



[Get Away Every Day At Seaside Village](#)

By Tony Bacewicz
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Second homes are quite popular along the Connecticut shoreline and Seaside Village condominiums in Niantic offers shoreline charm at a price point that allows buyers to enjoy their summer escape year-round. According to developer New Boston Fund, more than 80 percent of current owners consider the planned community their primary residence and more than half are Connecticut residents who have relocated from other towns. Colleen and Matthew Tomasko were among the early residents who embraced the Seaside Village lifestyle.

The Tomaskos moved into the Village Gate building at Seaside Village in the spring of 2009. When they learned about the new condominium development, they were living in Harwinton and enjoyed spending weekends on their 25-foot Grady White fishing boat docked at Port Niantic. Things lined up for them when Matthew was able to find work in nearby Groton and they were able to sell their eight-room home that was no longer the right size or conveniently located for them.

After three years of living at Seaside Village, Colleen says that she and her husband enjoy their new lifestyle and have no regrets about making the move. "It's wonderful. There's something about living in this little village town. The people are very friendly. The restaurants are wonderful. I walk to the gym, the post office and the movies. It's all right here," she says.

Seaside Village was planned by New Boston Fund to include 150 condominium units with 30 percent pledged to be sold at prices that meet affordable housing guidelines as determined by the community's average median income. The project got underway in 2007 with the construction of 36 units in Village Gate, which serves as the gateway building to the planned community, and 17 units of multilevel townhouses in Village West.

New Boston Fund began the project in 2007 and sales have been consistently strong even in the face of the housing market decline and recent recession. According to Gary Hofstetter, senior vice president and northeast regional director of New Boston Fund, "The developer not only stuck with the project but the project thrived during that time. Of the 53 units in the initial construction phase, we sold all 53."

There is a dynamic synergy between Seaside Village and the Village of Niantic. Hofstetter says that a significant part of Seaside Village's success is the draw of the small shoreline village lifestyle and the continuing improvements undertaken by the town of East Lyme supported by more than \$1 million in grants from the State of Connecticut Small Town Economic Assistance Program.

East Lyme First Selectman Paul Formica says the improvements include new curbing and brickwork, added trees and attractive street lighting that are part of the overall plan to "upgrade the entire downtown area and make it attractive for people to come and enjoy

what we have." The plan is clearly working. Ten new businesses have opened in Niantic in the last two years. Formica also cites Seaside Village and the affordable housing units that it brings to the community as contributing to what he describes as "a resurgence" in the area.

Early next year, construction is slated to begin on the three-level Village Center that will offer two-bedroom, two-bath units ranging in size from 925 to 1,300 square feet with elevator service between floors. Seaside Village Sales Director Carolyn Morrison reports that she has already taken a number of reservations for these units even though occupancy won't take place until the fall of 2013.

Customer feedback has continued to play a large role in the development of Seaside Village. When New Boston Fund learned of the strong demand for first-floor master bedrooms and single-floor living, the Phase II units currently available at Village East were redesigned with these features.

Today, the second phase of construction is well underway at Village East. Condominiums are grouped four to a building (often referred to as "quad" condominiums) and are selling almost as fast as they are being built. All four units of the first completed building have been sold and half of the eight units presently under construction are under contract.

There are two basic styles to choose from at Village East: the Dover and the Eastport. Both townhouse models include a first-floor master bedroom suite, living room, kitchen and laundry. Two bedrooms and a bath occupy the second floor. A patio and full, unfinished basement complete each layout. Both styles offer about 1,000 square feet of first-floor living space. Each unit has a covered front entrance. The back patio is accessible from the living room and can be upgraded to a deck. Each townhouse comes with two parking spaces – one directly in front of the unit's covered entrance and a second space located in a carport adjacent to each quad-style townhouse building.

The basic Dover model is priced at \$330,000 and includes 1,645 square feet of living space. Like the slightly more elaborate Eastport, it is designed for easy access to the kitchen, living and dining area and the second-floor stair can be accessed directly from the entrance foyer. The kitchen in both the Dover and Eastport is eight feet by 12 feet in size and includes an L-shaped granite countertop that offers service to the dining area. Stainless steel General Electric appliances are part of the kitchen package for both units.

Dover-style homes are also distinguished by a vaulted ceiling that adds a sense of spaciousness to the living room.

Eastport-style homes are end units that are designed with a three-sided bump-out on the exterior wall that adds light and space to the dining area. By foregoing the vaulted ceiling, the Eastport is able to take full advantage of the second floor for living space and includes a home office or den. The Eastport offers a total of 1,770 square feet of living space.