



OLDER BUT ACTIVE ADULTS MADE TO FEEL AT HOME

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With Americans living both longer and healthier lives, the needs of an aging population are changing. The real estate industry has responded in part by designing homes that require little or no maintenance and offering floor plans for one-level living.

Recognizing that older Americans may not be ready for true retirement, developers are focusing on "active adult" communities, limited to households with at least one member over age 55.

Stavrou Associates, a Lanham-based developer, has designed an active-adult community known as Cameron Grove, which is under construction four miles east of the Beltway on Central Avenue in Upper Marlboro. This will be the first active-adult community to be located in Prince George's County, and models are expected to be open in late fall.

Cameron Grove will feature more than 870 units, including condominiums, villas and cottages, all set amidst 162 acres of tree-lined boulevards, cascading fountains and upscale amenities. A distinctive clock tower will be built as the symbolic landmark at Cameron Grove's Town Center, which will feature a circular fountain and garden in front.

Residents will be able to enjoy more than three miles of walking and biking trails, ponds, gardens and pavilions nestled within a landscape designed to preserve the natural environment.

The property will include tennis courts, a three-hole golf chipping range and a dedicated space for a 14-acre activity park, which will include a softball field and the region's only pet park, designed for use by residents and their pets.

The focal point for the community will be Cameron Grove's 20,000 square foot Town Center, which will include the resort's spa and health club. Town Center will contain intimate lounges and elegant seating areas for socializing and relaxing. Other planned facilities include a fitness and aerobics center, indoor and outdoor swimming pools, a 300-seat performing arts center, movie theater, sports bar, billiards room, craft studios, libraries and a state-of-the-art business and Internet center.

Stavrou Associates has opened a virtual-reality-based interactive marketing center for Cameron

Grove, including an overall site plan and the interior layouts and designs of the homes. Visitors to the preview center can "fly through" the grounds, amenities and layouts of the community. Digital photographs and animations also are part of the interactive marketing technology.

Plans for the one- and two-bedroom luxury 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 will contain 1,055 to 1,473 square feet of living space. An optional fireplace is available in every unit.

Each three-story building will include a covered outside entry, computer-controlled pass-card entry and an elevator. The condominiums will be base-priced from \$99,900 to \$137,900. The two-bedroom villa residences, with 1,215 to 1,354 square feet, each will have two baths, a covered front porch, gourmet kitchen and breakfast nook, formal dining room, formal living room and a one-car garage.

Each home can be expanded with a solarium, den, an extended living room and a patio. These one-level homes are priced from \$149,900 to \$163,900 and are connected by their garages around a courtyard.

Each two-bedroom cottage features a two-car garage, two full baths, a formal living room, formal dining room, large kitchen and breakfast nook and a covered front porch. These homes also can be expanded with solariums and dens and have 1,478 to 1,571 finished square feet. The cottages are base-priced from \$171,900 to \$175,900.

For more information, directions or an appointment to see Cameron Grove, contact the sales office at 301/249-5900.

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