



QUEEN ANNE
LUXURY TOWNHOUSES

CHATHAM ■ CAPE COD

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QUEEN ANNE LUXURY TOWNHOUSES

For more detail and interactive information, please visit www.QUEENANNETOWNHOUSES.COM

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QUEEN ANNE
LUXURY TOWNHOUSES



INTRODUCTION

*An elegant living alternative assuring you
the ultimate comfort in our coastal environment*

Seven masterfully designed luxurious townhouse homes and membership* in the prestigious private Cape Cod National Golf Course...

...assure owners of the relaxed life style and utmost comfort expected in sophisticated coastal country living. Each multileveled home features a private elevator, balconies and your own private courtyard.

Beautifully landscaped, the grounds feature a superbly designed pool and clubhouse. A pond with bright water lilies invites for a leisurely stroll. Tucked away private garages and parking are conveniently accessible. Friendly attendants are at your service throughout the day.

- Living space from 2,680 to 5,470 sq. ft. plus private courtyard & garage
- Pre-construction prices range from \$1.5 million to \$4.2 million
- Construction to commence fall of 2012
- For more information, a showroom tour, or for a pre-construction reservation, please contact our Real Estate Team.



**For detailed information, please see page 11 and 12*



FEATURES & AMENITIES

Preserving & Integrating History

The Queen Anne was built over a time span of 110 years, starting in 1840. As it stands, overlooking Queen Anne Road and Oyster Pond, it has become a landmark welcoming all those heading to their beloved summer places here in Chatham.

The New Queen Anne will continue this tradition while at the same time providing the latest state of the art construction and master craftsmanship in its design details.

A newly designed and constructed larger building features six townhouses; the seventh is located in the Carriage House. Private courtyards extend from each home into the mature, hidden away garden with its elegant sparkling pool and breezy club house.

Services Expect to be Pampered

- 24/7 Security Service
- Concierge Services
- Doorman/Parking Attendant
- Pool & Groundskeeping Attendants
- General Maintenance Services
- Efficient & Regular Trash Removal
- Garden Cottage: Showers & Changing Rooms, *plus*
- Common Room & Patio
- Two Designated Parking Spaces (One Garage, One Outside)
- Meticulous Property Management by Queen Anne Management
- Optional Personal Chef & Catering Services
- Optional Housekeeping Services
- Optional Shopping Assistance

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QUEEN ANNE LUXURY TOWNHOUSES

Design Details

- Timeless, state of the art design throughout all townhouses
- Efficient and generous floor layouts
- Decks and porches with wide open views
- Spacious private elevators to access all floors
- Private portico entries to each unit from the street side
- Concourse (lower level) lobby and interior access to your private vestibule and elevator
- Garden entry through your private courtyard
- Recessed incandescent and low voltage lighting in selected locations
- Elegantly designed living rooms, dining rooms, porches and balconies, ideal for entertaining, yet allowing for complete privacy in other areas of the home
- Well thought out gourmet display kitchens with spacious storage capability, custom made ceiling-high cabinets, SubZero and Wolf appliances as well as stone and wood countertops
- Butler's Pantry for extra storage of china and glassware and wet bars for entertaining
- Bathrooms with classic style fixtures, linen storage, built-in medicine cabinets, and elegant stone countertops and flooring
- Spacious storage and closet space throughout each unit
- Laundry rooms which afford space for folding and storage
- Beautifully stained wood floors throughout all townhouses
- Gracious 10' ceilings on the living area level, all featuring beamed or coffered detailing with custom crown moldings
- Heavy, solid paneled doors and French doors
- Covered porches overlooking intimate, fenced, private courtyards
- Elegant window and door trim
- Beautiful and timeless design-rich details including 9" high baseboards throughout
- Smooth plaster walls and ceiling
- Custom designed gas fireplaces
- Complete, centralized climate control management system
- Lush, formal landscaping design will grace the private courtyards and common outside areas
- Mature plantings are carefully placed throughout the property to assure and enhance your privacy and comfort

Garden

Your private courtyard extends into a beautifully landscaped garden with mature trees and sparkling pool. Follow the shady brick walkways for a leisurely stroll to the lily pond.

Location

A most convenient village location at the head of Oyster Pond and convenient to the sheltered town beach. The exclusive, seven unit town house estate ensures your ultimate comfort, privacy and security.



CONSTRUCTION

Green Building

- Site planning to take advantage of natural sunlight and shading
- Resource efficient wall framing and insulation techniques
- Energy-efficient heating and cooling systems
- Energy-efficient appliances and lighting
- Systems and products to improve indoor air quality
- Sustainable building products
- Home automation systems that allow home owners to monitor and control lighting, irrigation, heating and cooling systems
- Use of low VOC (volatile organic compound) paints and products
- Water efficient plumbing fixtures and appliances
- Landscaping with native and drought tolerant plants plus water conserving irrigation

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QUEEN ANNE LUXURY TOWNHOUSES

Durable Design

Building materials for the project are being selected with durable, high-quality/low maintenance characteristics in mind as well as aesthetics.

- Exterior walls will feature integrated insulation materials
- Exterior windows and doors will be installed with extra high weathering resistance
- Sloped roofs will be constructed with 40-50 year warranties
- High efficiency heating and air conditioning systems
- High R-value exterior Icynene insulation throughout with sound attenuation insulation in all interior walls and floors

Acoustics

Soundproofing ranks high among the concerns of most future homeowners. The Queen Anne townhouses are designed and will be constructed to meet or exceed the highest acoustical standards. The acoustical engineer was one of the very first consultants to be retained for the project to make sure the project is worthy of the term "luxury."

Proper sound insulation can only be achieved through careful planning during development, the use of appropriate materials, and attention to detail during construction.

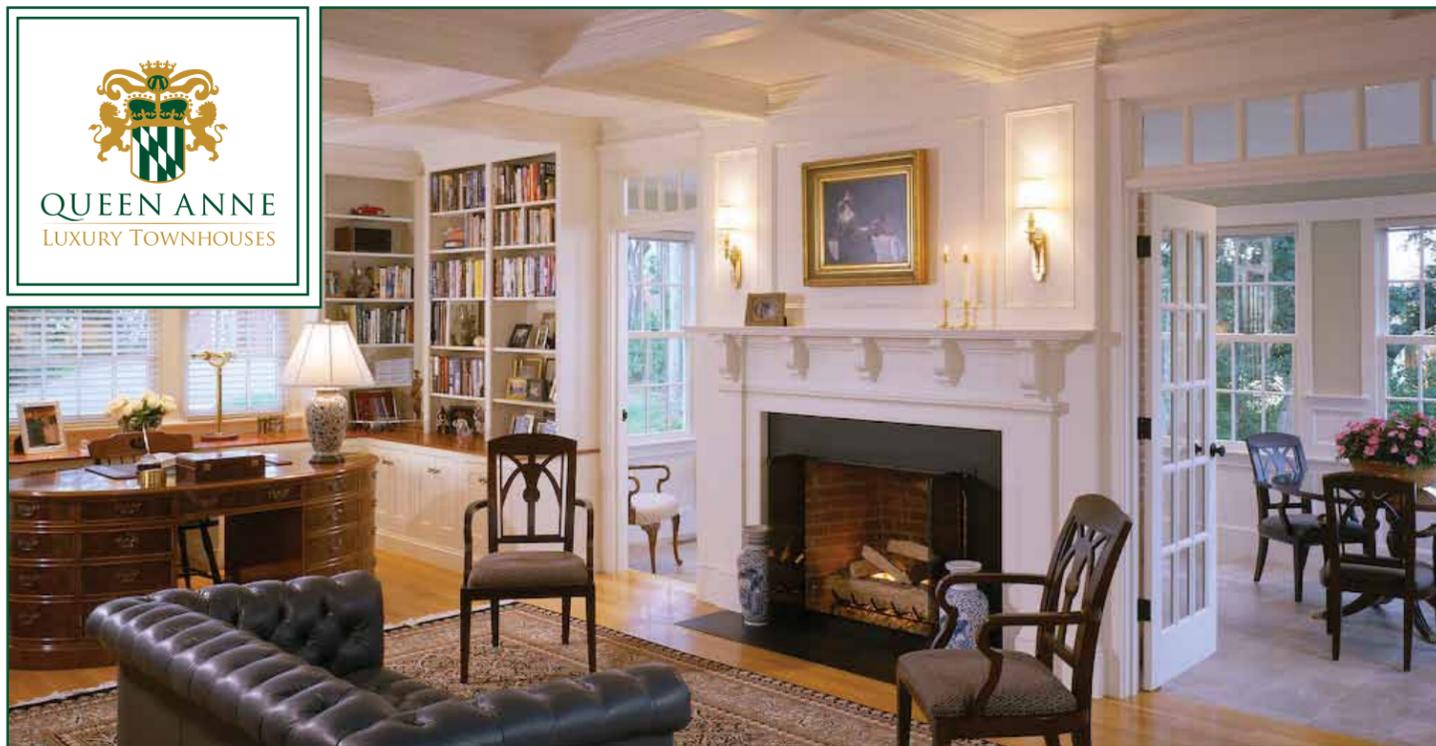
- Energy efficient and hurricane zone compliant window and door package
- Lush landscaping will be featured in the private courtyards and in all common areas. Mature plantings will be carefully placed in order to assure and enhance privacy between townhouses
- Generous balconies, patios, and terraces will be constructed with attractive and durable surfaces selected for their ability to withstand weather extremes

In the Queen Anne, walls and ceilings are designed to provide the desired acoustical privacy between adjacent rooms and floors as well as between each neighboring home and other areas, such as halls, stairways, elevators and equipment spaces. Our acoustical engineer advised our design and pre-construction team on everything from wall systems and flooring materials, to the isolation of plumbing noise, impact noise, mechanical systems, to appliance selection.

