

PROPERTY OFFERING

Mason Homestead Subdivision  
Masons Island—Mystic, CT



OFFERED BY: [SEAPORTRE.com](http://SEAPORTRE.com)



William  
Pitt

Sotheby's  
INTERNATIONAL REALTY

# Table of Contents

## MASONS ISLAND & MYSTIC COUNTRY

WELCOME TO MASONS ISLAND

MASONS ISLAND ~ PHOTO HIGHLIGHTS

*\*Complete Photo Gallery*

MYSTIC COUNTRY OVERVIEW

## NEW MASONS ISLAND SUBDIVISION

MASONS ISLAND & SUBDIVISION LOCATION MAP

MASONS ISLAND SUBDIVISION OVERVIEW

INSIDE MASONS HOMESTEAD

SAMPLE: COMPLETED HOME

WELL APPOINTED FEATURES & PHOTOS

SAMPLE: COMPLETED HOME FLOOR PLANS

*\*First Level - Floor Plans*

*\*Second Level - Floor Plans*

CLIENT TESTIMONIALS

ABOUT TIER ONE DEVELOPMENT

## ADDITIONAL INFORMATION

MASONS HOMESTEADSUBDIVISION MAP

MASONS HOMESTEAD LAND INFORMATION

HELPFUL & INFORMATIVE LINKS

**Please Note:** This document is interactive. Click on a topic for detailed information. Click the upper right corner to return to the Main Menu. Items that have a red asterix ( \* ) are found throughout this document and contain an Internet link to additional information. To activate place your curser over the desired information and click go.

**These links will take you to trusted sites and private, secure information.**

Information deemed to be reliable but not guaranteed. Parties are required to verify all information independently as the Owner and Representatives have no liability as to the accuracy or completeness of the material.

All images, verbiage, layout and marketing materials herein are protected by copyright law. ©

OFFERED BY: **SEAPORTRE.com** ▶ [Click Here](#)



William  
Pitt

Sotheby's  
INTERNATIONAL REALTY

# Welcome to Masons Island

**MASONS ISLAND** is one of southeastern Connecticut's premier coastal communities and is located adjacent to the downtown Mystic serving as a natural barrier between the Mystic River and Fishers Island Sound. The island is approximately 1.2 miles in length from North to South and .8 miles in width from East to West making it the largest island in the state. Its central location, equidistant from New York and Boston, offers visitors and residents a lifestyle like no other on the New England coast.

Masons Islands landscape is exquisite, diverse, and one with nature; offering sweeping views of two great bodies of water, an abundance of protected natural elements like the 47-acre Nature Preserve with walking trails, serene salt marshes filled with indigenous birds and wildlife to rocky shores and sandy beaches.

The island is separated into two parts: northern and southern. The northern portion of the island serves as its entrance point and is open to the general public offering access to residential homes, multiple marinas, dockage and recreational open space.

The southern section of the island is a gated community with private roads, open space, beaches, dockage, a private Yacht Club and access to Enders Island (a spiritual retreat). The Masons Island Yacht Club provides facilities and instruction for sailing and small boat racing, swimming, tennis and bocce along with many other social activities.



Boating enthusiasts of all types will enjoy Masons Island because of its location, superior dockage capabilities and convenient amenities. The island separates the mouth of the Mystic River and world renowned Fisher's Island Sound making it a perfect spot for boating, fishing, sea kayaking and clamming. Being three miles east in the Atlantic and three miles west to Long Island Sound also makes the location ideal for Yachting.

For a unique historical perspective checkout the 1914 Masons Island Company's Vacation Brochure – [Click Here](#)

Masons Island is situated in the heart of one of the most exclusive summer communities in America. Downtown Mystic is minutes away from the island's doorstep and offers an abundance of historical charm, fine dining and local entertainment. A few miles down the road are additional exclusive coastal communities such as Groton Long Point, Stonington Borough and Watch Hill. The countryside will invite you with vineyards, state parks and plenty of recreational lakes as well as the country's two largest casinos: Mohegan Sun, and Foxwoods. Masons Island offers a wonderful lifestyle and island retreat from all the hustle and bustle of the Old Mystic Seaport, shopping, activities and local entertainment found throughout Mystic Country.

Whether you are looking for a new community to call home or simply interested in finding a vacation residence... Masons Island invites you to take a closer look at its exceptional location, water views, sandy beaches, rocky shoreline, privet yacht club and all the additional amenities that it has to offer.

To learn more about the New Subdivision on Masons Island – [Click Here](#)



Information deemed to be reliable but not guaranteed. Parties are required to verify all information independently as the Owner and Representatives have no liability as to the accuracy or completeness of the material.

