



# The Good Life. Why Wait?



*The Hammocks*  
ON LONG ISLAND SOUND  
PO BOX 932 CLINTON, CT 06413

“Connecticut’s Most  
Beautiful Village.”



# The Hammocks

ON LONG ISLAND SOUND

## New Designs To See Now



The Hammocks has been fortunate to escape the sluggish real estate market which prevails in much of the country.

As a result, we have continued to design and build new homes without pause. With 28 homes now occupied or under construction, we have yet to build the same house twice. If you have not visited us in a year, you're in for a very pleasant surprise.

## Life In A Seaside Town

Living here, you will be a part of one of the most beautiful maritime environments on the eastern seaboard. You will see the



magnificent natural inhabitants of the pristine Hammock River Salt Marsh, a nationally recognized site for waterfowl migrating along the coastal flyway. And of course the fishing and boating on adjacent Long Island Sound have been drawing people to this area for decades.

Homes in The Hammocks are comfortably arranged around two charming village greens encompassing several acres of lawn, paths and shade trees, echoing the spaces and forms of our historic settlements.

It is a short stroll down Waterside Lane and across the ancient bridge to the beach. There is also a small marina across the lane. Tall-limbed trees form leafy glades along the sidewalks of Waterside Lane and East Main Street to the shops and churches in the town center. There is also a walking trail

along the edge of the Hammock Salt Marsh, offering panoramic view of the marsh, the sound and the harbor.

Each unique home reflects the scale and architecture of 18th and 19th century New England maritime homes, of which there are several fine examples in the adjacent neighborhoods. The authentic designs in The Hammocks are direct descendants of this tradition, updated with high quality, low-maintenance materials and modern amenities.

Each of the 53 homes has its own lot, averaging about half an acre, and each also has an interest in the 13 acres of Association-owned lands. The Hammocks is bordered by an additional 50 acres of dedicated open space.



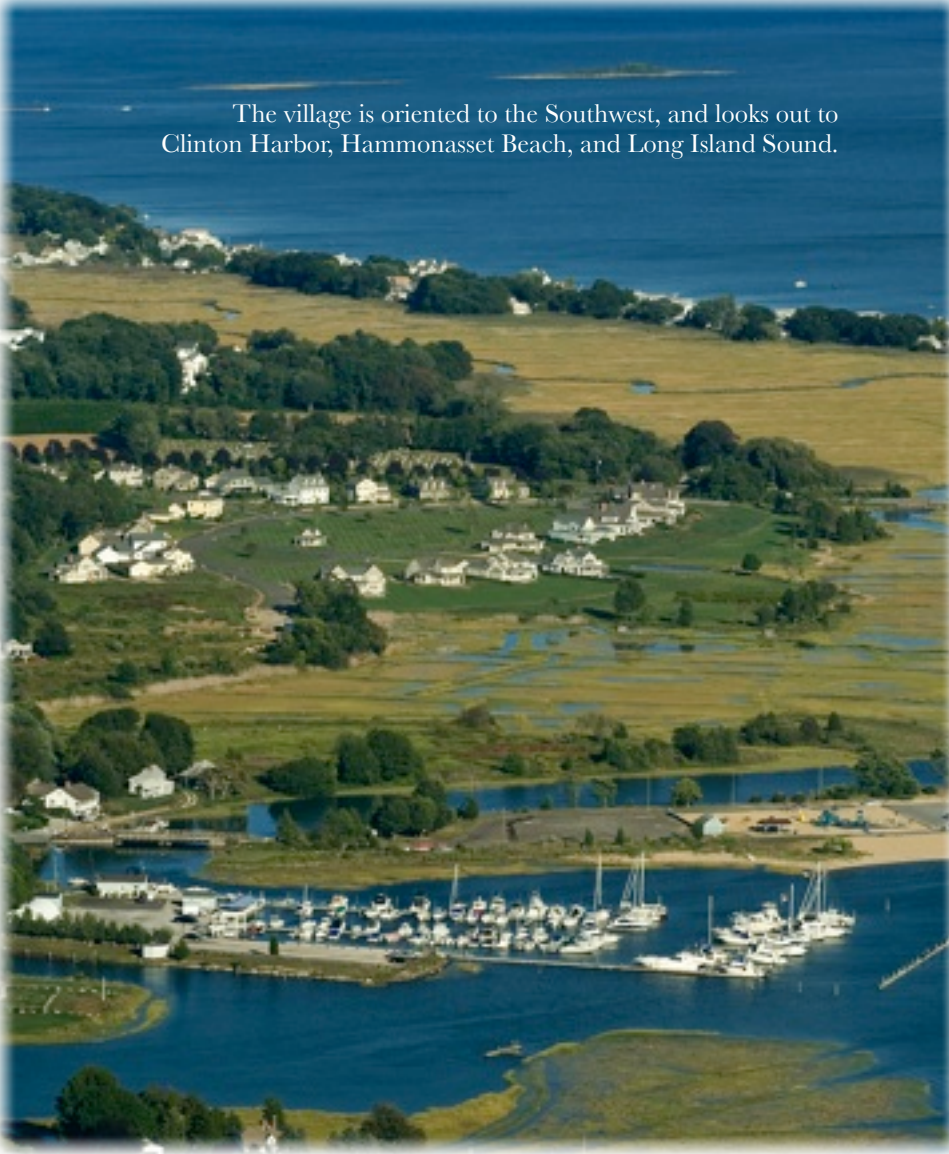
Your home is within a classic New England village, surrounded by unspoiled beauty.



**The Hammocks is on the Connecticut shoreline, between Old Saybrook and Madison.**

# A Meticulously Created Village In a Rare Natural Setting

The village is oriented to the Southwest, and looks out to Clinton Harbor, Hammonasset Beach, and Long Island Sound.