The Queen Anne will clearly exceed the highest rating for luxury buildings as defined by HUD and the American Society for Testing and Materials.



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THE ARCHITECT

Sally Weston Associates, Inc.

Sally Weston commenced her architectural career in the Boston area with Sasaki Associates. She participated in the design and development of more than a dozen residential condominium complexes, which has quickly become her specialty. Many of these designs have received awards and recognition throughout the country.

As Associate Principal of Huygens, Di Mella, Shaffner & Assoc., Sally Weston's design work became instrumental in the development of the areas most luxurious multi-family condominiums. After founding Weston Hewiston Architects with partner Jane Hewiston, an architectural firm which became renowned for the design of representative New England homes, Mrs. Weston started Sally Weston Associates in Hingham. Since 2003 her designs of substantial, luxury New England mansions and estate properties have enriched New England communities with an original perspective of the regional intrinsic beauty and character.



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THE BUILDER

For the past 25 years, Cataldo Custom Builders of East Falmouth has not only been meeting client expectations, but exceeding them. That unwavering commitment to client satisfaction is one of many characteristics which resulted in Cataldo being named one of America's Best Builders for 2011 by Builder, the magazine of the National Association of Home Builders. Cataldo was one of only three builders across the country chosen for the distinction.

President Ralph Cataldo holds a BS in Industrial Engineering with graduate studies in Business Management. Prior to starting his thriving construction and remodeling business, which has been reshaping the Cape Cod shoreline for two and a half decades, he spent twelve years in the computer industry working for Digital Equipment Corporation, Wang Laboratories and Honeywell Information Systems, where he gained a wealth of experience and knowledge, which he applies to his business today.

Those skills, coupled with his people skills, continue to give him a competitive edge in a competitive field. "We are on time, every time. You have to deliver what you say you're going to do. It's that simple."

Ralph employs a full-time team of professionals, including two experienced construction supervisors, a senior project manager and a controller/office manager, with whom he also credits his success.

"I have a team of superstars. I'm nobody without them. I just steer the ship."





THE REAL ESTATE TEAM



Stewart Young | LandVest

LandVest is the preeminent real estate broker focused solely on the marketing of distinctive properties throughout the northeast. According to Stewart Young, LandVest's Regional Manager for Cape Cod and the listing broker for the Queen Anne project, "LandVest is very proud to lead the real estate team for the Queen Anne Luxury Townhouse project, which represents a unique opportunity for a few fortunate owners to downsize in responsibility, and upsize in luxury and ease of living. Our approach to marketing will be consistent with the Queen Anne philosophy of the highest quality in design, construction, and service". LandVest's corporate office in the heart of Boston's financial district provides a convenient location to preview information about the Queen Anne project.

Rick Smith | Chatham Real Estate

In order to provide the best marketing service to prospective buyers, the Queen Anne real estate team includes Rick Smith, owner of Chatham Real Estate, one of Chatham's oldest and most respected real estate firms. Rick will provide local marketing services including the convenience of timely and well informed property showings.



PROPERTY OVERVIEW

About The Queen

On the grounds of the 170 year old Chatham landmark The Queen Anne Inn, a new landmark, will arise encompassing the profound sense of place and merging it with all the amenities and conveniences a truly elegant and luxury home has to offer. At its completion a small enclave of only seven townhouse homes will provide sophisticated and gracious living devoid of any concerns of typical home ownership.

You know and appreciate Chatham's beauty and quality of life. You recognized its unique character and pristine environment. To live in Chatham is a dream fulfilled.

Now an easier and even more comfortable Chatham way of living is being offered to you.





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A QUICK GUIDE

This is a quick guide to help find your bearings on the Queen Anne property.

1 Entrance to the Queen Anne garden & courtyard



2 View of the Queen Anne from the garden



3 View of the Queen Anne from exterior perspective



4 The Concourse, the interior access to all townhouses



5 View of the Queen Anne Garden Cottage



7 View of the Queen Anne Carriage House unit



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GOLF MEMBERSHIP

Cape Cod National Golf Course

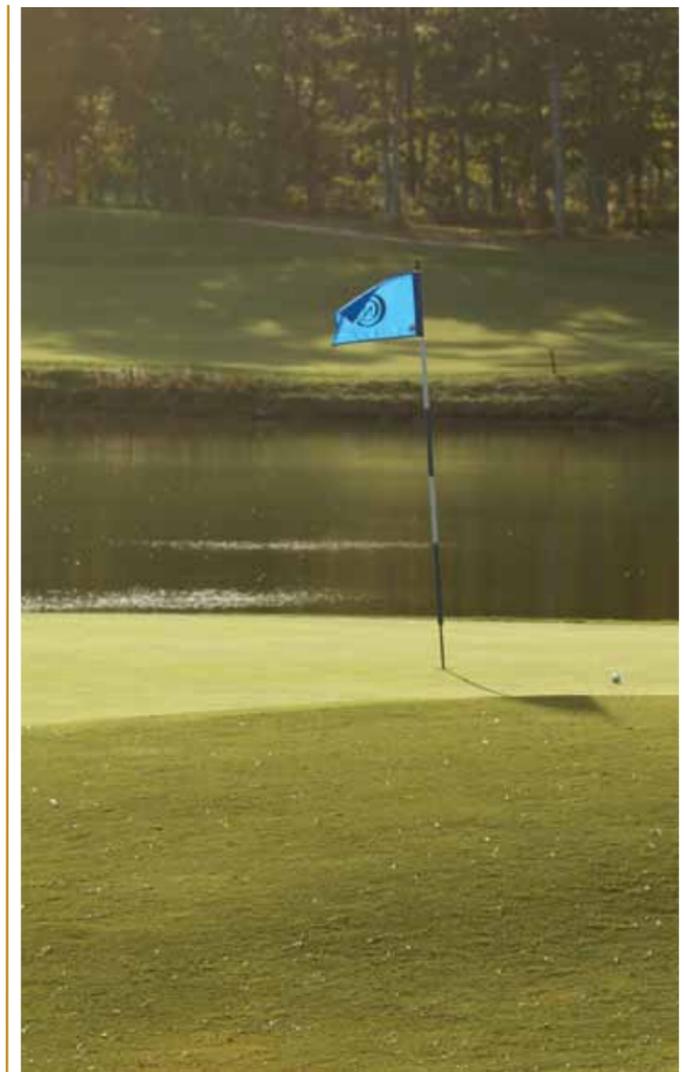
Purchase of one of the Queen Anne Townhouses includes membership* in the distinguished private Cape Cod National Golf Course.

Enjoy the challenge and beauty of this valuable benefit! The Cape Cod National Golf Course is an 18-hole championship golf club located on beautiful Cape Cod in Brewster, Massachusetts about four miles north of the Queen Anne Townhouses.

The natural beauty of Cape Cod's rolling hills, kettle ponds, indigenous cranberry bogs & vibrant foliage are evident throughout our award winning layout. The club property is wonderfully secluded and removed from the sights and sounds of day-to-day life, very few man-made structures can be seen while playing the course.

www.capecodnational.net

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Cape Cod National Golf Course

The championship, 6,954 yard, par 72 golf course was designed by the firm of Cornish, Silva and Mungeam on a 150-acre site. The course was completed in the fall of 1997 and opened for play on June 24th, 1998.

