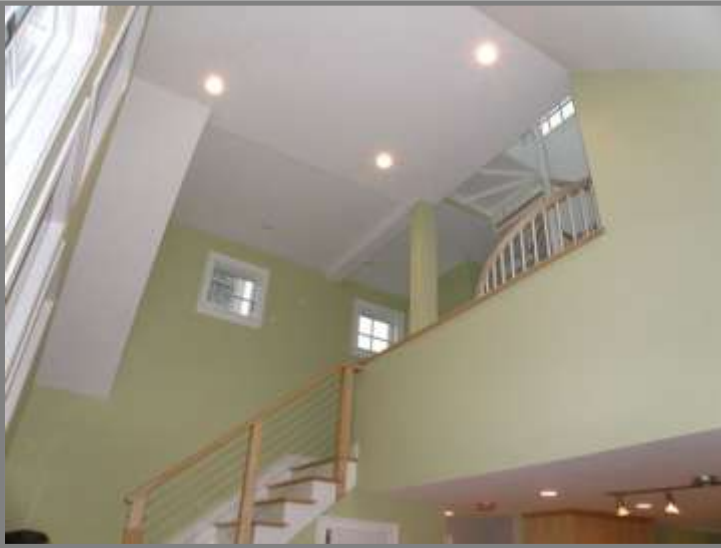
The Loft Bedroom, with the possible exception of the cupola / roofdeck, may just offer the best light and views in the unit. For this reason, many owners could possibly choose to use this as their primary bedroom.

- ❑ A good size bedroom with comfortable space for a queen size bed, maple hardwood floor throughout
- ❑ A large built-out closet, as well as additional storage and linens shelves
- ❑ French doors out to a beautiful balcony in the front of the unit, perfect for catching the stunning sunsets over Herring Cove



- ❑ An en-suite designer bathroom with a glass tile rain shower and separate Kohler handheld, marble flooring, stylish modern vanity and matching medicine cabinet and sconces
- ❑ A half wall with views down to the Great Room, including its wall of windows, adding further to its bright and airy feeling
- ❑ A spiral staircase with matching maple treads leading up to the indoor cupola with doors out to a 33 foot high roofdeck with panoramic views of Provincetown

**More Loft Photos**





## The Parlor Master Suite

The Parlor (entry) floor is home to the sumptuous master bedroom suite. As with the rest of Herring Cove Village, no corners were cut here:

- ❑ Large master bedroom with room enough for a king-size bed (queen shown), maple flooring, stylish crown molding and chair rail accents
- ❑ Doorway out to a Juliette balcony overlooking the garden

