

# BACKRIVER BULLETIN

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## PHASE II TOWNHOMES ARRIVING SUMMER 2008

Model Home Open March 2008

50% sold out  
in record time  
Reserve early and personalize  
your new home to your  
tastes and lifestyle

*"We were looking to move to a  
home with a layout and location  
that matched our current lifestyle."*

*-- Sally & Jim O'Hare*



## BACKRIVER TOWNHOMES

*Hingham's Most Prestigious  
Townhome Community*

2 Backriver Road  
Hingham, Massachusetts 02043  
www.BackRiverTownhomes.com  
(781) 740-8700  
info@backrivertownhomes.com

Please contact our Sales Gallery to  
schedule an exclusive preview

### **At BackRiver Townhomes . . .**

**Some details you discover the moment you step  
inside. Others reveal themselves slowly over time.**

### **About BackRiver Townhomes**

BackRiver Townhomes' timeless architectural design was inspired by nature and conceived, honed and refined by The Hastings Companies. It's been called Hingham's most prestigious townhome community. Located in the South Shore's most desirable town, BackRiver will include a total of 45 luxury townhomes starting at 2,200 square feet of open living space. Priced from \$825,000

### **Quality... and Quality of Life**

- Each townhome is designed to maximize space and privacy. Homes include individual entrances, hideaway patio courtyards, breathtaking balconies
- 2" x 6" framing, marble / granite counters, gas fireplaces
- Panoramic vistas of Bare Cove Park or Back River, private patios, balconies and cupolas
- Energy-saving appliances; Anderson 400 series windows, Kohler plumbing fixtures
- Mature landscaping and hand-laid fieldstone walls
- Drainage via an innovative environmentally friendly groundwater re-charge system
- Materials selected for long-lasting performance e.g., lifetime warranty roofing
- Maintenance-free composite exterior trim and decking
- High efficiency HVAC systems...and much more!



### **Location, Location, Location**

- Walking distance to stores, restaurants, movie theater, and the new shopping center at the Shipyard -- but far enough to preserve the tranquility of your exclusive neighborhood
- Conveniently located off Route 3A and Beal Street in Hingham.
- Less than a 5 minute walk or drive to the Boston-Hingham commuter ferry and new Greenbush T station
- Close to South Shore Country Club, Black Rock Country Club, Boston Golf Club, Hewitt's Cove Marina
- Footpath to Back River; nestled within the 500-acre Bare Cove Park

Crafted with exquisite attention to every detail, each townhome has thoughtful touches of design and innovation throughout.

## ABOUT HINGHAM

- *First settled as Bare Cove by English colonists in 1633*
- *Named for Hingham, England, where some of the first colonists came from, including ancestors of Abraham Lincoln. A statue of President Lincoln stands near Hingham Square*
- *Home to the oldest continuously used wooden house of worship in the U.S., the Old Ship Church, built in 1681, now the Unitarian Universalist church*
- *World's End conservation land designed by Frederick Law Olmsted in 1889.*



### **"The Most Beautiful Main Street"**

During World War II, Eleanor Roosevelt wrote a book, *This is America*, which used Hingham as an embodiment of the typical American town in wartime. As part of her visit researching the book, she toured Main Street and concluded in her book, "This is the most beautiful Main Street in America." Today it looks much as it did then.



# BackRiver Townhomes Team Spotlight

**Brad Soule**, *BackRiver Senior Project Manager*, has over 25 years of professional management and supervisory experience. Many communities that Brad has developed and managed have been recognized by the Builders Association of Greater Boston (BAGB) and the National Association of Home Builders



*Brad Soule on left and Harry McLellan on right.*

(NAHB), with Platinum and Gold awards for design, landscaping and customer satisfaction. He is responsible for job costing, estimating, overseeing all subcontractors, and day-to-day operations. He lives in Plymouth with his wife and three sons. An avid hockey player, Brad also enjoys competing in motocross races across the state.

*"Unlike other developers I've worked with, Tom Hastings wants to be involved in the details that create the character of the community. He has a steadfast persistence for quality finishes and customer satisfaction... We all*

*understand his vision that quality architecture can be achieved through simple details that set us apart from other communities. Although demanding, it's Tom's passion to share his knowledge and experience that helps keep us focused on the ultimate goal of perfection... We're always reviewing our processes to understand how we can 'do it better' without compromising quality."*

**Harry McLellan**, *BackRiver Site Supervisor and Construction Manager*, joined The Hastings Companies in 1999. He has overseen over \$60 million of construction including historical renovations, restorations, and new construction. Prior to joining Hastings, Harry was Director of Project Management for an award-winning architectural firm and worked on such high-profile projects as the Westin Copley Plaza and Ritz-Carlton in Boston; the Perini Estate in Framingham, MA; the Waldorf Astoria Hotel and the New York Hilton, the Las Vegas Hilton and Caesars Palace in Las Vegas; the Beverly Hills Hotel in Los Angeles, and the Fontaine Bleu Hotel in Miami, among others.