Lead architect Brian Silva, Golf World Magazine's 1999 Architect of the Year, created a masterful routing plan that takes full advantage of the dramatic natural topography present on the property. The Cape lent its own design signature with abutting cranberry bogs, kettle holes and gentle slopes allowing for an incredibly natural design.

The 18 distinct and memorable golf holes, each with four sets of tees, provide a firm test to players of all levels. In addition, the Club's golf facilities include a driving range, two practice putting greens, two practice bunkers, and a chipping & pitching green.

www.capecodnational.net

Cape Cod National has been the recipient of many regional and national awards and recognitions:

1. Golf Week, Best Places to Play in MA, 3rd 2009
2. Golf Digest, Best New Private Course, 4th Nationally 1999
3. Golf Digest, Best Overall in MA, 6th 2002
4. Golf Digest, Best Overall in MA, 8th 2005
Qualifying Site for the Centennial US Open held at Pebble Beach

**Membership is subject to the admission requirements of the Cape Cod National Golf Course. Your purchase of a Queen Anne Townhouse includes the initiation fee to attain membership. To maintain the membership status, owners of a Queen Anne Inn Townhouse are responsible for payment of the annual dues and agree to adhere to the rules and regulations of Cape Cod National Golf Course.*



FLOOR PLANS

Floor Plans

Select from these masterfully designed Townhouses offering various convenient sizes. Please see floor plans for specifics.

Every residence in the main building is situated on four spacious levels:

- The Penthouse Level
- Bedroom Level
- Living & Entertainment Level
- Garden Level
- Wide-open staircases lead to the private, well-designed courtyards

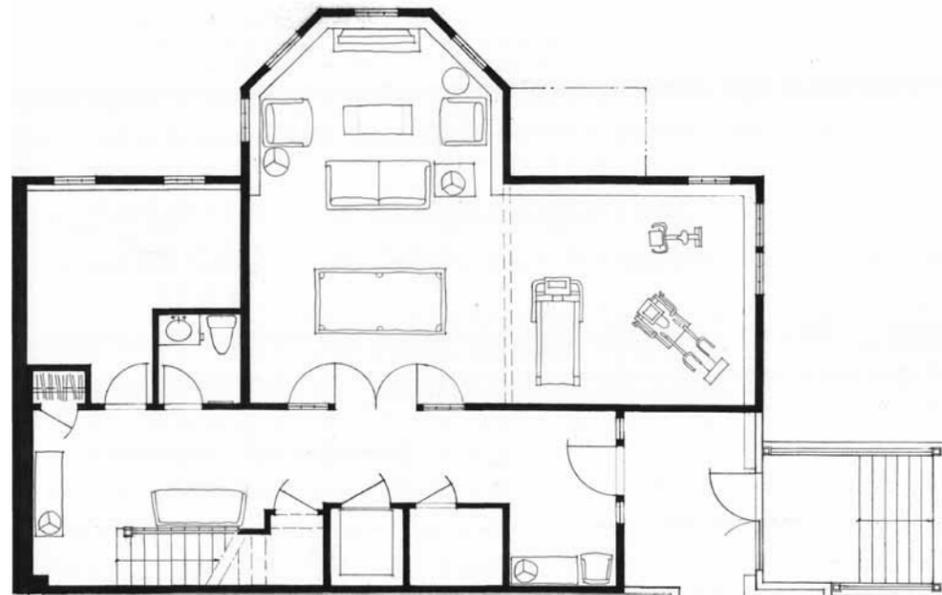
A private, large elevator connects all levels quickly and smoothly. Except on the Garden Level, all levels enjoy wide-open balconies and sun rooms. Full and/or ½ bathrooms are located on all floors.

Unit #	Total Interior Square Footage	Bedrooms
1	4,777	up to 3
2	3,465	up to 3
3	3,465	up to 3
4	5,477	up to 4
5	3,868	up to 3
6	3,926	up to 3
7	2,684	up to 2

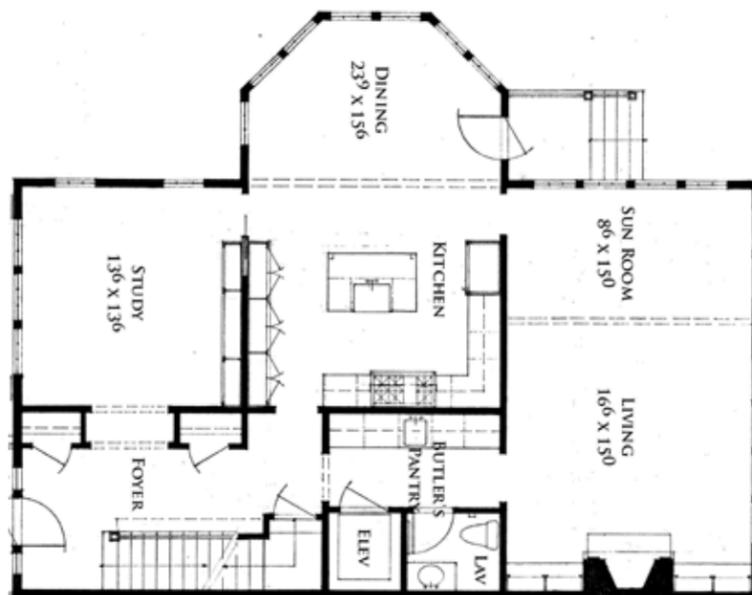
UNIT 1 FLOOR PLAN DETAILS

Concourse Level/ Vestibule:	396 sf	Bedroom Level:	1,324 sf	Total Interior Space:	4,777 sf
Concourse Level/ Exercise Room:	367 sf	Penthouse Level:	974 sf	Exterior Private Courtyard:	390 sf
Living Level:	1,324 sf	Total Living Space:	4,385 sf	Total Bedrooms:	3
		Storage:	392 sf		

The unit's property also includes a one car garage space and a one car open parking space.