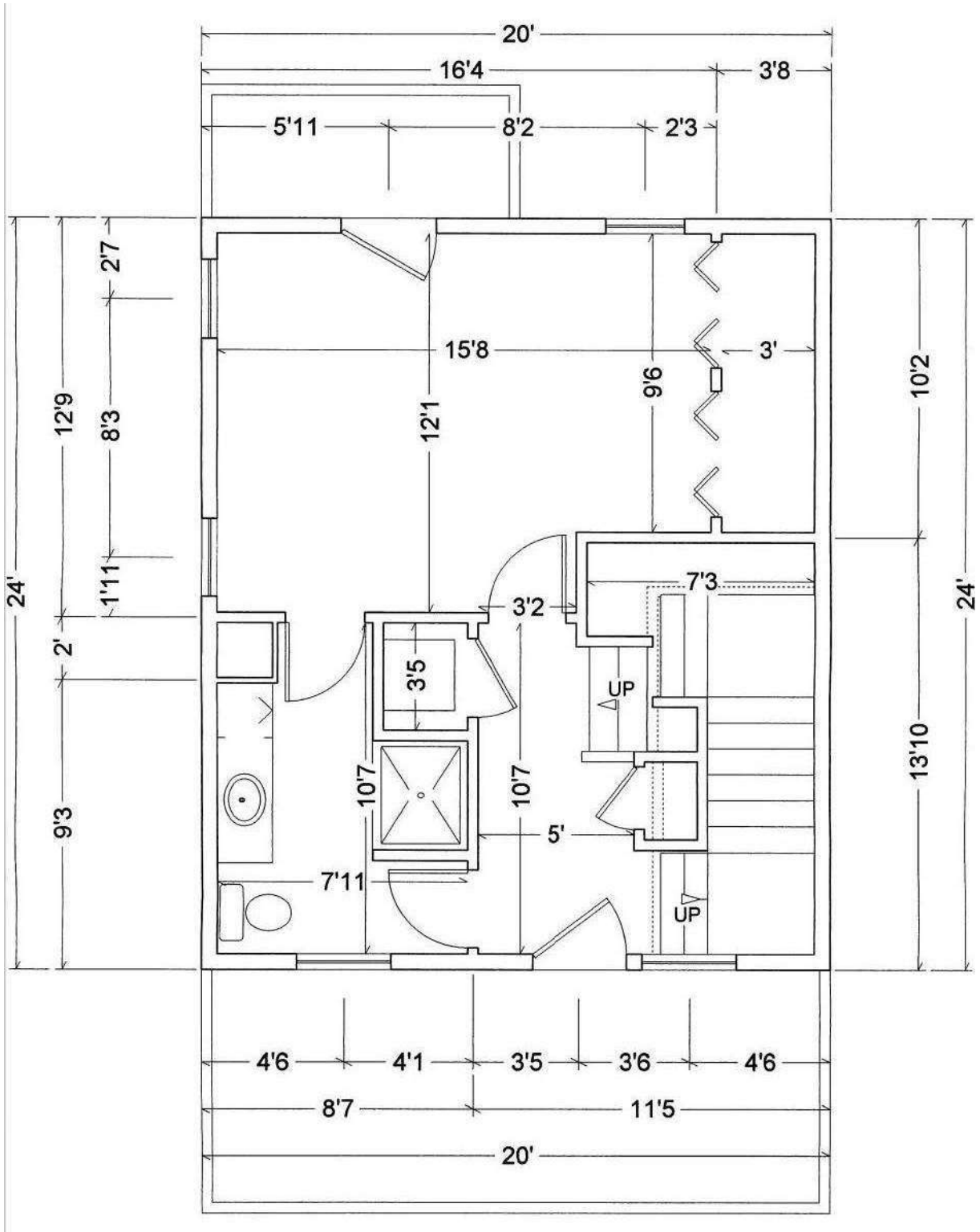


- ❑ Extra large double closets, fully built-out with shelving, drawers, and hanger bars
- ❑ Designer master bath with large Restoration Hardware vanity and marble top featuring two designer sinks and wall-mounted plumbing with individual medicine cabinets
- ❑ Glass door and glass tile rain shower with separate Kohler hand-held; built-in glass tile shower caddy
- ❑ Washer / dryer and separate coat closet located in the entry hall just outside the master

**More Parlor Master Photos**



# Parlor Master Floor Plan



## The Garden Level

All Herring Cove Village townhomes provide a garden-level bedroom and full bathroom that offer:



- ❑ Large bedroom with room enough for a king-size or two twin size bed(s) (queen shown)
- ❑ En-suite designer bathroom with Jacuzzi shower-tub, glass and subway tiles, medicine cabinet, wainscoting, and separate linens shelves
- ❑ Large built-out closet

