

# Herring Cove Village



**Provincetown's Premiere Vacation Homes**

**6 Reasons to Rent, Buy, or Rent to Buy**

## What is Herring Cove Village?

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



### 5 Townhomes

5 of the 8 HCV units are Townhomes with 4 floors of living space, plus a cupola and roofdeck. All Townhomes have 2 bedrooms (queen sized beds) and spacious loft (full size bed), each with its own full bathroom. Units 1 and 2 are zoned as 3 full bedrooms, but of the units have virtually identical floor plans and amenities, and all comfortably sleep 6. For rental purposes, they are priced the same.

- Townhomes are for sale at an asking price starting at \$829,000
- Townhomes 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 Rates and Policies document for complete information.



### **3 Penthouse Loft Duplexes**

The other 3 units are **Penthouse Loft Duplexes**. These upper two floor units have floor plans that are virtually identical to the top two floors of the Townhomes (**Great Room with Kitchen / Living / Dining, and a Loft Bedroom / Bathroom**). Since they are the top two floors, they include all three upper decks and cupola, complete with their stunning views.



- ❑ **Penthouse Duplexes are for sale at an asking price starting at \$539,000**
- ❑ **2009 rental rates for the Penthouse Duplexes are \$2800 for July 4<sup>th</sup> and Carnival Week, \$2,400 for other July / August peak season weeks, and less for the shoulder season and offseason weeks. See the 'HCV Rates and Policies' document for further information.**

**Herring Cove Village is affiliated with the Herring Cove Village Tennis Club. Membership to the Tennis Club is included during your stay at Herring Cove Village.**

**Additionally, the developers of Herring Cove Village are offering a 'Rent-to-buy' incentive whereby 100% of your weekly rent, or up to 50% of a seasonal rent, will be applied to any future purchase of a Herring Cove Village Unit. Please inquire further for details.**

**All units include HVAC, a well-stocked chef's kitchen, glass and marble tiled showers and baths, washer/dryer, a beautiful two story Great Room, a flat screen TV with cable, wireless Internet, and numerous outdoor decks and views. Linens and bath towels are provided.**

**Parking is available. However, because it is limited and often not needed by renters in Ptown, we don't include it in the base price. Rather, parking is available for \$10 per day, or \$50 per week for those who need it.**

# Why Vacation at Herring Cove Village?

## 1. Brand Spanking New Quality Construction

We love old Cape Cod charm, but don't want our kitchens and bathrooms to outdate the Pilgrims. Herring Cove Village is the only condo development project brand new for the 2009 season. Red Clay Properties LLC tapped Cape Associates, the outer Cape's largest and most reputable general contractor and builder to construct the units. The result is a quality design that features clean, modern and smart floor plans, open living spaces, and incredible light, all in a shiny fresh package.

## 2. Luxury, High-End Amenities

Herring Cove Village is a high-end vacation home development, and as such, features everything and more you would expect and hope.

- Multi-zone central AC (and heat) throughout
- Beautiful maple floors throughout
- Chef's kitchen with custom cabinets, granite, high-end stainless steel appliances (Viking French-door refrigerator, and Bosch gas/electric dual fuel ranges / stove, and Bosch dishwasher and microwave),
- Breakfast bar
- Wireless Internet
- 3 ½ modern luxury bathrooms in townhomes (1 per bedroom, ½ bath off the Great Room) with dual rain showers and handhelds; 1 ½ baths in Penthouse Duplexes
- Washer/Dryer in all units



### 3. Great West End Location

Ideally situated in Provincetown's trendy West End, Herring Cove Village provides a convenient yet incredibly serene location that delivers on the very best of 'Ptown' living.

You're just a quick, beautiful walk over the Moors and Dunes to Herring Cove Beach, Provincetown's most popular beach for gay, lesbian and straight beach goers alike. At the same time, you're only a 15 minute walk or even shorter bike ride to the excitement and action of Provincetown's top restaurants, shops and nightlife.

In general, you don't need or want to have a car in Provincetown. We offer parking at Herring Cove Village, but other parking in town is limited. Your best bet is to take one of the high speed ferries ([www.bostonharborcruises.com](http://www.bostonharborcruises.com) , [www.baystatecruises.com](http://www.baystatecruises.com)) or commuter airline ([www.capeair.com](http://www.capeair.com)), and we can help you arrange transfers to HCV. Then, you can easily walk, or better yet, rent a bike for the week to get around town ([www.GaleForceBikes.com](http://www.GaleForceBikes.com) or [www.PtownBikes.com](http://www.PtownBikes.com)). Provincetown offers beautiful biking trails in and around the beaches, dunes, and forests.

The map below details Herring Cove Village's location, as well as its easy proximity to some of Provincetown's notable West End fine dining and entertainment.



#### **4. Simply Unmatched Views And Outdoor Space**

Each and every one of the townhomes and upper duplexes deliver incredible panoramic views from its four-season enclosed cupola and its adjacent 30+ feet high widow's peak roofdeck. You'll be simply amazed by the beauty of the Atlantic Ocean, Provincetown Harbor, Dunes and Provincetown Monument.

What's more, there's outdoor living from every floor in the building, each with its own view.

- ❑ The enclosed cupola and roofdeck with 360 degree panoramic views
- ❑ The loft balcony to watch sunsets over Herring Cove Beach



- ❑ A large 20x8 deck off the back of the Great Room for outdoor dining and entertaining
- ❑ A lovely Juliette deck off the master suite to feel ocean breezes at night (townhomes)
- ❑ A covered front porch to monitor the comings and goings of the Herring Cove Beach crowd

- ❑ The terraced garden out back where you might have coffee and read the morning paper (Townhomes Units 1 and 2)



## 5. Rent To Buy Option

Herring Cove Village is the only new vacation home property that offers a **Rent to Buy** incentive.

The developers, Red Clay Properties LLC, guarantee to apply **100%** of the cumulative weekly rent, or **50%** of a seasonal rent, on accepted list price offers. Accepted offers of less than list price may apply as well, prorated by the percentage of list price.

This **Rent to Buy** option is ideal for vacation renters who may be considering purchasing a home in Provincetown in the future, but because of this uncertain economy, choose to wait and rent for the present. If as we hope you should love your stay at Herring Cove Village and purchase a unit in the future, your rent will be applied. Just don't wait too long; we think these unique and new homes will go fast.

As we fully disclose that our primary objective is the sale of units at Herring Cove Village, while unlikely, we reserve the right to show the units to prospective buyers during your stay. If at all possible, we will do our best to show units during the Saturday changeover or minimally provide 24 hour notification.

## 6. Free Tennis During Your Stay

The Herring Cove Tennis Club (formerly Bissell's Tennis) is Provincetown's premiere red clay court tennis facility. Registered guests of Herring Cove Village are granted free membership and court time during their stay.

The Herring Cove Tennis Club offers:

- 5 European-style, well maintained Red Clay courts
- Match-making and reservation services
- Equipment rental and beverage sales
- Lessons and group play / clinics
- A clubhouse with a magnificent view deck



## 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

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