All images, verbiage, layout and marketing materials herein are protected by copyright law. ©

OFFERED BY: **SEAPORTRE.com** ▶ [Click Here](#)



# Masons Island ~ Photo Highlights

[\\*Complete Photo Gallery - Click Here](#)



Information deemed to be reliable but not guaranteed. Parties are required to verify all information independently as the Owner and Representatives have no liability as to the accuracy or completeness of the material.

All images, verbiage, layout and marketing materials herein are protected by copyright law. ©

OFFERED BY: [SEAPORTRE.com](#) ▶ [Click Here](#)



# Mystic Country ~ Let the Adventure Begin



**MYSTIC COUNTRY** is not one place, one event or even a particular state of mind. What Mystic Country truly represents depends just as much on the individual as it does the location of the experience. Whether you have an interest in setting sail out of the Old Mystic Seaport, exploring the depths of the Mystic Aquarium or you are simply looking for new hidden treasures. Mystic Country offers something for everyone and a lifestyle that you will find hard to let go of. To learn more about the wonders of Mystic Country – [Click Here](#)

**Mystic** is the Cornerstone of Southeastern Connecticut and a major New England tourist destination. This Sea Faring Village is bound by Fishers Island Sound to the south, split by the Mystic River and attracts millions of visitors per year from all over the globe. Historically a leading seaport of the area, the story of Mystic’s nautical connection is found at the Mystic Seaport, the world’s largest maritime museum. The village also hosts the renowned Mystic Aquarium and offers easy access to an abundance of fine dining, outdoor recreation, art and cultural activities among others.



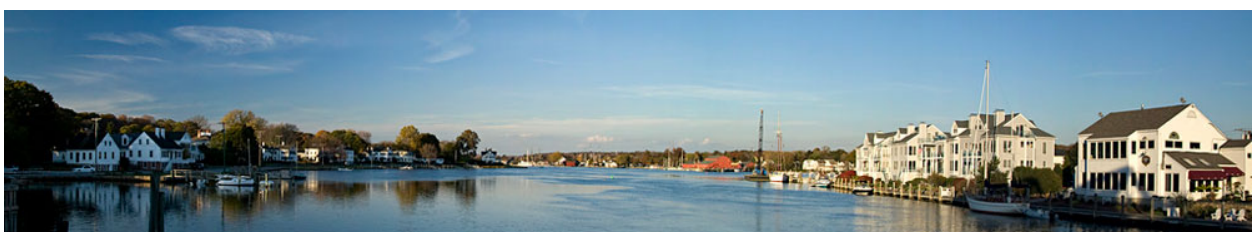
People often recognize Mystic for its famous restaurants, including Mystic Pizza starring Julia Roberts, which was filmed in Mystic, Stonington, Noank, Watch Hill and also the Planetarium at the Mystic Seaport. Mystic offers an active lifestyle for those interested in boating, sailing, fishing, swimming, kayaking, exploring, and biking all woven together in a tapestry of New England Charm.

**Stonington Borough**, called “the most beautiful seaside village in New England” is just a ten minutes from the Mystic drawbridge. From “The Point” you can view three states —Connecticut, Rhode Island and New York— or see the last remaining commercial fleet in the state bring lobster and famous scallops and flounder to the Town Dock. Stonington Borough is a major yachting center and tourist destination boasting an unforgettable experience, uncompromised amenities and a beautiful harbor that showcases boats of all types and sizes.

