



New Seabury has beach and cabana clubs with an oceanfront pool, above, and two championship golf courses.

Photo courtesy of New Seabury

By Mary Weatherby

When Herb and Roz Hill of Boston's South End decided to buy a second home on Cape Cod, they took their time to look around for just the right spot for a retirement retreat.

They considered suggestions from friends about locations from Falmouth to Brewster, compared amenities in planned communities, as well as golf courses and other recreational outlets in various locations, and considered their own interests of swimming, golf and tennis. When the couple eventually settled on their townhome in the Vineyard Reach development at New Seabury, they felt they had found the best possible location, community and environs for their lifestyle and needs.

What the Hills found at New Seabury was a spot with expansive 180-degree views and enough activities to keep both of these retired



Herb and Roz Hill have found their two-floor New Seabury townhome to be a good thing in a relatively small package. The gated community suits all their retirement needs. Photo by Merrily Lunsford/Cape Cod Media Group

A stylish retirement

New Seabury offers Boston couple sophisticated, easy living

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educators busy for a long time to come. Their home overlooks the ninth green and the first fairway of the Dunes golf course.

“Herb loves to golf. I love the beach. This place is perfect,” says Roz.

The Vineyard Reach “neighborhood” is a gated community of sixteen town homes a short walk away from the Club at New Seabury. These homes offer a view of both golf courses at New Seabury; the Hills are situated to also take advantage of scenic expanses of Nantucket Sound and Martha’s Vineyard.

Vineyard Reach townhouses come equipped with gas fireplaces and slate hearths, marble master bathroom floors, tub decks and counters, ceramic tile in bathrooms and laundry areas and private decks and courtyards.

The kitchen at the Hills’ Vineyard Reach home is a cook’s dream. A Viking six-burner gas stove, convection oven and microwave, SubZero refrigerator, porcelain sinks and a Bosch dishwasher make for easy entertaining and quick cleanups so the Hills and their

Educators Herb and Roz Hill, below, have lived in their New Seabury town-home for two years. A small dining area is set just off the kitchen, which is equipped with a Viking six-burner gas stove, convection oven and microwave, a SubZero refrigerator, porcelain sinks and a Bosch dishwasher — all standard in these units. Photos by Merrily Lunsford/Cape Cod Media Group



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The living room opens seamlessly into the dining area and kitchen. Photos by Merrily Lunsford/Cape Cod Media Group



A second bedroom with matching lamps and decorative pillows provides space for visiting friends.

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Once the Hills had made the basic choices of granite countertops and wooden cabinetry, they began to think about design throughout the house. They turned to interior designer Margo Huggard of Margo's on Wianno Avenue in Osterville.

Huggard, who describes the Hills as "the easiest couple in the world" to work with, started from scratch with them and tackled everything from basic colors, furniture choice and placement to window treatments, art and accent pieces.

Huggard's colors were mainly neutrals, and Roz found herself drawn to taupe, beige and cream, with accents of blues and greens that reflect the Sound and the fairway outside the window. The vaulted ceilings, open layout and simple window treatments accentuate the space and the views.

"The space is terrific," Huggard says. "There's a lot for what you're investing in the property."

"I always think it's important and inter-

esting to know what people love and what's their passion," she says. With the Hills, she found that Roz was tailored and sophisticated, so as a designer she steered away from anything fussy or pretentious. Herb, she observes, is "a pilot, so we tried to bring in a bit of that aviation background" in artwork and accents. Huggard also drew on the couple's love of antiques and Herb's interest in the New Bedford whaling industry to add different antique pieces to the home.

Each of the homes at Vineyard Reach has a specially designed closet where an elevator can be added at any time. The Hills opted for this elevator. Most of the homes feature an unfinished walkout lower level that owners use for additional living space. The Hills have added a bathroom and a bedroom as well as a game table and a wet bar to their lower level.

For the Hills, retirement meant finding that ideal spot to complement their condominium in the South End and their city life in Boston. After thirty-seven years as a special-education teacher in Sudbury, Roz still works as a consultant for the city of Boston school

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system. Herb, after twenty-eight years as a middle school English teacher in Sudbury, is now fully retired. They are at the Vineyard Reach home all summer and on long weekends during the fall and spring.

Working with the folks at New Seabury, they say, has made their transitions easy. "Everything they've done is first-class," Roz says. "Every issue they respond to immediately."

And that sense of high-end sophistication is what New Seabury aims for. The 1,500-acre development in Mashpee borders Nantucket Sound and, in addition to its two championship golf courses, features beach and cabana

clubs with an oceanfront pool, a tennis pavilion with all-weather courts and dining at the Club at New Seabury and the Popponeset Inn.

Each home has two garages, one attached and one detached. The homes range in size from 2,700 to 3,900 square feet and in price from \$995,000 to \$1,200,000. Four homes out of the sixteen are still available for sale.

Construction of this first master-planned community in New England began in 1962. Icahn Enterprises LP acquired New Seabury in 1998, and development continues today by Bayswater Development, a construction arm of Icahn Enterprises. ♦



The Hills' home is located in the Vineyard Reach neighborhood of New Seabury. While similar in construction, each townhome expresses the interests and personalities of the owners. The Hills selected neutral hues throughout much of their home, as well as such luxury touches as a round tub with marble surround and floor in the master bath. Photos by Merrily Lunsford/Cape Cod Media Group

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