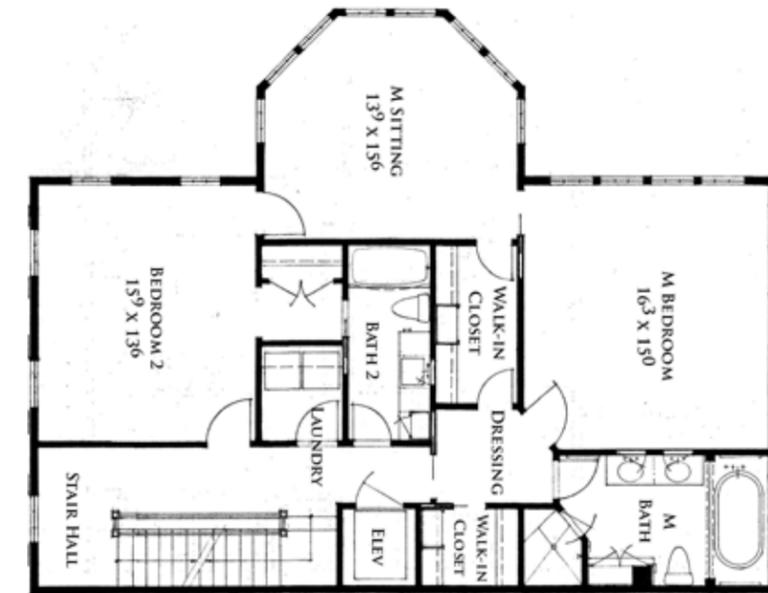


LEVEL 1: CONCOURSE LEVEL

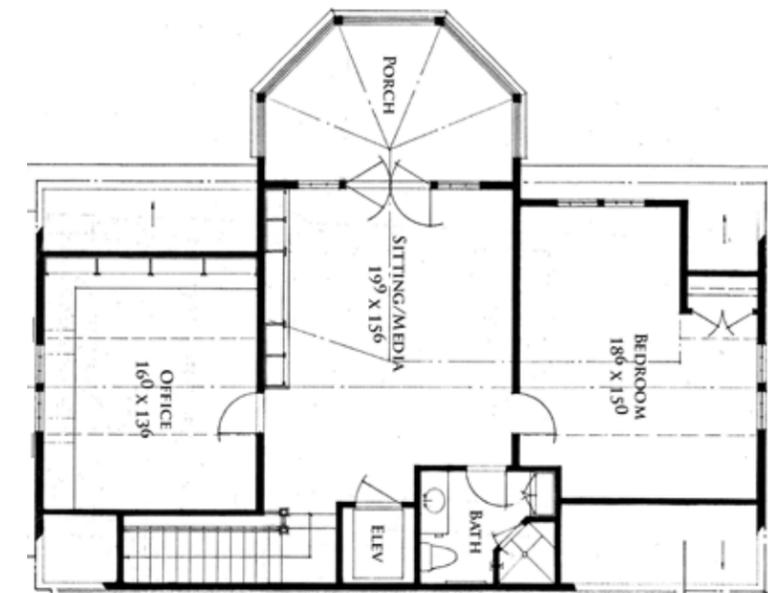


LEVEL 2: LIVING AREA/ENTERTAINMENT LEVEL

UNIT 1 FLOOR PLAN DETAILS CONTINUED



LEVEL 3: BEDROOM LEVEL

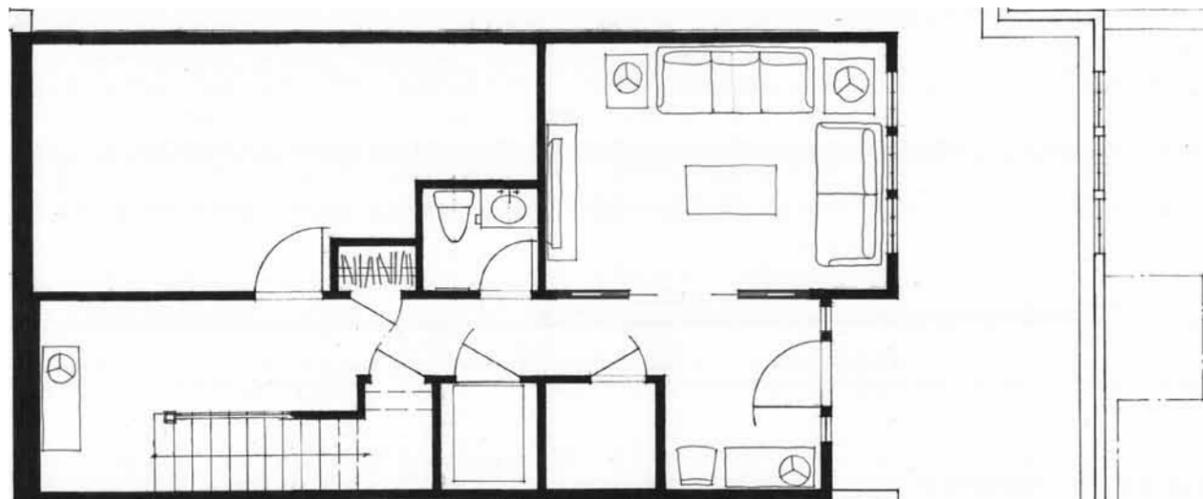


LEVEL 4: PENTHOUSE LEVEL

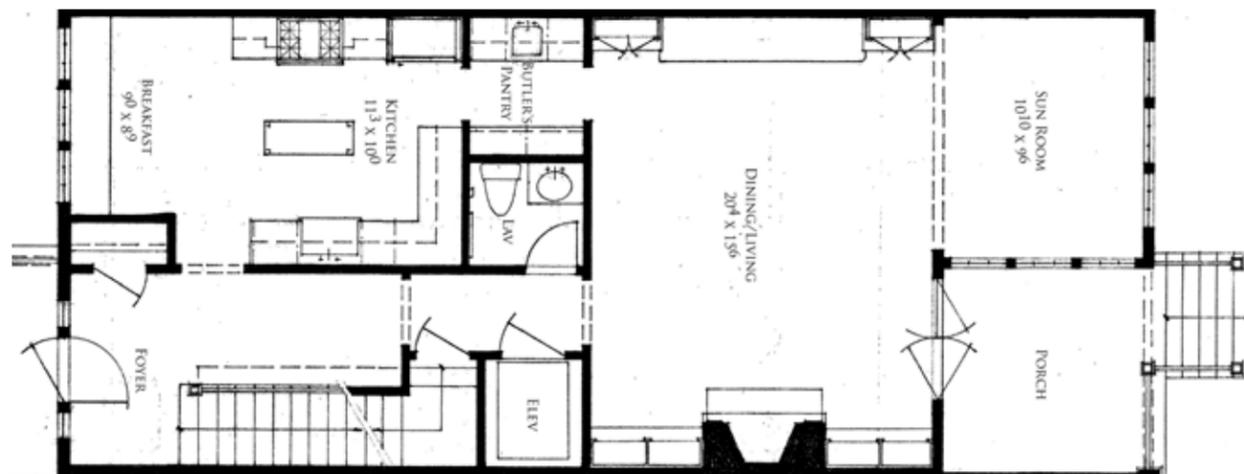
UNIT 2 FLOOR PLAN DETAILS

Concourse Level/ Vestibule:	210 sf	Penthouse Level:	693 sf	Exterior Private Courtyard:	440 sf
Living Level/ Entertainment Level:	966 sf	Total Living Space:	2,835 sf	Total Bedrooms:	2
Bedroom Level:	966 sf	Storage:	630 sf		
		Total Interior Space:	3,465 sf		

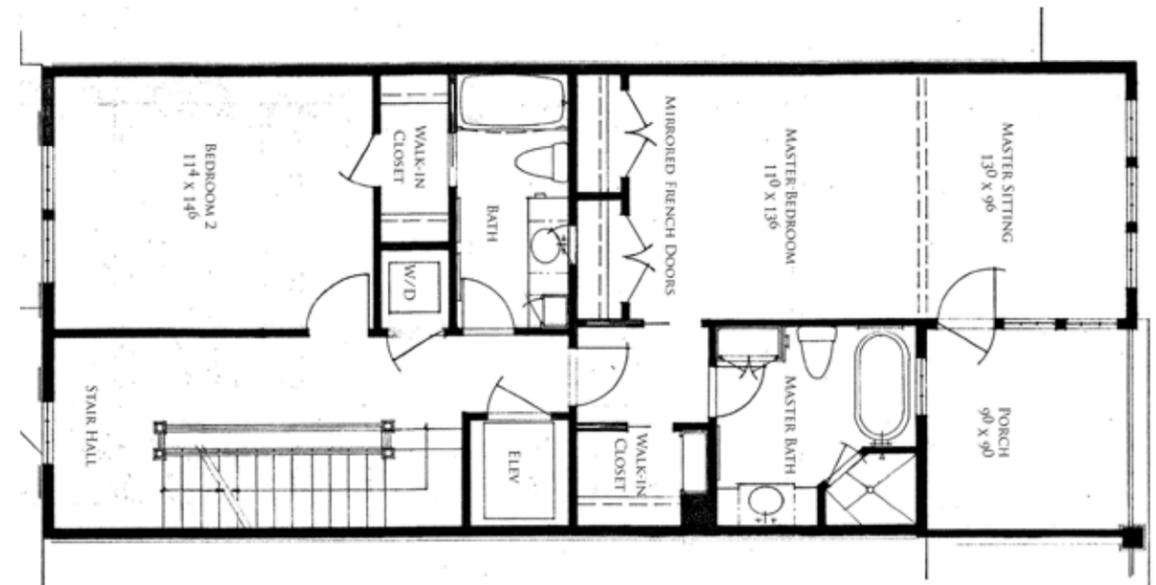
The unit's property also includes a one car garage space and a one car open parking space.