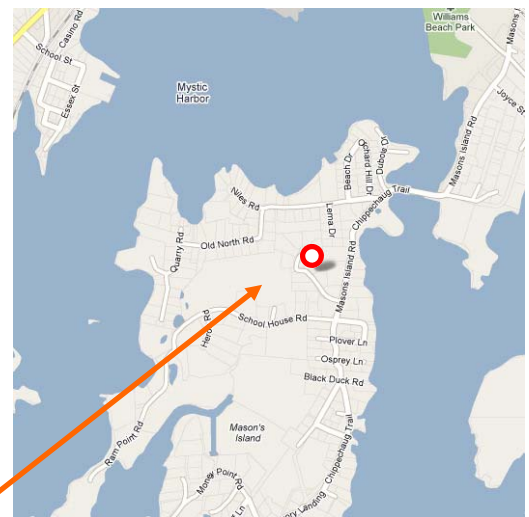
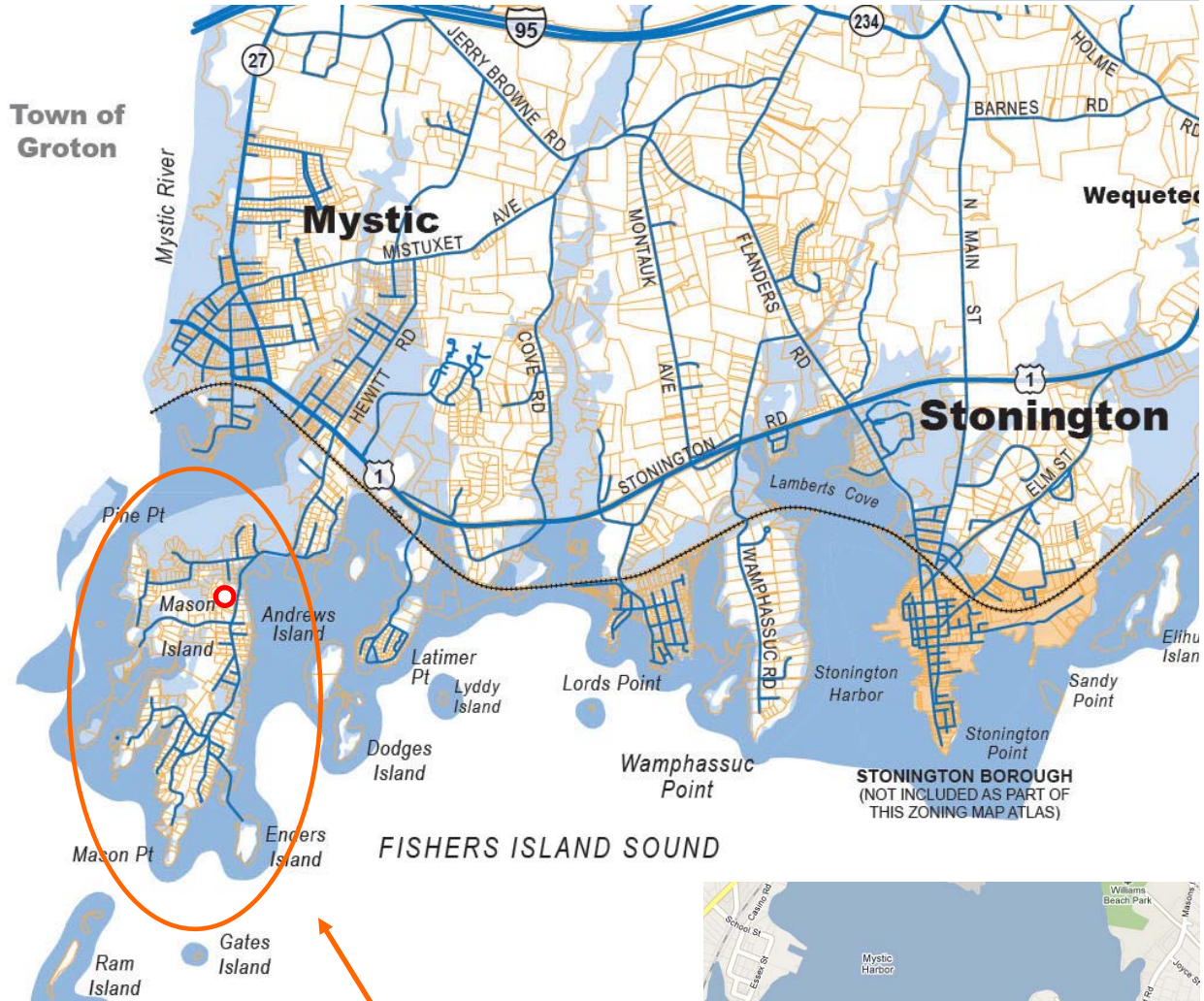


**Mohegan Sun & Foxwoods** offer another great escape for visitors and residence alike; an exciting change of pace from Mystic Country’s rich history, compelling museums, attractions, vineyards and more. A trip to one or both of these casinos serves as the springboard to another unforgettable getaway experience, whether romance is in the air, an action packed trip is planned for the whole family, or a solo retreat is needed.

**For Informative Links on Masons Island and Mystic Country – [Click Here](#)**



# Masons Island & Subdivision Location Map



Information deemed to be reliable but not guaranteed. Parties are required to verify all information independently as the Owner and Representatives have no liability as to the accuracy or completeness of the material.

All images, verbiage, layout and marketing materials herein are protected by copyright law. ©

OFFERED BY: **SEAPORTRE.com** [Click Here](#)



# Mason Homestead Subdivision Overview

**Masons Island** is the island you have dreamed of — picturesque and unspoiled — preserved for the recreation and enjoyment of those who love nature and wish to dwell comfortably and conveniently amid beautiful surroundings. The natural contour of Masons Island along with its



sweeping views of two great bodies of water, superior dockage capabilities, 47 acre nature preserve and rich history make this destination unequalled for the quintessential summer home or year-round resident.

Those who are familiar with the island's unique beauty can understand why the Masons Island Company has long protected one of Connecticut's natural gems from overdevelopment. The Allyn family, who has now lived and owned property on the island for five generations founded the Masons Island Company in 1912, enables them to shape the direction of the island's future — preserving the integrity and intrinsic value of the island's landscape.

The **Mason Homestead Subdivision** is an exclusive eleven home Nantucket-inspired

development project that goal is to enhance the island's present purity while assuring a solid future and continuity. Currently four of the eleven lots have been sold and three have constructed custom homes lead by Tier One Development.

