

Nature Walk Condo Project Is Complete

BY KIM J. GIFFORD

Nature Walk Condominiums were recently completed and units are now for sale in Lebanon, NH. Kevin, Shannon, and Bill Purcell of Purcell Properties were the owners/developers on the 34-unit condominium project. UK Architects served as the architect, Lang McLaughry Spera is marketing the project to prospective buyers and Estes & Gallup was the general contractor.

Nature Walk Condominiums is located on Mascoma Street Extension. The project came to fruition after "a hard look at the market and what it truly needs," said Kevin Purcell. The conclusion was that for the past 10 years, the Upper Valley has been seeking affordable housing. "What the market was looking for was single-level living, somewhere around \$200,000," he said.

The goal was to build something that was "aesthetically pleasing and not another cookie cutter, boring building," he said.

Because the goal of the project was to provide affordable housing, those involved tried to come up with "the highest level of design for the least amount of money," said Hunter Ulf, principal. One of the ways they accomplished this was to construct modular housing. Unlike most of the modular houses in the area, this one consists of three stories. Ulf estimates that 36 or 37 modular boxes were stacked to create the structure. "People sort of associate modular with single-wide and double-wide housing, but its really not that at all. It was taking our designs and figuring out how to break those down into modular components," said Ulf.

Because the components were built indoors, it allowed for a higher level of quality control

Continued On Page 20

Nature Walk Condos

Continued From Page 12



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The new Nature Walk Condominiums complex in Lebanon, NH was so named because the building site is surrounded by conservation land and a network of hiking trails.

in the construction process. "It is really difficult, however, to tell this isn't a normal construction. You have to really know what to look for," said Ulf.

Being modular helped lower the expenses and kept the building affordable. The design also takes advantage of the nearby views of conservation land and the surrounding natural areas. The building is centrally located to Lebanon and West Lebanon, which from a green standpoint, makes it convenient for those commuting.

The Purcells named the project Nature Walk Condominiums because the building is surrounded by conservation land and a network of trails. "It is very unique to a buyer because it's a half mile from the hospital and a mile from the Lebanon Green, so it is within walking distance to restaurants and so forth, making it nice for retirees or young professionals," said Purcell.

The building also comes with a number of favorable amenities such as a secure building with a 24-hour intercom system. There is a full fitness center with multiple cardio machines. "This is a huge attraction for both our younger

buyers and our older buyers who want to stay healthy," said Purcell.

Each unit also has individual storage units. UK Architects also worked on making the units as soundproof as possible. "It's a very quiet building and is super insulated. With this whole energy crises, we are able to keep the utility costs low," he said.

The units also have central air conditioning and individual heating systems so no unit shares any air with another. "If someone is cooking curry in one unit and another one is having a birthday party, no one has to know about it. The air quality in the building is superb."

So far, people have been responding, and 25% of the building was sold in the first 90 days. Each of the units is identical.

"Response has been incredible. We are really thrilled with the work Lang McLaughry and Spera have done in putting together an extensive marketing program," said Purcell. "The whole project was risky as it was the road not traveled, but we are discovering this was exactly what the area needed." □