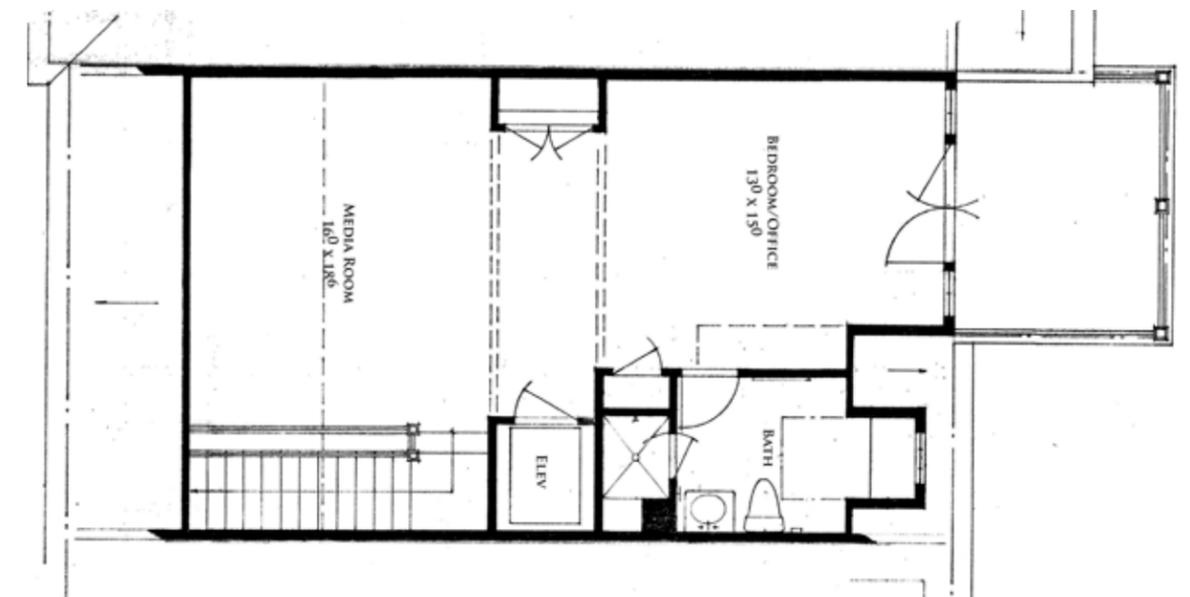
LEVEL 1: CONCOURSE LEVEL



LEVEL 2: LIVING AREA/ENTERTAINMENT LEVEL



LEVEL 3: BEDROOM LEVEL

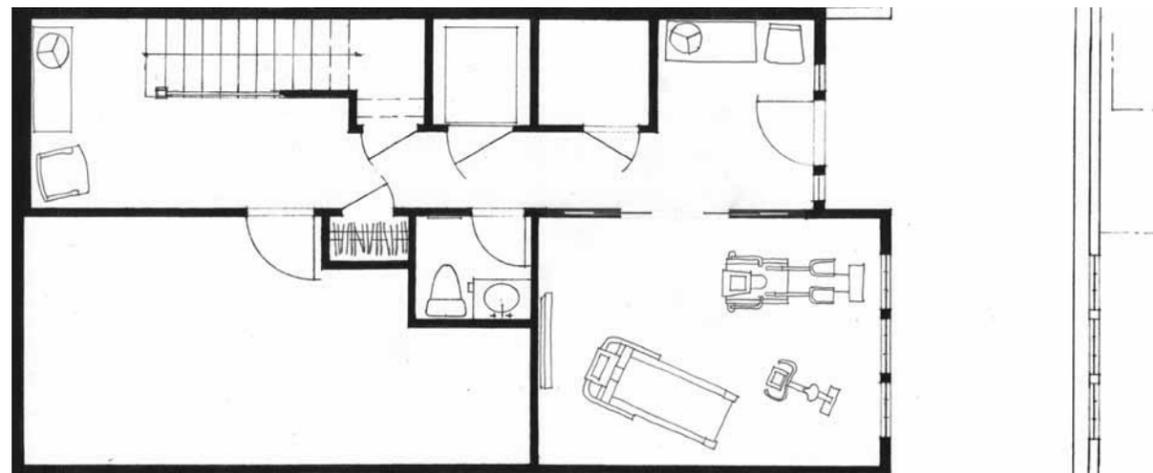


LEVEL 4: PENTHOUSE LEVEL

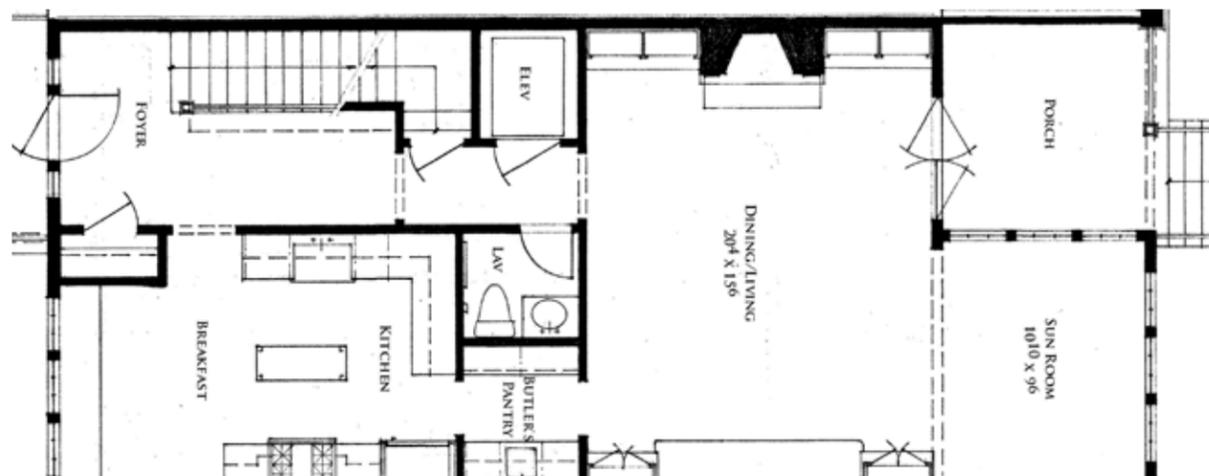
UNIT 3 FLOOR PLAN DETAILS

Concourse Level/ Vestibule:	210 sf	Penthouse Level:	693 sf	Exterior Private Courtyard:	440 sf
Living Level/ Entertainment Level:	966 sf	Total Living Space:	2,835 sf	Total Bedrooms:	2
Bedroom Level:	966 sf	Storage:	630 sf		
		Total Interior Space:	3,465 sf		

The unit's property also includes a one car garage space and a one car open parking space.