Located on the southern side of Masons Island, the Mason Homestead Subdivision is part of a gated community providing open space, private roads, walking trails, beaches and private dockage. Property values are maintained by deed restrictions on any land purchased from Masons Island Company and any new development has to pass an Architectural Review Committee.

As an added bonus, residences of the new Mason Homestead Subdivision are invited to apply for membership to the private Masons Island Yacht Club. The Yacht Club provides facilities and instruction for sailing and small boat racing, swimming, tennis and bocce. There are also extensive social programs and several regattas throughout the year.

Equally concerned with the heritage and enduring quality of life on Mason's Island is Peter A. Giordano Jr. of Tier One Development. Experienced in custom home development, the Mystic-based builder has earned rave reviews from upscale clients and has been chosen to develop all sold lots in the Mason Homestead Subdivision to date.

"Mason's Island has always been a special community," said Mr. Giordano in a recent interview. "We feel a sense of responsibility not only to its past, but to preserving and affirming its present and future." Tier One has evolved a unique approach to homebuilding that emphasizes collaboration with each individual client and a larger sense of each neighborhood's identity. "Our customers have very high standards."



# Inside Mason Homestead

Seven Properties are available within the exclusive Mason Homestead subdivision. The lots can be purchased individually or as customized building packages. Proposed pricing for the building packages, including land, range from \$900,000 to \$1,300,000.

Mason Homestead Subdivision Map & Available Lots – [Click Here](#)

Currently three of the eleven properties have been completed within Mason Homestead subdivision. Each property was developed together with the respective client, Masons Island Company and Tier One Development who has coordinated every facet of the project and ensured superlative execution of every design and detail. The collaboration between the homeowner, Tier One Development, architects and designers provide a tailored-made home for each client. Each home has been completed in the Nantucket style and encompasses both the modern comforts of luxury living without compromising the virtue of the surrounding environment or its history.

For Individual Undeveloped Land Pricing – [Click Here](#)

## Sample: Completed Home

LOCATION: Mason Homestead Subdivision

10 Rooms 3.5 Bathrooms

STYLE: Nantucket

YEAR BUILT: New Construction

LOT SF: 28,950 SF (.66 acre)

ZONING: RM-15

FIRST FLOOR: 1,447 SF

SECOND FLOOR: 1,641 SF

TOTAL FINISHED AREA: 3,088 SF



### FIRST FLOOR

Great Room (20x16): fireplace, built-ins  
Salon (8x5): w/ closet  
Half Bath  
Den (13x9): potential office, w/ pocket doors  
Dining Room (10x13): built-ins, coffer ceiling

Kitchen (28x14): banquet, center island, butler's pantry  
Pantry (5x5): built-ins shelving  
Mudroom (5x6): built-in bench, closet

### SECOND FLOOR

Master Suite (19x16): w/ walk in closet, additional closet  
Master Bath (13x10): tile shower, soaking tub, his & her sinks  
2<sup>nd</sup> Bedroom (12x13): w/ walk in closet

Full bathroom: hallway access  
3<sup>rd</sup> Bedroom (13x13): w/ walk in closet  
4<sup>th</sup> Bedroom (14x12): w/ walk in closet and full bathroom (en suite)  
Laundry room (8x8): central location

### LOWER LEVEL / BASEMENT

Walk out lower level with 9ft ceilings, windows and french door; complete plumbing for full bath, additional kitchen or entertainment area. Approximately 1,000 sq. ft. of available space for finished square footage.

# Well Appointed Features

**EXTERIOR SURFACES:** The home is clad in white cedar shingles surrounded by durable AZEK® Trim. The front porch was designed with Ipe material, the Gold Standard in Decking.

**INTERIOR SURFACES:** Appointed trim detail including crown moldings, wainscoting, transoms, arch entrances, coffer ceilings, and an elegant open cupola creates a unique yet refined interior to this home.

**VAULTED CEILINGS:** 9ft ceiling heights, accompanied by an open floor plan, were used on the first level creating a spacious and sophisticated atmosphere. 9ft ceiling heights are also found on the Lower Level while 8ft ceiling heights are found on the second level.

**CUSTOM CRAFTED CABINETRY:** One feature that highlights the homes quality is custom cabinetry that is found in the kitchen, dining and great room as well as vanities and built-ins throughout the home.

**FLOORING:** Contrasting materials like hardwood and marble flooring, combined with flared hardwood stairs, custom balusters, newel posts and cherry hand rail were used on the first floor to add elegance of design.

**MASTER BATH:** Classic soaking tub surrounded by cherry wood surface, marble shower with frameless glass door system, vessel sink and other well appointed fixtures were used to amplify the detail and space of the master suite.