*"Tom and I share the same philosophy. We pay attention to details and never cut corners. I recall a historic renovation project where he didn't make any money. He took it on for the love of the job and the town of Hingham."*

**B A C K R I V E R**  
T O W N H O M E S

*Hingham's Most Prestigious Townhome Community*

# *In their own words:*

## *New Owners Talk About BackRiver*

*“We were looking to move to a home with a layout and location that matched our current lifestyle and the ease of maintenance in condominium living.”*

— Sally & Jim O’Hare

Sally & Jim O’Hare are also long-time Hingham residents who were familiar with and impressed by previous Hastings projects. Sally says, “Both the developer’s reputation and the location had very high marks and convinced us to a commitment early in the planning process for the development.”

“We were looking to move to a home with a layout and location that matched our current lifestyle and the ease of maintenance in condominium living. We also like the proximity to Bare Cove Park.”

Sally says the design and quality of the buildings are top grade, and points to some special features they enjoy including “the wonderful natural light, thoughtful architectural details and attractive landscaping.”

Asked about the overall experience, Sally says, “The Hastings site team has been very helpful and easy to work with customizing our unit. Entering into the process early increased the number of options available to us.”



*“We like BackRiver’s proximity to everything.”*

— Patty Byrne

When it was time to “unload the old house and huge yard,” new BackRiver townhome owner and real estate salesperson Patty Byrne had dozens of choices. “We were familiar with Tom Hastings’ work and had confidence that he’d produce a quality product.” The Byrnes’ were among the first new residents at BackRiver.

Patty and husband Chris chose the standard package. She says, “We did very few upgrades and still got high quality construction and finish work.”

There were other reasons they chose BackRiver, many related to quality of life: “We like BackRiver’s proximity to everything including grocery, park and walking trails, commuter boat, train, location near the shipyard and Bare Cove Park.”

“We love that it’s new, new, new. -- new baths, new kitchen, high ceilings, lots of light, big closets, open floor plan. Added to that are nice neighbors -- and no shoveling!”

*“As a practicing interior designer for the past 20 years, I know quality – and these townhomes exude quality.”*

— Sandy Tuthill

Sandy and Bruce Tuthill moved back to Hingham (where they had lived from 1976 - 1996) after 11 years at Willowbend on the Cape. Sandy says, “We loved it there, but we were ready to down-size. Also, we had two children and six grandchildren in Hingham so it was time to go back.

The Tuthills have a special connection to the town: Bruce’s ancestors came from Hingham, England, on the same boat as Abraham Lincoln’s ancestors. Sandy notes, “Bruce visited Hingham, England, and had his picture taken in front of their Hingham sign that looks just like the Hingham, Mass., sign.”

The Tuthills knew of Tom Hastings and his reputation for quality and say that was a factor in choosing BackRiver. “I can easily say he doesn’t disappoint,” says Sandy, owner of Sandra J. Tuthill Interior Design. “We looked at four new communities and one established community before choosing BackRiver.”

Now that they’re settled in, what does Sandy like best about her new home? “I’m very happy with the radiant heated floors in the master bath, and the cupola, the architectural feature that allows natural light into the stairwell in the center of the townhome. One unexpected delight was our first long walk through Bare Cove Park. It is a great and visually attractive recreational facility -- right out the back door. We are looking forward to fishing out there with our grandsons next spring. I’m sure we’ll enjoy living here.”

# BACKRIVER TOWNHOMES BULLETIN

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The Hastings Companies

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## Also in the Neighborhood

Under an agreement with the town related to construction of BackRiver, Tom Hastings donated \$3 million to build state-of-the-art baseball and football fields complete with lighting, irrigation and scoreboard, and gave another \$150,000 toward the clubhouse. He also saved the town \$1 million by remediating the site and parts of the 500-acre Bare Cove Park that nearly encircles the development.

## At BackRiver ...

*you can bike, jog, cross country  
ski, kayak, take a nature walk,  
fish or walk the dog – all in your  
backyard. Or stay in and snuggle  
by the fireplace and watch the  
spectacular sunsets!*

## Just Steps from Your Door... Bare Cove Path Plaque Identifies Wildlife

**THE BARE COVE PATH WILDLIFE PLAQUE** installed near the Back River makes it easy to identify birds, mammals and fish that frequent the area. Shown at the Fall 2007 ribbon-cutting (left to right): Galen Hersey and Thomas Burbank,

former members of the Bare Cove Park Committee, and Tom Hastings, developer. (BackRiver Townhomes are visible in the background). Burbank researched wildlife data for the plaque. Hersey's family was among the town's earliest settlers. Hastings said, "I wanted to call attention to the fantastic wildlife asset right in our back yard. The plaque will help generations of nature-lovers of all ages appreciate what we have -- and work to preserve it." Bare Cove Park comprises over 480 acres of natural habitat conservation land and 100 acres of water and shoreline along Back River.

*The plaque may also be viewed at [www.backrivertownhomes.com/location&lifestyle](http://www.backrivertownhomes.com/location&lifestyle). Click on Bare Cove Park and scroll down below the map.*