LEVEL 1: CONCOURSE LEVEL

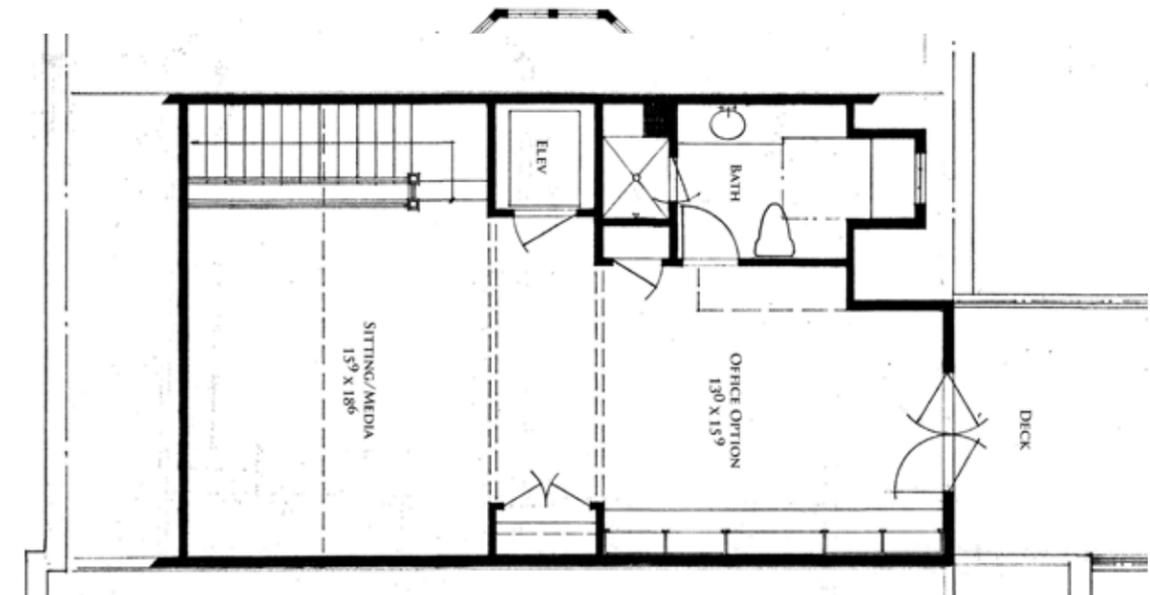


LEVEL 2: LIVING AREA/ENTERTAINMENT LEVEL

UNIT 3 FLOOR PLAN DETAILS CONTINUED



LEVEL 3: BEDROOM LEVEL

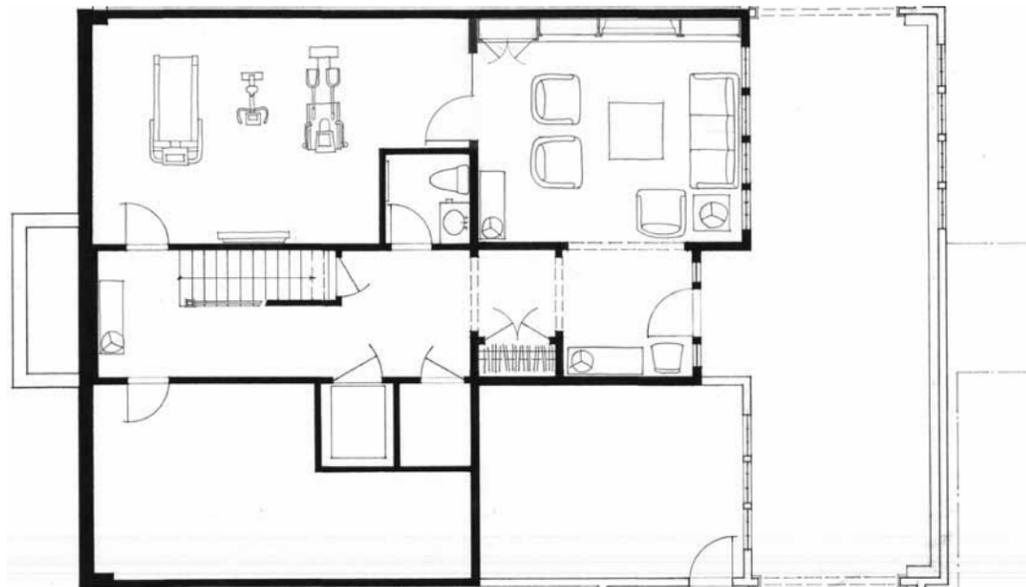


LEVEL 4: PENTHOUSE LEVEL

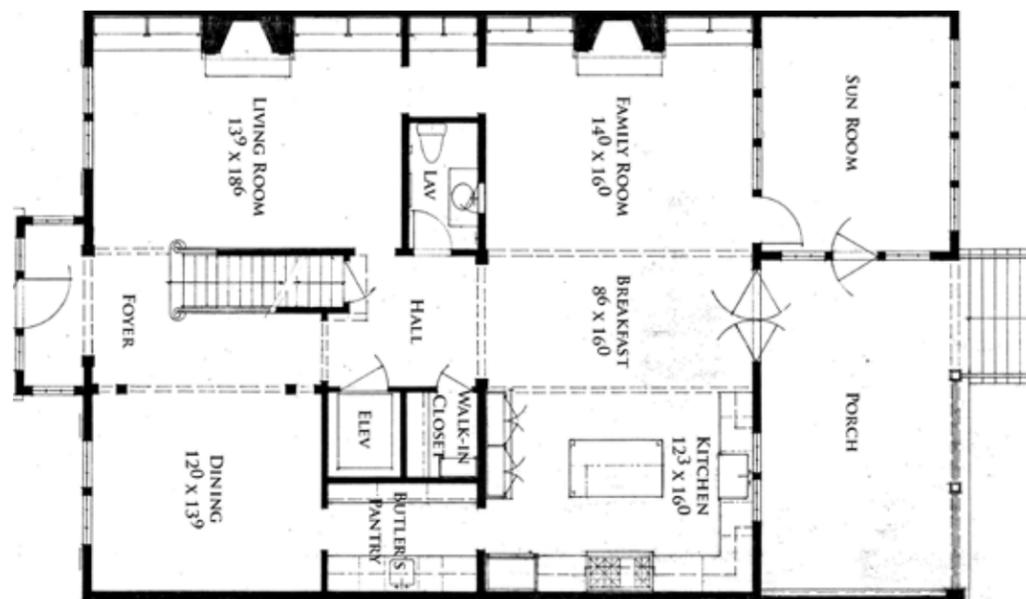
UNIT 4 FLOOR PLAN DETAILS

Concourse Level/ Vestibule:	300 sf	Penthouse Level:	1,089 sf	Exterior Private Courtyard:	525 sf
Living Level/ Entertainment Level:	1,659 sf	Total Living Space:	4,665 sf	Total Bedrooms:	3
Bedroom Level:	1,617 sf	Storage:	812 sf		
		Total Interior Space:	5,477 sf		

The unit's property also includes a one car garage space and a one car open parking space.