**MECHANICAL:** Includes Buderus boiler with 2-zone hydro air system for heating and cooling, manifold connections for all utilities, alarm and technical systems.

## Interior Photos



Information deemed to be reliable but not guaranteed. Parties are required to verify all information independently as the Owner and Representatives have no liability as to the accuracy or completeness of the material.

All images, verbiage, layout and marketing materials herein are protected by copyright law. ©

OFFERED BY: [SEAPORTRE.com](#) ▶ [Click Here](#)



# First Level Floor Plan

## First Floor - 1447 SF

- Great Room
- Salon + Half Bath
- Den
- Dining Room
- Kitchen
- Pantry
- Mud Room

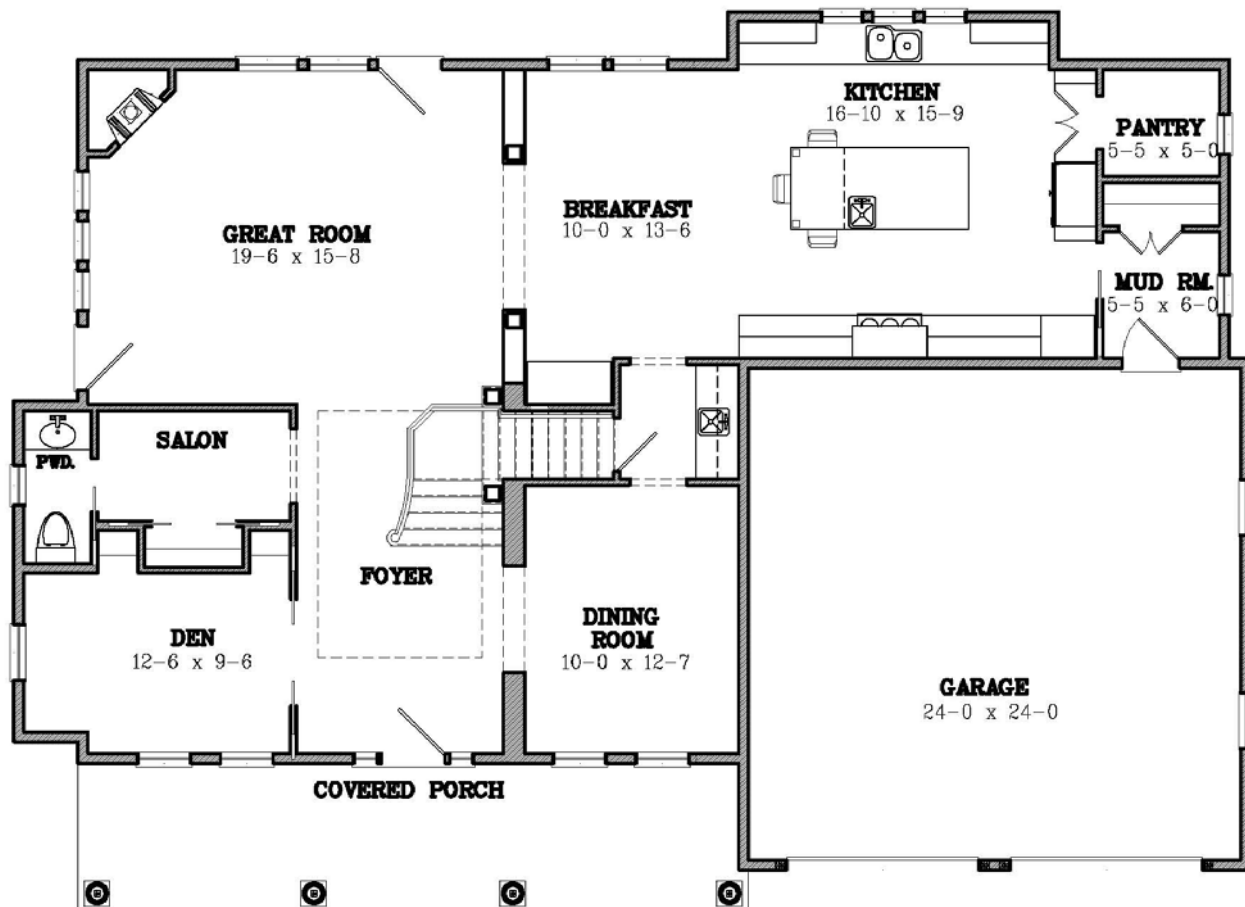


## Additional Amenities

- Custom crafted cabinetry, vanities and built-ins
- Unique marble, granite, and cherry surfaces



\*Floor Plan Full View - [Click Here](#)



Information deemed to be reliable but not guaranteed. Parties are required to verify all information independently as the Owner and Representatives have no liability as to the accuracy or completeness of the material.

