

# WOOD VALLEY ESTATES

an

Active Adult Community

@ Country Club of Woodbridge

September 11, 2019



INSITE DEVELOPMENT



[www.woodvalleyestates.com](http://www.woodvalleyestates.com)

# About Us

## **Insite Development Group**

Founded in 2001, Insite Development Group's goal is to serve as a single resource for navigating all of the variables associated with real estate design, development, construction, financing, engineering and management. Our managing partners have served as principals, advisors, and architects on over \$700 million of developments throughout the nation across multiple asset classes. Founder, Brian St. Pierre, currently resides in Woodbridge with his family and is committed to the cultural and economic expansion of his community while preserving the town's integrity and valuable greenspace.

## **Wernert Construction**

Founded in 1981 by Bruce Wernert, Wernert Construction is a family-owned, full-service general contractor and construction manager with a great reputation for completing complex projects on time and within budget. Our extensive portfolio includes both residential and commercial projects that stand as testament to the quality and range of services we offer throughout every phase of construction. Our approach is defined by a set of values that foster a true sense of family; a commitment to only the finest craftsmanship; and a desire to build relationships that are based on old-fashioned principles like trust and integrity.

# Wernert Management and Construction



Builders & Construction Managers

Commercial - Retail - Education - Clubs - Healthcare - Municipal - Residential

Established 1981

40 Years Experience

Private and Public

Commercial Projects- Municipal, Offices, Education, Churches, Clubs, Hotels, Retail Buildings, Retail Interiors, Office Interiors, Non-Profit, Healthcare

Residential Projects- New Home Construction, Additions, Renovations, Condominiums, Town Home(s)



“On Time, Within Budget, with the Highest-Quality Craftsmanship”



Wernert Construction Management, LLC

[www.wernert.com](http://www.wernert.com)