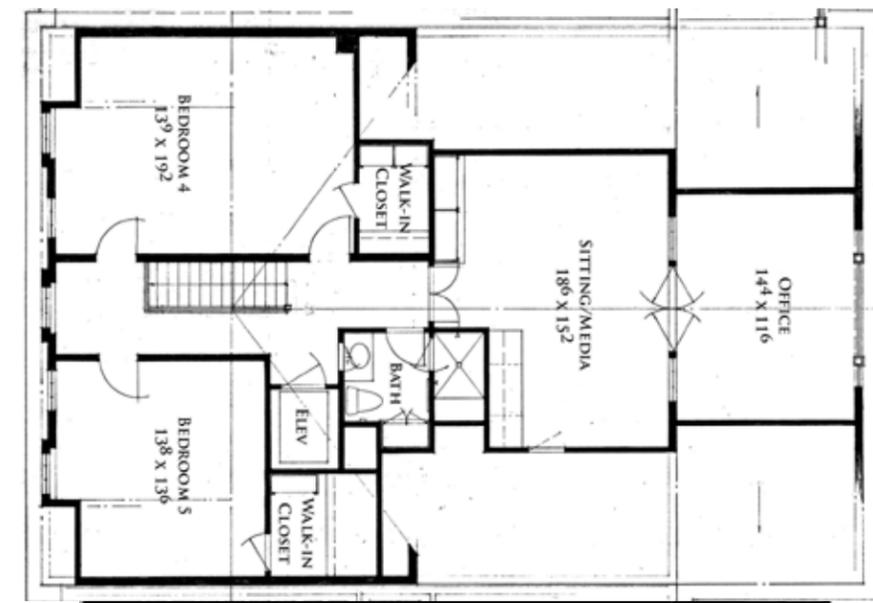
LEVEL 1: CONCOURSE LEVEL



LEVEL 2: LIVING AREA/ENTERTAINMENT LEVEL



LEVEL 3: BEDROOM LEVEL

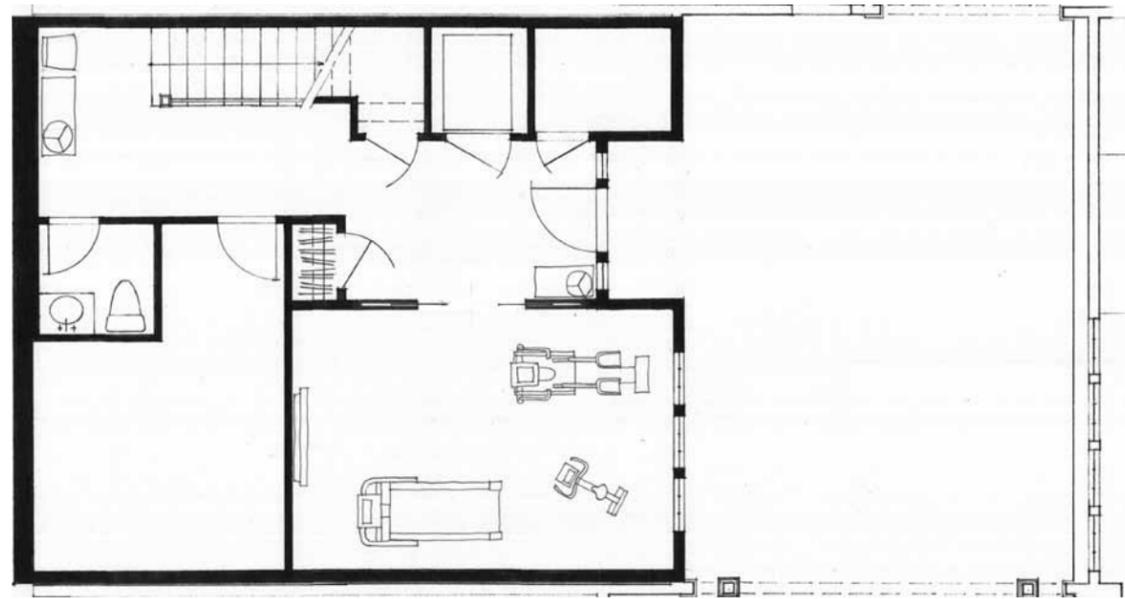


LEVEL 4: PENTHOUSE LEVEL

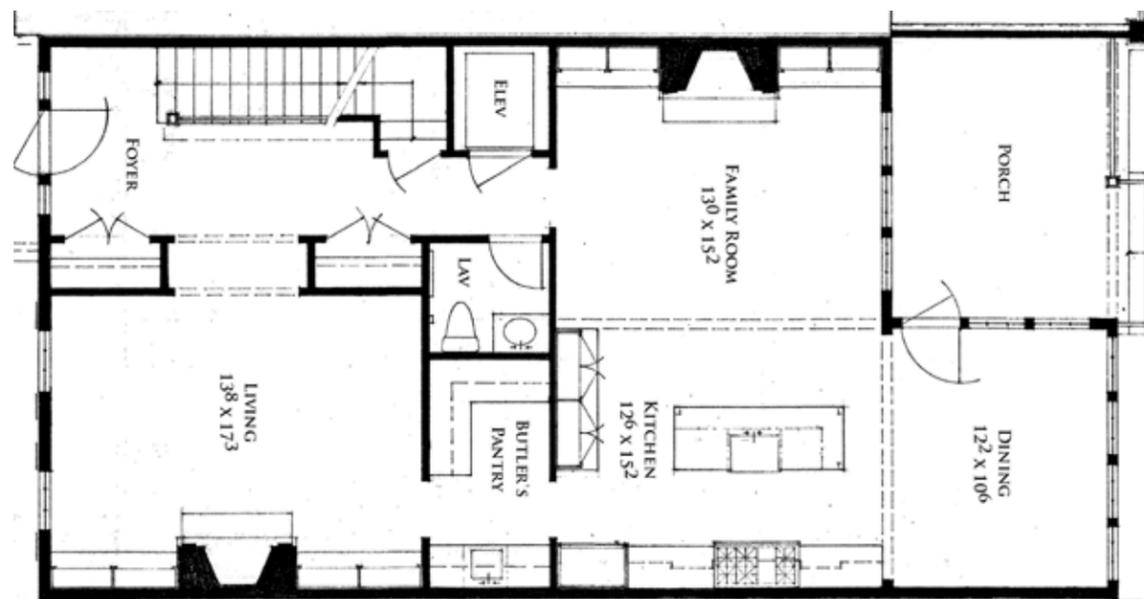
UNIT 5 FLOOR PLAN DETAILS

Concourse Level/ Vestibule:	200 sf	Penthouse Level:	880 sf	Exterior Private Courtyard:	485 sf
Living Level/ Entertainment Level:	1,170 sf	Total Living Space:	3,420 sf	Total Bedrooms:	2
Bedroom Level:	1,170 sf	Storage:	448 sf		
		Total Interior Space:	3,868 sf		

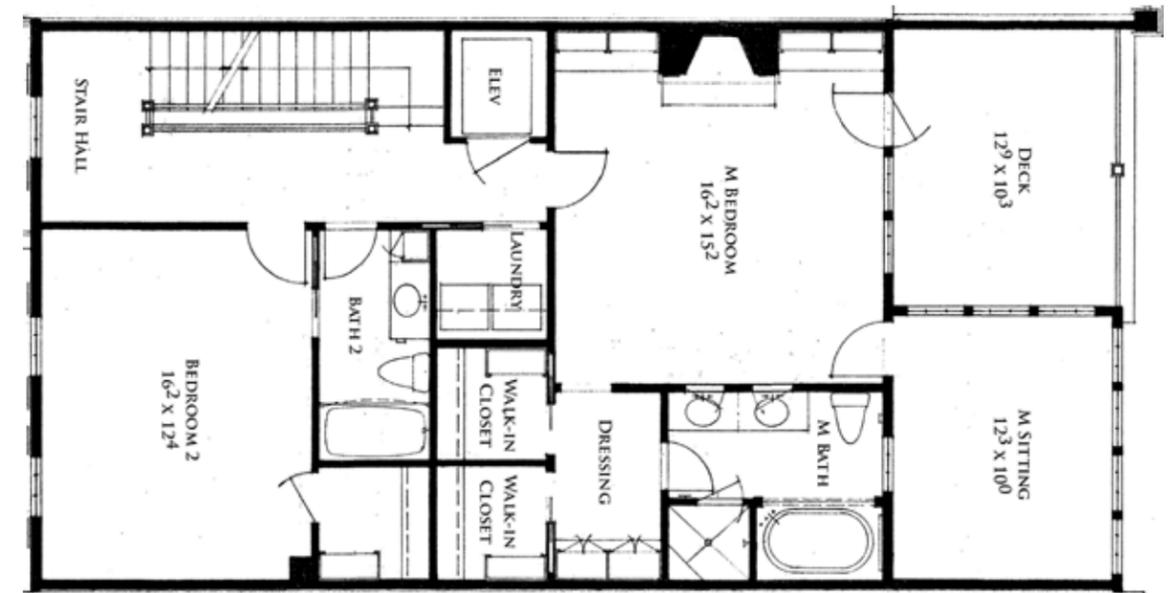
The unit's property also includes a one car garage space and a one car open parking space.



LEVEL 1: CONCOURSE LEVEL



LEVEL 2: LIVING AREA/ENTERTAINMENT LEVEL



LEVEL 3: BEDROOM LEVEL



LEVEL 4: PENTHOUSE LEVEL

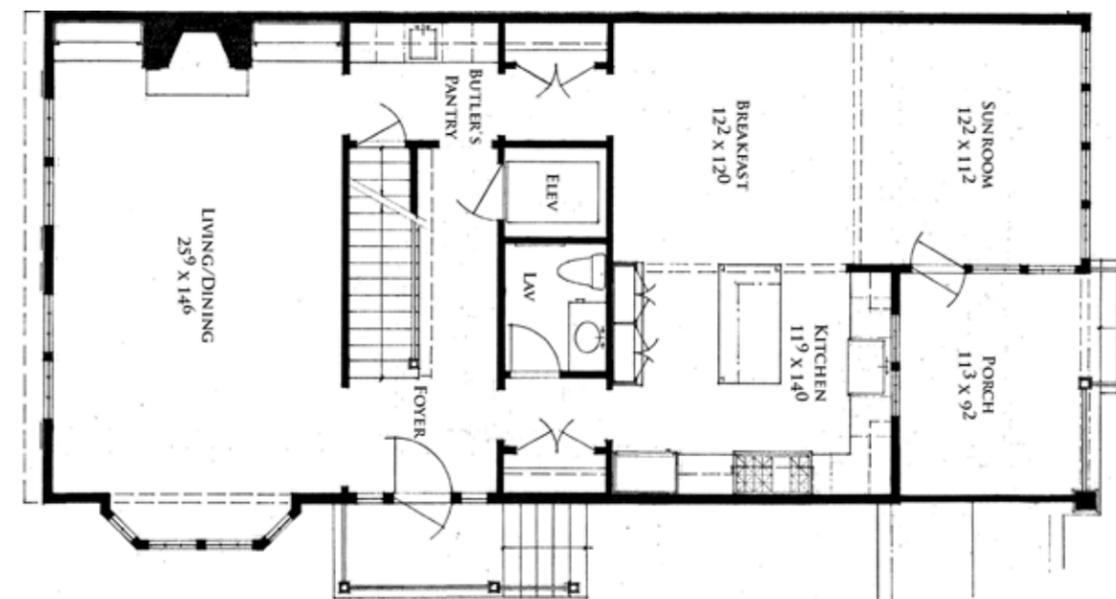
UNIT 6 FLOOR PLAN DETAILS

Concourse Level/ Vestibule:	200 sf	Penthouse Level:	880 sf	Exterior Private Courtyard:	485 sf
Living Level/ Entertainment Level:	1,199 sf	Total Living Space:	3,478 sf	Total Bedrooms:	2
Bedroom Level:	1,199 sf	Storage:	448 sf		
		Total Interior Space:	3,926 sf		

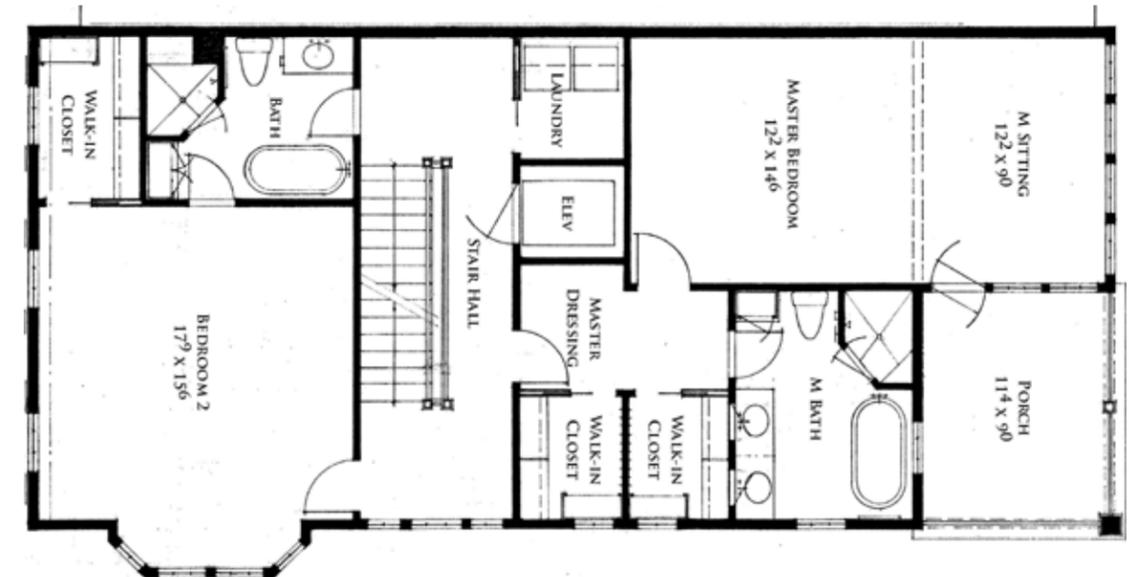
The unit's property also includes a one car garage space and a one car open parking space.