All images, verbiage, layout and marketing materials herein are protected by copyright law. ©

OFFERED BY: [SEAPORTRE.com](#) [Click Here](#)



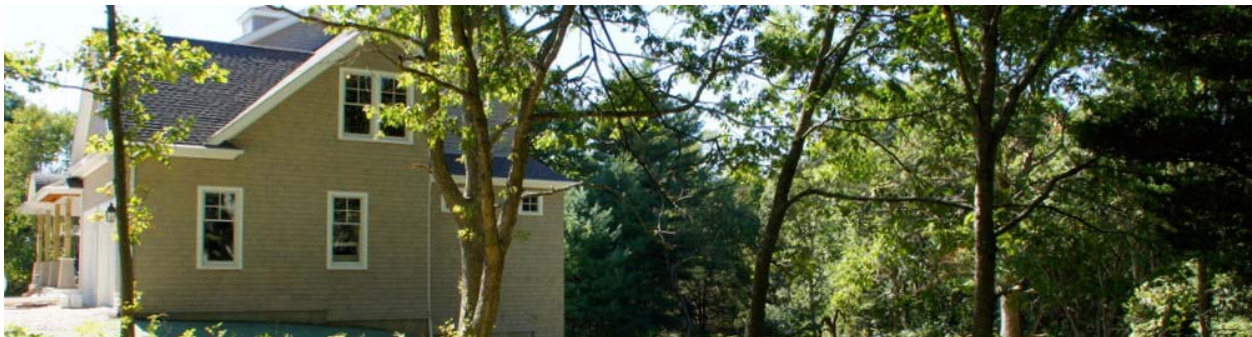
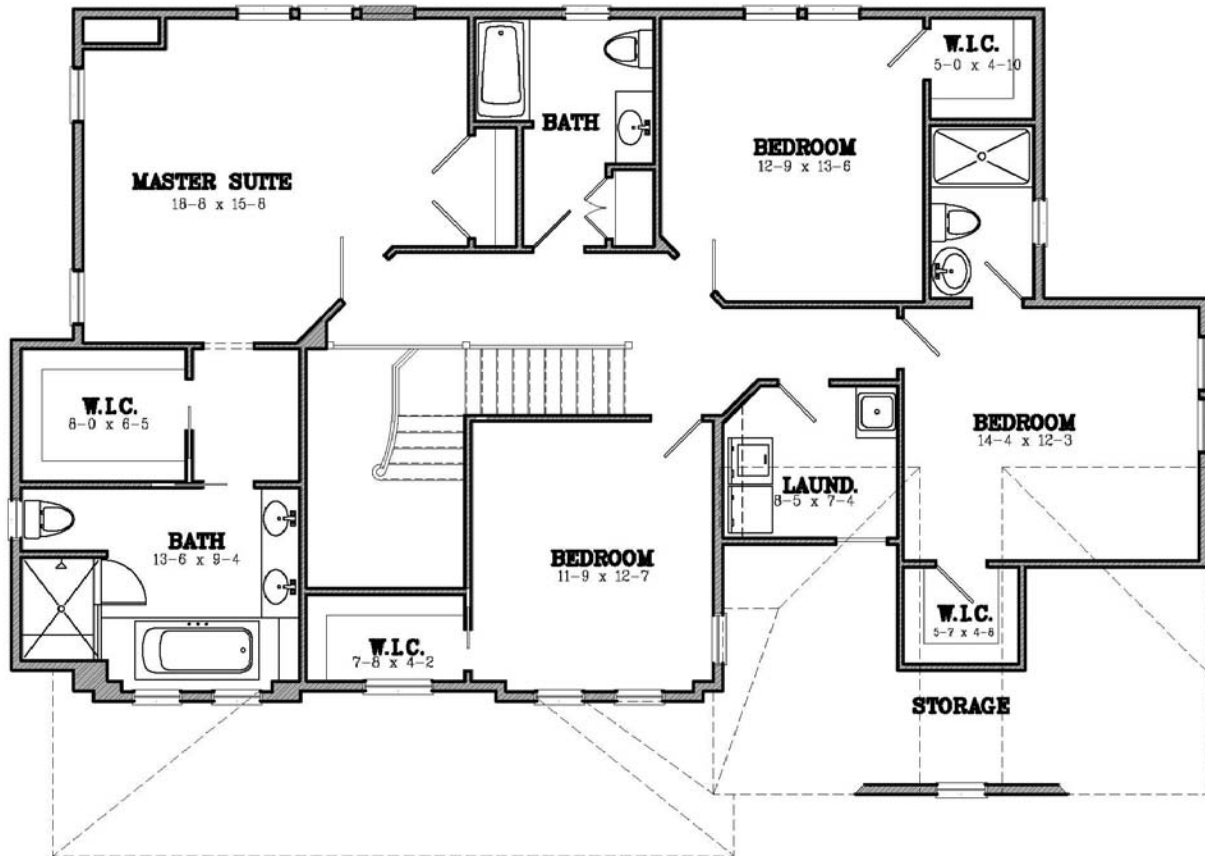
# Second Level Floor Plan

## Second Floor - 1641 SF

- Master Suite
- Master Bath
- 2-Bedroom
- 3-Bedroom
- Full Bath (hallway)
- 4-Bedroom
- Full Bath (en suite)
- Laundry Room



\*Floor Plan Full View - [Click Here](#)



Information deemed to be reliable but not guaranteed. Parties are required to verify all information independently as the Owner and Representatives have no liability as to the accuracy or completeness of the material.