## A Hammocks Home

Each home is designed by one of Connecticut's most accomplished architectural firms, Williams Architects of Madison, authorities on historic designs fitted to our modern lifestyle. The specifications and build quality at The Hammocks are also second to none, so that generations of your family can enjoy your property on Long Island Sound.

Your home is delivered complete in every detail, including cobblestone driveway, extensive landscaping, automatic irrigation, and more. And the Homeowners' Association makes sure that your lawn is fertilized and mowed, the snow is removed from your drive and walkway, and the trash is taken away weekly.

Living at The Hammocks, you will find more enjoyable ways to spend your time.

## Who Lives Here?

The residents are successful and interesting people, most still working but some semi-retired. The Hammocks was created exclusively for owners 55 years of age or more, with no minor children at home. They enjoy our exceptional location, and the painstaking details which make this community unlike any other.

## A Standard of Value

Because these homes are the products of exemplary design and first-rate construction, they are not inexpensive. Yet consider that our least expensive property, at \$879,500, shares its view of the Sound with the \$1,500,000 home just across the street. Whichever your home, you are in very good company.

The Association fees for common charges and services are reasonable, approximately \$250 per month.

# Your Custom Home Is As Unique As You Are

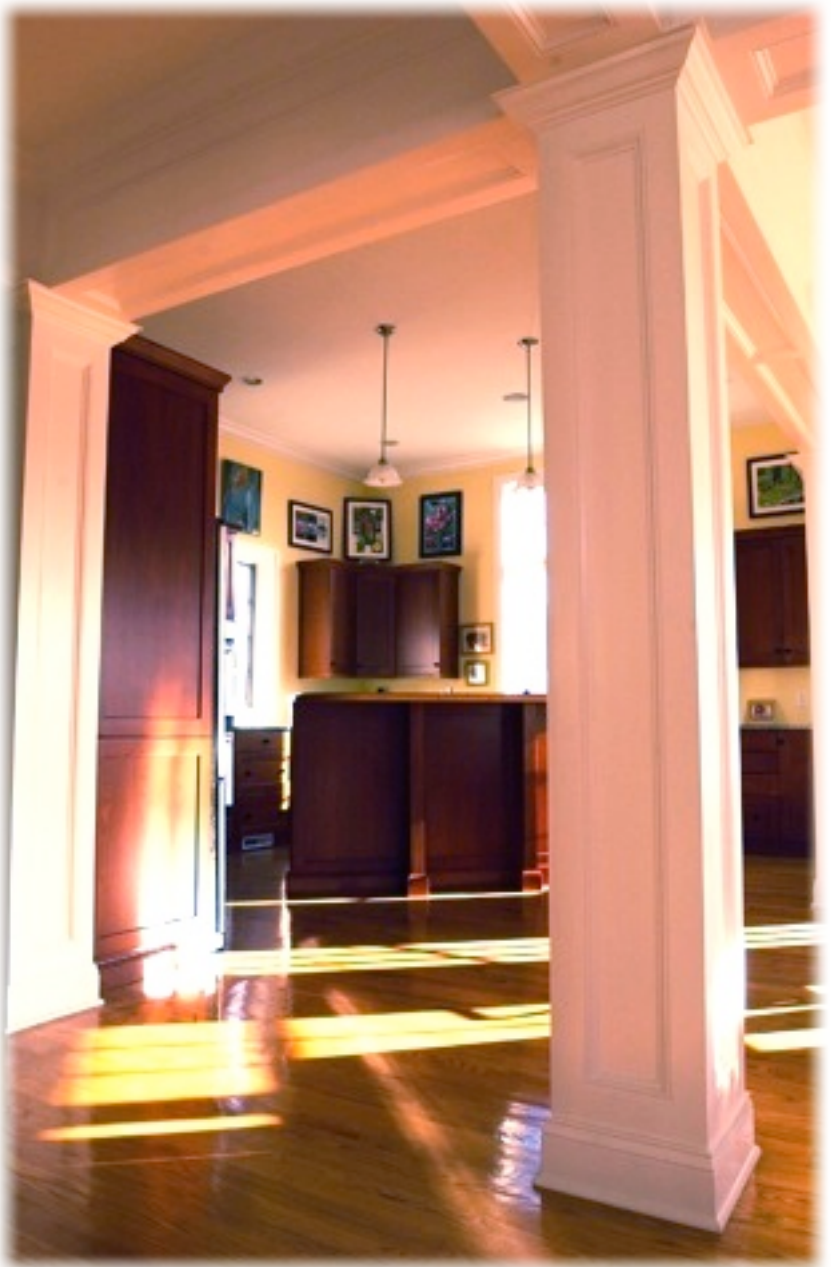
We have never built the same house twice, with the interiors displaying as much originality as the exteriors. You may choose every detail inside your new home. Your kitchen designer can help you create a high-end chef's kitchen, or a more informal gathering spot. For your baths, you will select the individual fixtures, vanities, and hardware, and work with a tile designer for just the right look.

Our carpenters can build custom cabinetry, bookcases, display cases and entertainment centers, and



will finish your rooms in the moldings and paneling to fit your overall interior design. We use hardwood floors upstairs and down, and you have a vast array of choices.

What all the homes have in common are the very finest materials and mechanical systems available. They are energy efficient, and require very little maintenance. They are built to enhance the quality of your life.



Model Home Open Weekends 1pm - 4pm  
Beach Park Road, Clinton, CT 06413



Hammocks Construction Co., LLC - CT NHC 10056

Call for more information  
or for a private appointment:

**Dale Bernhard**

**860-575-8799**

Wm. Raveis Real Estate, Madison, CT 06443

**TheHammocksOnTheSound.com**