



GOLD

**SINGLE-FAMILY PRODUCTION,
2,000 SF OR BELOW;
SYSTEMS-BUILT/MODULAR**

HERITAGE SANDS—CHAPIN

Dennis Port, Mass.

ENTRANT: Heritage Sands

BUILDER: MS Ocean View

DEVELOPER: CapeBuilt Development

ARCHITECT: Union Studio Architecture
& Community Design

INTERIOR DESIGNER: Pastiche of Cape Cod

PHOTOGRAPHER: Alison Caron Design

SIZE: 1,140 sf

HARD COST, EXCLUDING LAND: \$210/sf

DENSITY: 8 units/acre

SALES PRICE: \$695,000 to \$850,000

COMPLETION: November 2015 (phase one)

Heritage Sands consists of 63 modular vacation cottages that combine classic Cape Cod architecture, hurricane-code construction, energy-efficient systems, and the community fabric that has defined Cape Cod cottage colonies for almost a century. The Chapin model stands out for its smart use of space in a small footprint.

Vaulted ceilings allow for an airy feel. The kitchen has vertical space up to the second floor, part of an open floor plan with a living room, dining room, and covered front porch. Two master bedrooms each have an en suite bath and connect to outdoor spaces. The first-level bedroom is attached to a covered outdoor porch, and the second-floor master has a balcony with a view of the water.

"Having 9- or 10-foot [ceilings] on the first floor of a small home makes a world of difference in terms of how spacious the rooms feel," says architect Douglas Kallfelz. "We also design storage into every corner and make clever use of built-in components."

Developer Rob Brennan adds, "[They are] spec'd to the toughness needed to face the occasional Cape Cod nor'easter and extreme swings in temperature and humidity."

Heritage Sands also won Gold in the Systems-Built/Modular category. Brennan says a completed cottage can be delivered as quickly as 14 weeks after contract.