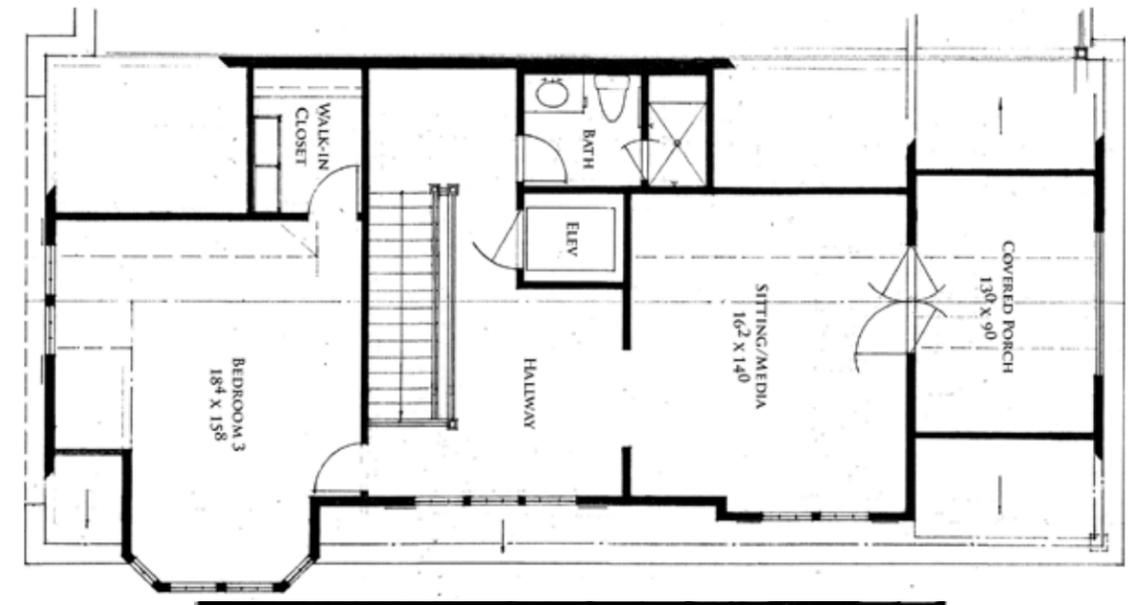
LEVEL 1: CONCOURSE LEVEL



LEVEL 2: LIVING AREA/ENTERTAINMENT LEVEL



LEVEL 3: BEDROOM LEVEL



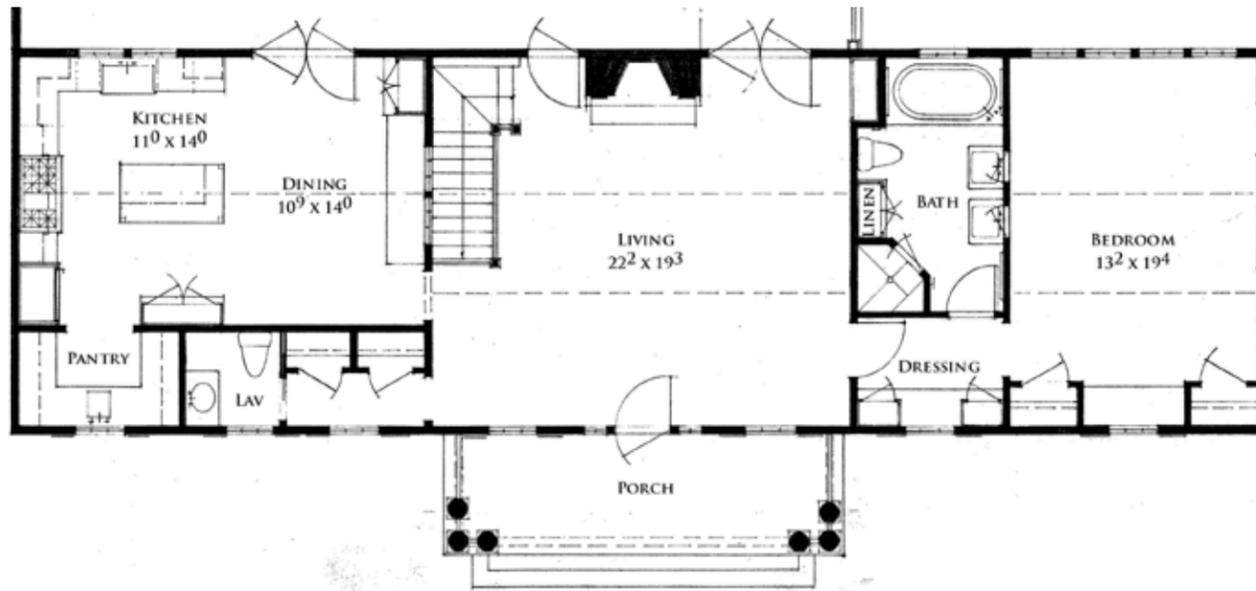
LEVEL 4: PENTHOUSE LEVEL



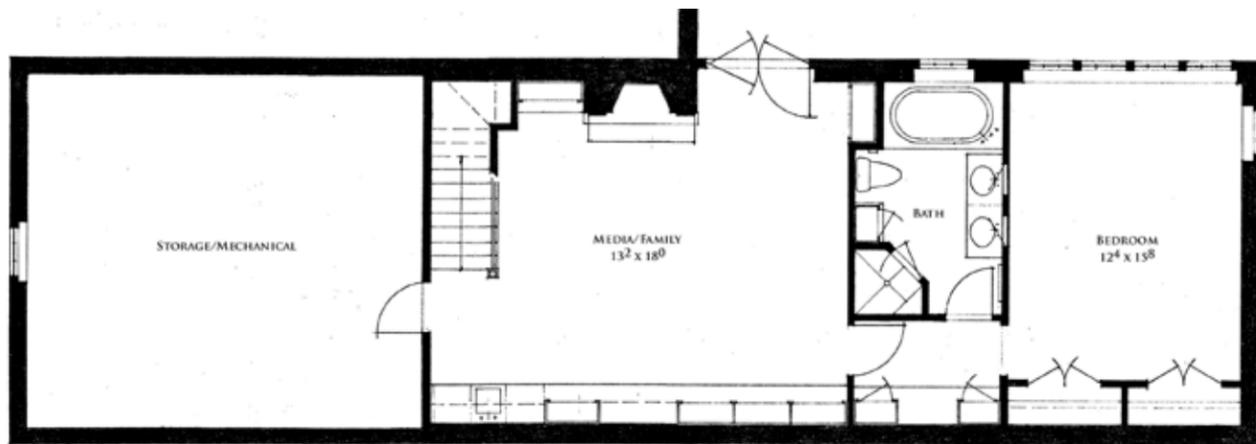
UNIT 7 FLOOR PLAN DETAILS

Patio Level 1:	1,342 sf	Courtyard Level 2		Patio Space:	471 sf
Courtyard Level 2:	800 sf	Storage Space:	462 sf	Courtyard Space:	335 sf
Total Living Space:	2,142 sf	Total Interior Space:	2,604 sf	Total Exterior Space:	806 sf
				Total Bedrooms:	2

The unit's property includes two open parking spaces.



LEVEL 1: PATIO LEVEL



LEVEL 2: COURTYARD LEVEL



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CONTACT US

If you'd like to submit an inquiry of interest, have a question, or would like to make a pre-construction reservation please contact:

LandVest®

The Queen Anne Townhouses
Real Estate Broker | Stewart Young
Tel: (617) 357-8930
syoung@landvest.com

Seller reserves the right to make changes to the project without notice. Information herein has been obtained from sources deemed reliable, but is not guaranteed. Renderings and floor plans are approximate, and buyers shall only rely on information contained in the Purchase and Sale Agreement and the Public Offering Statement provided by the Seller.



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