

NEWS

from The Willows

Fall 2010

www.thewillowsct.com

The Cost of Homeownership Is Less At The Willows

After your mortgage and taxes, the next largest bill a homeowner is going to face is their energy bill. Today, homebuyers are focused on cost savings, and lower heating and cooling bills are a big part of that. So in September, we sent a survey to all 37 Willows homeowners to verify what we already knew – that a new Energy Star home is tighter and uses significantly less energy for heating and cooling, than an older home.

Congratulations to John and Vicki Baxley who won the survey drawing for a \$100 Visa gift certificate!

Based on the Residential Energy Analysis and Rating Software Program, the results of the survey showed that Willows homeowners save approximately \$1,900 per year on gas and electric costs, when compared to the owner of a 10 year old home. That represents **\$10,000 in savings over five years**, which can be used for education expenses, retirement, vacations or a new car. **Lower utility and maintenance expenses reduce the cost of homeownership.** In fact, The Willows was recently included in a New York Times article about the increased income associated with home energy savings.



751 North Farms Rd.
Wallingford, CT
203.741.1111

Open House Hours- Thurs.-Sun. 12-4 PM



CT Reg. #NHC.0012065 Brokers Welcome

VW Homes LLC - a collaborative effort of
Sunwood Development & Verna Properties

Meet The Neighbors

Thirty-seven happy families are living at The Willows, and every month there are several more newcomers to the neighborhood. August was move-in month for Tammy, Matt and their five year old son Ethan, as well as Ann and Bob, who are empty nesters, and Brad, Karen and Karen's Mom. In September, Matt, Melissa and their new baby settled in, along with Paul, Deserene and their children and John, Vickie and their two children. In October, empty-nesters Michael and Mary, as well as Bill, Dana and daughter became part of our growing Willows neighborhood.

"I didn't realize how spectacular the views were going to be," said Matt, who moved into a Lilac model with his wife Tammy and son Ethan. "Our neighbors are awesome. Everyone goes out of their way to be friendly. It's perfect for us."



Matt, Tammy & Ethan Ullring

The newcomers are *falling into the lifestyle* at a time of year when the trees are vibrant shades of orange and the views are breathtaking. There will be plenty of Spidermen, fairy princesses, witches and pirates on Padens Court and Twin Pines Drive this Halloween!

Our Birch Model Home Is For Sale

Six homes have already been purchased in the last Phase of The Willows, so our popular Birch model at 1 Twin Pines Drive is available for sale. This is your opportunity to own a new home with \$13,000 in upgrades at no extra cost!



The Birch is so flexible that it appeals to every lifestyle – from young families to empty nesters. It offers desirable ranch style convenience with a master suite and additional bedroom/ home office on the first floor, and second floor privacy with a spacious third bedroom and loft that is perfect for older children or dual families. A two story Great Room and open center island kitchen make this home an entertaining dream. At \$499,900 this quick occupancy, three bedroom, three bath traditional style home offers *more value for less money.*

The Willows Maureen Goff Salesperson of the Year

On November 9th, Willows sales director, Maureen Goff of William Raveis Real Estate, will be presented with a state HOBI (Home Building Industry) Award as SALESPERSON OF THE YEAR. Maureen is a big part of the success of The Willows this year, and the nineteen homes purchased during the last nine months. *Congratulations Maureen!*

WILLIAM RAVEIS

NEW HOMES

New England's Largest Family-Owned Real Estate Company