



New Seabury on Cape Cod

Fifty years ago this year-round and summer resort community set a precedent for sustainable design; today it still leads the way

For generations, the combination of the sun, sea, sand and proximity to Boston has made Cape Cod the preferred summer destination for the famous and the fortunate. (Even the Pilgrims landed here first, before making their more celebrated debarkation at Plymouth Rock.)

One of the most popular vacation destinations in the country, the Cape has also become a primary residence community. While retirees still head off to Florida in deep winter, other residents stay year-round due to the Cape's temperate climate and its warm wa-

ters. Today, the biggest obstacle to finding prime real estate is the lack of available land.

Step back to the early 1960s when thousands of acres of untouched land were acquired to build what was then a new kind of development: a self contained, mixed-use community organized around a group of residential neighborhoods. The new community was featured in a 1962 issue of *Life* magazine and was hailed as a new mode of living that "will permit Americans to make leisure an integral part of their lives without having to rush away from home in harried pursuit of it."

ABOVE: The aptly named Ocean course has several holes that border the Atlantic, including the 415-yard 2nd.



ABOVE: Miles of private, white-sand beach ring New Seabury's peninsula setting.
BELOW: Trouble surrounds the green of the Ocean's 440-yard 9th.

Set on 1,500 acres along Nantucket Sound, about 70 miles from Boston and less than 30 minutes from the Bourne and Sagamore bridges, New Seabury on Cape Cod has remained true to its original vision. Its linked neighborhoods still offer a variety of living options, from ocean-view townhomes to estate communities.

Residents can spend their days sailing the waters of Nantucket Sound, walking miles of private beaches, playing golf on two courses and tennis at the 16-court center, or relaxing at the oceanfront swimming pool.

With several dining options and a marketplace that offers everything from ice cream to groceries and deli sandwiches, it might seem like you never have to leave New Seabury. And that is one of things people love most about life here. You can come to relax, to play, to let the kids (or grandkids) ride their bikes, and not worry about the rest of the world.

Bayswater Development bought New Seabury in 1998 and provided an infusion of capital improvements; it updated the golf courses, rebuilt the country club, and renovated the beach cabana, pool and tennis courts.

What has not changed is the commitment to the community's design: neighborhoods with distinct lifestyle and amenity options that appeal to a broad spectrum of residents.

But when Bayswater took over, there were still several neighborhoods from the original plan that had not been built. After working several years to get the





approvals, those new neighborhoods moved forward. One is Vineyard Reach, featuring 16 luxury townhomes overlooking the first fairway of the Ocean course, where on a clear day, Martha's Vineyard appears to be just a 6-iron away. Only four of these townhomes, ranging from about 2,700 to 2,800 square feet, are still available. Each offers multi-level living and has ample decks with sweeping views of the golf course. The townhomes are priced from \$995,000 to \$1.2 million.

There is plenty to love about New Seabury, including the way it has retained its "Old Cape Cod" look and feel. And for all that has been done right in developing this rare piece of oceanfront property, one of its best-loved features was in place long before the community. The Popponeset Inn sits next door to New Seabury's Cabana Club. Built in the 1940s to serve as an officers' club for the local Air Force base, the oceanfront restaurant and bar has been serving up food and fabulous ocean views to residents and vacationers for decades.

Nearly year-round golf certainly drives many New Englanders to the

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Cape. At New Seabury, you can enjoy two of the best layouts on the Cape, including the aptly named Ocean course that has several holes that play right along the beach and many more with sweeping views of the ocean. The Dunes course heads more inland, threading through wetlands and woods, but bunkers and water hazards added during renovations make it a tight, tough test.

For those of you who have been waiting for the opportunity to live on the ocean, you may not have to be patient much longer. New Seabury still has several neighborhoods it has yet to develop, including an oceanfront parcel with home-sites directly on the water. ■

TOP: A par on the tough finishing hole of the Dunes course, with its tightly guarded green, is a satisfying score. **ABOVE:** With an elevated tee, the Dunes' 2nd hole plays shorter than its 210 yards.

Ocean Course

PAR: 72
YARDAGE: 7,131
YEAR FOUNDED: 1962
ARCHITECT: William Mitchell

Dunes Course

PAR: 70
YARDAGE: 6,021
YEAR FOUNDED: 1963
ARCHITECT: M. Armstrong

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Nantucket Sound
serves as the perfect
backdrop for homes
that reflect Cape Cod's
unique character.