76 Valley Rd. Cos Cob CT. 06807

203-869-1110

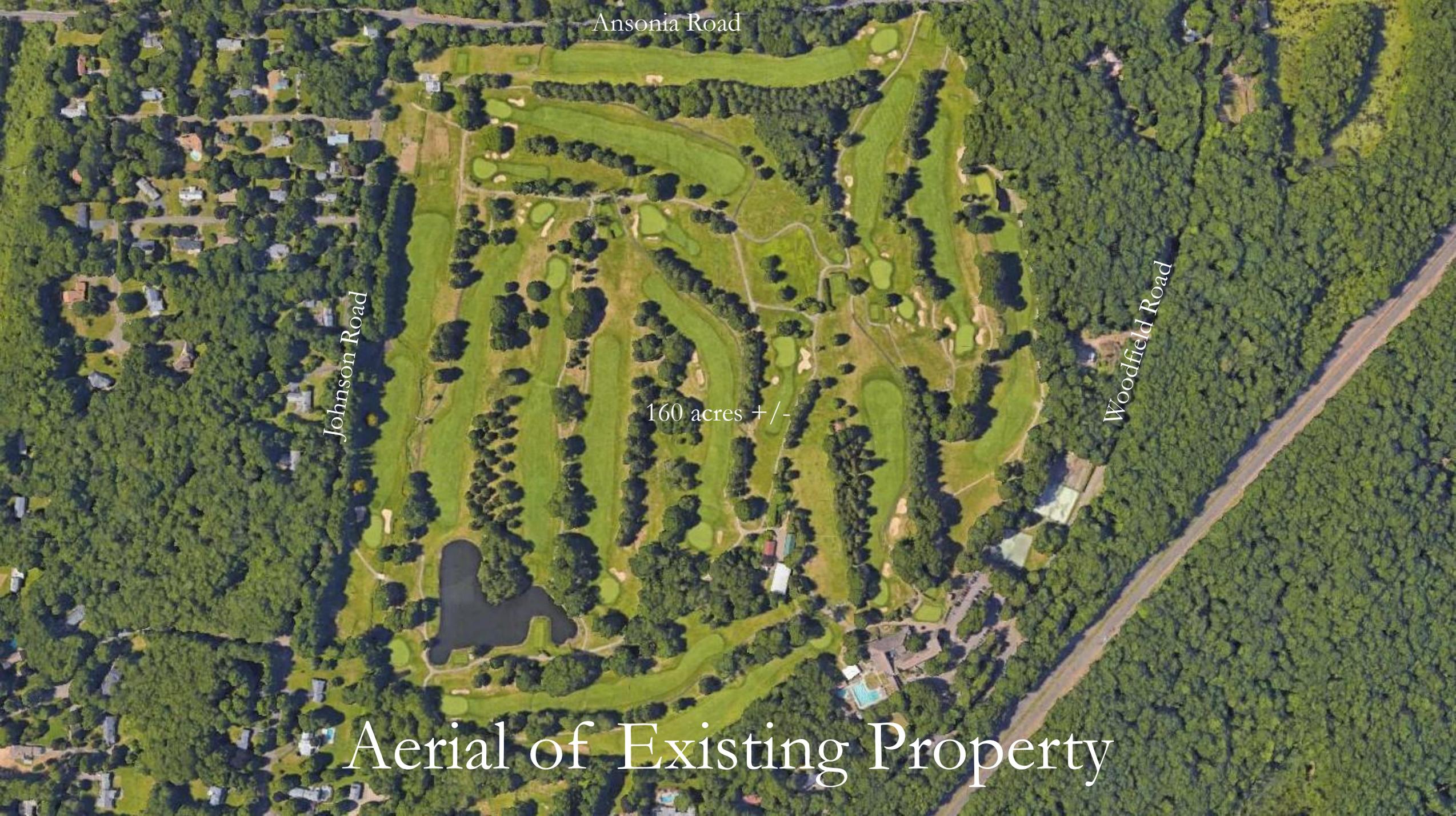
Ansonia Road

Johnson Road

Woodfield Road

160 acres +/-

Aerial of Existing Property



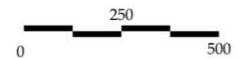
# Our Proposal

We propose to purchase approximately 60 acres on the CCW site. We have planned an age-restricted community that offers prospective residents a variety of home designs in the high \$400,000's. We would create a small community where 100% of the units will be age-restricted such that one resident must be 55 years of age or older and will restrict permanent occupancy by anyone under the age of 18. Proposal to include:

- Purchase of Approximately 60 acres from the Town of Woodbridge
- Approximately 120 age restricted 55+ active adult single family homes, with little to no impact to Town Resources.
- \$5,400,000 cash at closing to Town
- New clubhouse for residents of Wood Valley Estates including tennis courts, pool, fitness center and meeting rooms
- Improvements to the Existing Public Pool and a New Pool House equipped with snack bar, lockers and changing rooms, for Town to enjoy!
- 100+/- acres of Public Park for the Residents of Woodbridge retained by Town.
- Landscaped walking paths throughout the community.



WOOD VALLEY ESTATES  
Woodbridge, CT





RENOVATED POOL HOUSE

60 ACRES +/- DEVELOPMENT

25'-30'

Woodfield Road

Ansonia Road

COMMUNITY HOUSE

POOL & TENNIS COURTS

SINGLE - FAMILY HOMES



# WOOD VALLEY ESTATES

Woodbridge, CT

# Resident Clubhouse

## Features

- Meeting spaces
- Fitness center
- Tennis / pickleball courts
- Pool
- Walking paths





The Hogan



The Augusta



The Nicklaus

## Standard Features

### KITCHEN FEATURES

- Granite Kitchen Countertops
- All Wood Cabinets with 36" Upper Wall Cabinets and Brushed Chrome knobs
- Whirlpool Refrigerator Dishwasher, Microwave, and Range
- Stainless Steel Undermount Kitchen Sink
- Moen Faucet
- Garbage Disposal

### BATH FEATURES

- Solid Wood Vanity with Brushed Chrome Knobs
- Granite Vanity Top with White Undermount Sink
- Tiled Tub and Shower in Master Bath
- Tub/Shower Combination in Hall/Guest Bath
- Tile Floors in all Baths
- Moen Fixtures

### INTERIOR FEATURES

- Colonial Two Panel Interior Doors
- Hardwood Floors
- Wall-to-Wall Carpet in Bedrooms
- Washer and Dryer Hook-up with Vent
- Complete Pre-Selected Lighting Package (recessed)
- Approximately 9 Foot Ceilings on First Floor
- Chair Rail and Panel Molding in Dining Room and Foyer
- Crown Molding in Dining Room and Foyer

### EXTERIOR FEATURES

- Architectural Asphalt Roof Shingles
- Low Maintenance Hardi-Board Siding
- Architectural Stone Features
- Wood Exterior Front Door
- Concrete Lead Walkways
- Exterior Hose Bibs and Electrical Outlets
- Insulated Composite Garage Doors with Openers
- Landscaping, per plan
- Irrigation System in Front

### QUALITY AND ENERGY EFFICIENCY FEATURES

- Central Air Conditioning
- 95% High Efficiency Forced Hot Air Gas Furnace, Energy Star Rated
- Energy Efficient Gas Hot Water Heater, Energy Star Rated
- Double Glazed Low-E Double Hung Windows with Screens
- Fiberglass Insulation to Meet or Exceed Code
- 3/4" Tongue and Groove Sub Floors, Glued and Screwed in place
- PEX Water Pipes
- 125 Amp Electrical Service
- Garage Completely Drywalled and Taped
- Smoke and Carbon Monoxide Detectors, per local code
- Full Basements



# Interior Finishes



# Woodbridge Pool and Pool House

## Features

- New Pool House adjacent to Pool
- Renovated pool area
- New pool furniture and features
- Snack Bar
- Changing Rooms and Showers
- Lockers



# Town Benefits

- Relieving the town of its approximate \$4.2 million of outstanding debt resulting from the purchase of the property in 2009.
- \$5,400,000 cash to be paid to town at closing, giving the Town approx. \$1.2 million in additional revenue
- Based off current mill rate of 40.23, Community would generate approx. \$1.7 million in new taxes. Helping off-setting future Capital Expenditures.
- Approx. \$500k in related Building Permits and fees
- Demolition of Existing Clubhouse at Insite's expense
- Retain approx. 100+/- acres of Town Property
- Satisfy the need for alternative housing options for the aging population of Woodbridge residents
  - 56% of Residents are over the age of 45
  - No impact on school systems
  - Private roads and sidewalks maintained by community HOA with no impact on Town Public Works.

# Woodbridge Resident Benefits

- New Public Pool and Pool House to enjoy
- 100+/- acres of public park and walking trails
  - Fishing Pond
  - Picnic Area
- Elimination of Existing Debt on the Property (\$4.2 million)
- Stabilized property taxes / increase Town Grand List and provide funds for future Capital Expenditures
- Improved property conditions

Questions?

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