All images, verbiage, layout and marketing materials herein are protected by copyright law. ©

OFFERED BY: [SEAPORTRE.com](#) [Click Here](#)



# Client Testimonials

## “Why I chose Masons Island”

As a parent of a six year old daughter, I believe that Masons Island is a wonderful place for children to grow up. What I have come to realize is that it is also a wonderful place to live as an adult. The sense of community to the level it exists on Masons Island is something that I have not experienced before and feel grateful to have and be able to give to my daughter.

In recent years there have been a significant number of young families moving to the island which has greatly changed its reputation as older or retirement community. By way of example, my daughter will live within walking distance of five other girls her age and there are several others who live throughout the island.

Not being a particularly “clubby” person, I initially did not recognize the value in having a yacht club on the island, the membership of which is almost exclusively Masons Island property owners. I now recognize what a wonderful asset the Masons Island Yacht Club is. The Club is the center of social activity both for children and adults. In the summer, my daughter is able to participate in swimming, tennis and sailing lessons as well as Thursday night picnics while the adults enjoy Friday night “Dinner on the Porch” and Cocktails Ordinaire just to name a few of the more formal social activities.

## New Construction and the Building Experience

In my home search, I initially did not consider new construction because I assumed that the process would be too daunting on my own and I assumed that the better financial value would be in an existing home purchase given the current economic conditions. I was wrong with both assumptions.

Far from daunting, I have found the home building process to be both manageable and enjoyable. My home search eventually directed me to Masons Island where purchased a building lot within the Mason Homestead subdivision. I immediately engaged in the design and building process with Peter Giordano of Tier One Development, the preferred builder within the Mason Homestead. After recently completing the building process, I look back on my experience and if I were to build again I would without hesitation use Tier One Development and the same overall team. I believe that this is the biggest complement that one could give after experiencing the home building process. I have found Peter Giordano to be highly organized, diligent, honest and a perfectionist almost to a fault. Peter always made himself available to meet and very professionally addressed any concerns that I may have had. As importantly, several people who know construction far more than I and watched the construction from framing to finish work have told me that the workmanship is without comment.

In terms of value, I may have found an existing home on Masons Island for less than the cost of construction of my home. However, most existing homes would require renovation, and, therefore, in all likelihood an existing home would cost more than new construction and at the end of the day I would still have an older home. I am also confident that a real estate investment on Masons Island will appreciate at a greater rate than many other communities.

# About Tier One Development

Tier One Development's combination of creative detail, mixed with classic design has enabled them to become Southeastern Connecticut's prominent builder. Tier One's resume is extensive; with the construction of multiple waterfront properties, unique projects and inland marvels. As a result of these qualities and exceptional reputation they have become the preferred builder within the Mason Homestead.

## **What makes the experience and quality "Tier One"?**

Clear, consistent communication keeps you confident and Tier One Development ensures you have it. We discuss what's important to you, listen to your needs and explain the home building process so you understand every step from start to finish.

Clarity is also written in your proposal. It's complete, detailed and straightforward: there are no hidden costs. Think of it as a preview of things to come...you can anticipate the same organized, conscientious regard when we build your home.

Master craftsman construct every element of your home with precision and thoughtful consideration for your vision. And when you see how organized your worksite is – in person and in photo images – you know the same care and respect we hold for your materials and property goes into the building and detailing of your home.

You're entrusting us with a precious endeavor, the creation of your new home – the backdrop to your milestones and celebrations, and all the ordinary, everyday events that give life rhythm and purpose. By infusing your experience with comfort, trust and goodwill you gather pleasing memories from inception and journey onward content and satisfied with your choice.

## Enjoy the journey as we build your destination.

Tier One Development, Southern New England's prominent home builder.



Rendering illustrates completed waterfront property by Tier One Development, LLC

Information deemed to be reliable but not guaranteed. Parties are required to verify all information independently as the Owner and Representatives have no liability as to the accuracy or completeness of the material.

All images, verbiage, layout and marketing materials herein are protected by copyright law. ©

OFFERED BY: [SEAPORTRE.com](#) ▶ [Click Here](#)



# Mason Homestead Subdivision Map



## MASON HOMESTEAD

# Available Land Information

Seven properties are available within the Mason Homestead subdivision. Tier One Development, the preferred developer for this subdivision, encourages client involvement in the building process to ensure home design requirements are met and lifestyle functionality are achieved. However, land is also available for purchase independent of the development process and the current prices are listed below (prices are subject to change).

