



ACTIVE ADULTS KEEP DEVELOPERS HOPPING

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CAMERON GROVE

Stavrou Associates, a Lanham-based developer, has designed the first active adult community in Prince George's County, known as Cameron Grove. It is now under construction four miles east of the Capital Beltway on Central Avenue in Upper Marlboro.

Cameron Grove will feature about 860 units, including condominiums, villas and cottages, all set amid 162 acres of tree-lined boulevards, cascading fountains and upscale amenities. The first residents are expected to move in at the beginning of April. More than 50 homes already have been sold.

Residents will be able to enjoy more than three miles of walking and biking trails, ponds, gardens and pavilions, tennis courts and a three-hole golf chipping range. A dedicated space for a 14-acre activity park will include a softball field and the region's only pet park, designed for use by residents and their pets.

The focal point of the community will be Cameron Grove's 20,000-square-foot Town Center. It will feature a clock tower, a circular fountain and a garden in front, and will include the resort spa and health club. Throughout the Town Center are lounges and seating areas for socializing and relaxing.

Other facilities include a fitness and aerobics center, indoor and outdoor swimming pools, a 300-seat performing arts center, a movie theater, a sports bar, a billiards room, craft studios, libraries and a state-of-the-art business and Internet center.

The Town Center has several model homes and the Design Center, where buyers can choose their optional features.

The one- and two-bedroom condominiums feature a den/solarium off the living room with columns defining the space, a dining area with a pass-through from the kitchen and one to two baths. The homes range in size from 1,055 to 1,473 square feet of living space. An optional fireplace is available in every unit. The condominiums are base priced from \$116,900 to \$159,900.

The two-bedroom, two-bath villas range in size from 1,215 to 1,354 square feet. Each will have a

covered front porch, a kitchen and breakfast nook, a formal dining room, a living room and a one-car garage. The homes can be expanded with a solarium, den, an extended living room and a patio. These one-level homes are priced from \$174,900 to \$181,900. The villas are connected by their garages around a courtyard.

The two-bedroom cottages feature a two-car garage, two full baths, a living room, a dining room, a large kitchen and breakfast nook and a covered front porch. These homes also can be expanded with solariums and dens, and range in size from 1,478 to 1,571 finished square feet. The cottages are base priced from \$195,900 to \$198,900.

For information, call the sales office at 301/249-5900.

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