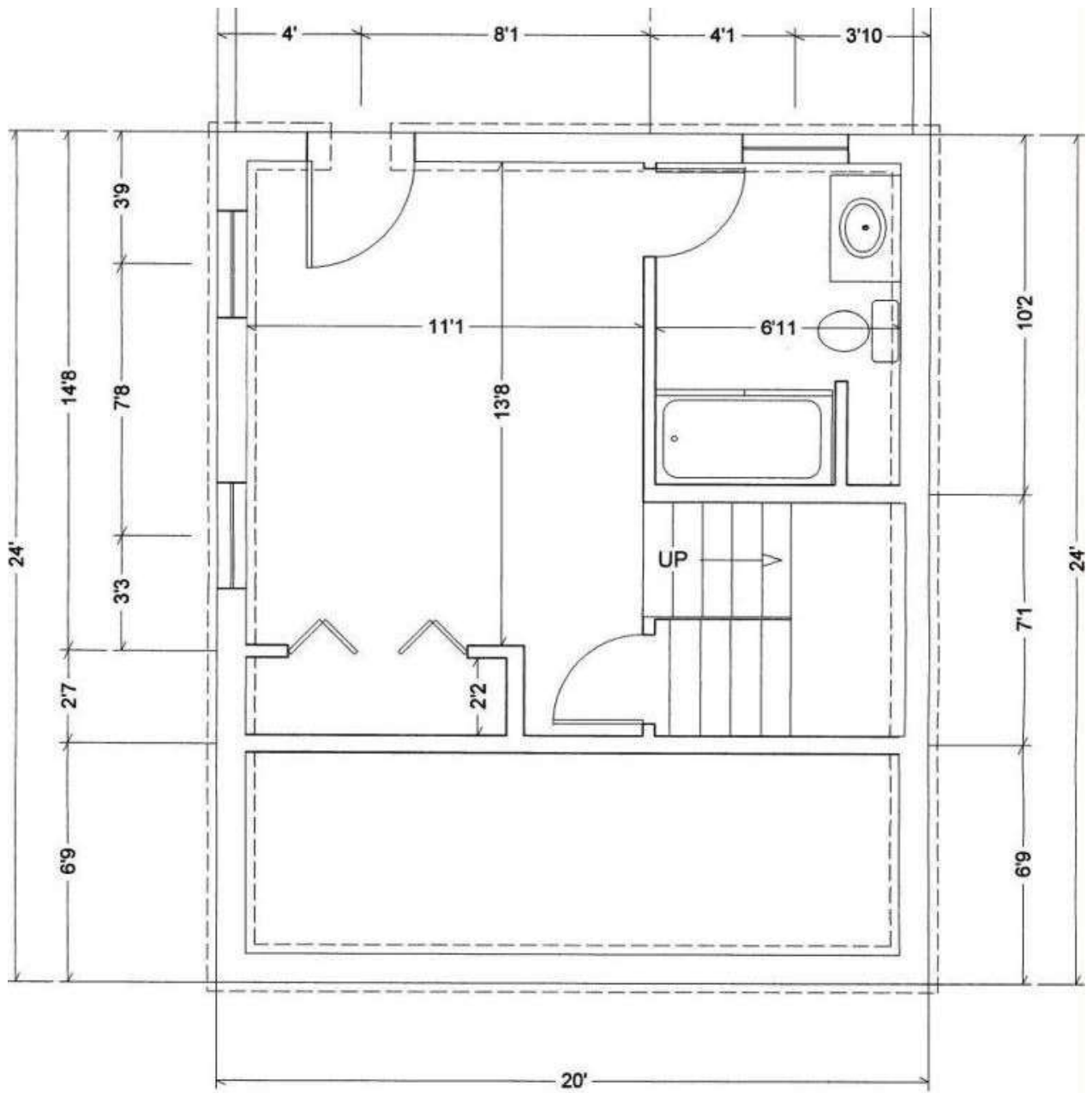
- ❑ Private separate entrance that makes this bedroom ideal for rentals
- ❑ Extra storage area
- ❑ Large windows for extra light
- ❑ Maple flooring and chair rail accents
- ❑ Units 1 and 2 offer a terraced, fully decked garden behind the units
- ❑ Units 1 and 2 also provide a side connecting roof shed, perfect for bike storage
- ❑ All townhomes include a hand-held, Kohler outdoor shower



**More Garden Level Photos**



# Garden Level Floor Plan



## Contact and Request More Information:

### For Rentals:

For further information on renting a unit at Herring Cove Village, contact us at the number below, or visit our web site and download any of these documents:

- HCV 2009 Rates and Terms and Conditions.PDF
- Why Vacation At Herring Cove Village.PDF
- HCV Townhome Floor Plans And Amenities.PDF
- HCV Penthouse Duplex Floor Plans And Amenities.PDF

Herring Cove Village and Tennis Club  
Red Clay Properties LLC, Developer  
Contact Delwyn Trent or Jim Watkins

**Web:** [www.HerringCoveVillage.com](http://www.HerringCoveVillage.com)

**Mailing Address:** 21 Bradford St. Ext  
Provincetown MA 02657

**Email:** [Rentals@HerringCoveVillage.com](mailto:Rentals@HerringCoveVillage.com)

**Office Number:** (508) 487-9512

**Fax Number:** (508) 487-4370

**Cell Number:** (774) 994-7411

### Herring Cove Village

Cape Cod's New Luxury 1, 2 & 3 Bedroom Homes



21 Bradford St. Ext. Provincetown, MA 02657.  
For information call (508) 487-2430 or visit

[www.HerringCoveVillage.com](http://www.HerringCoveVillage.com)

### For Sales:

Red Clay Properties has retained Atlantic Bay Sotheby's as the exclusive listing agent for Herring Cove Village. Please direct all sales inquiries to:

Emily Flax  
Real Estate Broker  
ABR®, Accredited Buyer Representative  
SRS, Seller Representative Specialist

(508) 487-2430 ext 115  
(508) 648-6991 cell  
(508) 487-6571 fax  
Email: [emilyflax@comcast.net](mailto:emilyflax@comcast.net)

Atlantic Bay | Sotheby's Int.  
168 Commercial Street  
Provincetown, MA 02657

[www.atlanticbaysir.com](http://www.atlanticbaysir.com)