Utilities: Water, electric, cable & phone and propane available (connections and services incorporated in with house construction when using Tier One Development)

Sanitary System: Onsite septic (design and construction incorporated with house construction when using Tier One Development)

- Land Financing by Mason Island Company (details upon request)
- Deed Restrictions (available upon request)
- Architectural Review (details upon request)
- PUD Information (available upon request)

**Address: 1 Egret Road**

Lot Square Footage: 25,944 (.60 acre)  
Approximate Lot Dimensions: 170x150  
Zone: RM-15  
Floor Area Ratio: 3,891  
Price (Lot): \$365,000

**Address: 4 Egret Road**

Lot Square Footage: 35,121 (.81 acre)  
Approximate Lot Dimensions: 130x265  
Zone: RM-15  
Floor Area Ratio: 5,268  
Price (Lot): \$430,000

**Address: 7 Egret Road**

Lot Square Footage: 30,663 (.70 acre)  
Approximate Lot Dimensions: 170x176  
Zone: RM-15  
Floor Area Ratio: 4,599  
Price (Lot): \$430,000

**Address: 9 Egret Road**

Lot Square Footage: 31,523 (.72 acre)  
Approximate Lot Dimensions: 230x135  
Zone: RM-15  
Floor Area Ratio: 4,728  
Price (Lot): \$430,000

**Address: 16 Cormorant Road**

Lot Square Footage: 27,151 (.63 acre)  
Approximate Lot Dimensions: 130x210  
Zone: RM-15  
Floor Area Ratio: 4,072  
Price (Lot): \$400,000

**Address: 22 Cormorant Road**

Lot Square Footage: 26,145 (.60 acre)  
Approximate Lot Dimensions: 216x120  
Zone: RM-15  
Floor Area Ratio: 3,921  
Price (Lot): \$400,000

**Address: 23 Cormorant Road**

Lot Square Footage: 27,737 (.64 acre)  
Approximate Lot Dimensions: 130x210  
Zone: RM-15  
Floor Area Ratio: 4,160  
Price (Lot): \$400,000

# Helpful & Informative Links

## MASONS ISLAND & MYSTIC COUNTRY

### **CERC Town Profile 2010** ↓ [Click Here](#)

Connecticut Economic Resource Center provides a comprehensive set of national and CT-specific demographic, business and municipal data reports on demand.

### **Great Schools.org** ↓ [Click Here](#)

Looking for schools in your community? Great Schools.org can help to explore top-rated schools, find local information and talk "school" with local parents.

### **Masons Island Property Owner Association** ↓ [Click Here](#)

This site is a communication center for the members of MIPOA. A lovely community located within the boundaries of the Mason's Island Fire District in the town of Stonington, Connecticut.

### **Mystic River Marina** ↓ [Click Here](#)

Mystic River Marina is found on the secluded Mason's Island. A tranquil setting on the Mystic River with beautiful views of Long Island Sound. Identified as New England's Finest Yacht Basin, this full service marina has been family owned and operated since 1957.

### **Masons Island Yacht Club** ↓ [Click Here](#)

Founded in 1928, MIYC is a family oriented club that provides social and athletic events for its members and guests. Athletics include instructional and competitive programs in sailing, swimming, tennis, and bocce.

### **Town of Stonington Connecticut** ↓ [Click Here](#)

The Town of Stonington shares its heritage with 18,000 plus residents. Within the 42.7 square miles of the community you find a modern day blend of history, technology, and recreation. Day to day, Stonington is an ideal place to have a business, build a home and make a life of it.

### **Greater Mystic Chamber of Commerce** ↓ [Click Here](#)

The economy of the Mystic community has been in constant transition since its founding in 1654. The Mystic Chamber of Commerce is in tune with the local-pulse and embraces residence, business owners and tourism alike.

### **Discover Stonington Borough** ↓ [Click Here](#)

Stonington Borough is a major yachting center and tourist destination boasting an exceptional experience, uncompromised amenities and a beautiful harbor that truly showcases boats of all types and sizes.

### **MysticCountry.org** ↓ [Click Here](#)

The relaxed New England charm that has made Mystic a well-known vacation destination can be felt all through the area – from the quiet farm areas of the Northeast corner of Connecticut, to the coastal towns of Connecticut and neighboring Rhode Island. As a result, it has become known as Mystic Country. This site takes you there.

### **Mohegan Sun** ↓ [Click Here](#)

A trip to the Mohegan Sun or Foxwoods Resort and Casino can serve as the springboard for an unforgettable getaway experience, whether romance is in the air, an action packed trip is needed for the whole family, or a solo retreat is needed.

### **Foxwoods Resort** ↓ [Click Here](#)