

Table of Contents of Part 4.

Topic	Page
Introduction	2
Active Adult Communities in Prince George’s County	3
Current Active Adult Community Development Prince George’s County	4
Active Adult Communities in Anne Arundel County	24
Active Adult Communities in Fairfax County, Virginia	25
Active Adult Communities in Charles County	26
Active Adult Communities in Howard County	27
Active Adult Communities in Calvert and Montgomery Counties	28

Active Adult Housing

Introduction

This section lists and describes age-qualified active adult housing in the DC Metro Area. The properties included are age qualified and are intended for persons who are 55 years of age or older. Age-targeted properties are often more difficult to identify because they do not identify intentionally as age-qualified to avoid the stigma of being for older adults.

Age-targeted communities can be identified by some of the phrases used commonly to describe them such as "single-level living," "maintenance-free living," "Ranch-style homes," and "carefree living."

Active Adult Communities in Prince George's County

Absorption

In 2004 there were four active adult communities selling products in nine neighborhoods. The total monthly sales rate for the nine neighborhoods was **24.3 sales per month** or an annualized absorption of **292 units**. The sales pace ranged from a low of 1.4 to a high of 4.6 homes per month.

Penetration

There are a 1,453 active adult units planned in the communities currently selling in Prince George's County, all of which are in the Developing Tier. Among the 81,196 households headed by someone 55 to 79 years of age, this is a penetration rate of 1.78 percent. The penetration rate in the U.S. is estimated to be approximately 1.8 percent among the 60+ households. Although the sales pace of properties in Prince George's County is modest, there appears to be an opportunity for additional homes, particularly for those targeted at a slightly lower home value.

Actively Selling Communities with Age-Qualified or Age-Targeted Housing in Prince George's County

Project	Developer	Type	Product	Opened	Number of Units Planned	Number of Units Sold	Inventory	Average Monthly Sales Rate	Lowest Base Price	Highest Base Price
Marwood	Centex	Age-Qualified	Attached SF	11/17/2000	152	149	3	3.07	\$180,900	\$295,780
Cameron Grove Phase I	Stavrou	Age-Qualified	Townhomes	7/1/1999	108	108	0	2.2	\$210,000	\$224,400
Cameron Grove Phase Condominiums	Stavrou	Age-Qualified	Condominiums	7/1/1999	330	296	34	4.55	\$155,900	\$190,900
Cameron Grove Single Family	Stavrou	Age-Qualified	Single Family	5/1/2002	61	61	0	2.65	\$268,950	\$309,700
Village at Collington	Ryan	Age-Qualified	Townhomes	10/11/2003	41	40	1	3.3	\$301,490	\$301,490
Villas at Collington	Ryan	Age-Qualified	Townhomes	11/1/2004	60	2	58	n/a	\$335,000	\$362,000
Hampton Court at Collington	Ryan	Age-Qualified	Townhomes	11/1/2004	84	3	81	n/a	\$205,000	\$250,000
Victoria Falls	Sturbridge	Age-Qualified	Condominiums	1/1/04	250	27	223	2.45	\$253,500	\$283,000
Victoria Falls	Craftstar	Age-Qualified	Attached SF	1/1/2004	140	25	115	2.3	\$306,489	\$369,180
Victoria Falls	Drees	Age-Qualified	Attached SF	1/1/2004	115	13	102	1.4	\$389,900	\$442,400
Victoria Falls	Michael Harris	Age-Qualified	Single Family	1/1/2004	112	24	88	2.2	\$419,000	\$460,000

Current Active Adult Community Developments Prince George's County

There are four properties that are currently selling active adult housing in Prince George's County with a total of 1,831 residences. Marwood has a total of 152 homes and is built out (all of the homes have been sold).

Four properties are pending and include Alta Vista, Beechfield, Bevard North, and Willowbrook. At this time it is estimated these communities will have a total of 1,617 homes. Prince George's County should be able to absorb approximately 1,000 homes in active adult communities per year. These homes represent slightly less than a two year supply of homes.

Active Adult Properties in Prince George's County		
Name	Number of Units	Status
Alta Vista	122	Pending
Beechfield	400	Pending
Bevard North	940	Pending
Cameron Grove	740	Under construction
Central Parke at Victoria Falls	609	Under construction
Marwood	152	Completed
Stonehurst	401	Under construction
Villages at Collington	81	Under construction
Willowbrook	155	Pending
TOTAL	3,600	

Alta Vista

Alta Vista is a new Bozzuto Homes project located on MD 197 at Race Track Road just outside of Bowie. The site is to house a community of 122 age-qualified condominiums similar to the Enclave at Ellicott Hills Condominium community in Ellicott City.

It is likely the condominium community in Prince George's County will have slightly lower prices than The Enclave at Ellicott Hills, where prices ranged from \$228,000 to \$487,000.



Turner Property (Beechfield), Enterprise Road

Turner Property (Beechfield) is approximately 83.9 acres located at the northeast quadrant of John Hanson Highway and Enterprise Road. The Prince George's County Planning Department had this as a zoning case for review on their agenda on July 28, 2005, as a special exception for a Planned Retirement Community.

Bevard Farms North, Piscataway Road

Bevard Farms North, a highly amenitized Planned Retirement community serving active adults (55 years and older) featuring a 13,500 square-foot resort club facility. Bevard Farms North is located between Old Fort Road and Piscataway Road, consisting of 290 acres, and is envisioned as being developed with a total of 940 residential units to include condominiums, single-family dwelling units and villas. The community will be gated. The amenities anticipated are a fitness center, indoor and outdoor swimming pools, whirlpool spa and sauna, massage room, auditorium, reception lounge, card rooms, sports lounge, catering kitchen, arts and crafts studio, library/business center, patio, barbecue area, and a lifestyle director. Construction will begin in late 2006. No pricing information is available. The entire Bevard Farms project is expected to be completed in seven years.

Bevard Farms North, Piscataway Road



Site Analysis
 Single Family 262 Units
 Town Home 262 Units
 Multi-Family 438 Units
 Total 962 Units

Cameron Grove, Cameron Grove Road Upper Marlboro, MD

Cameron Grove has 61 ranch style homes and 338 flat style homes. The entire development is age-qualified with a town center club and spa, both indoor and outdoor pools and tennis courts. It also has a three hole golf chipping range, a softball field, a pet park, three miles of walking paths and an outdoor event pavilion.



The \$187 per month Ranch Fee includes: Clubhouse, Exercise Room, Exterior Management, Gated Community, Jacuzzi/Spa, Lawn Care, Patrol, Swimming Pool, Security, Tennis Court, Snow Removal, Tot Lot, Trails, Trash Pickup.

The \$69 per month Flat Fee covers: Aqua-Scape, Cabana, Clubhouse, Exercise Room, Gated Community, Golf Course, Jacuzzi/Spa, Lawn Care, Swimming Pool, Tennis Court.

Home Type, Size and Price in Cameron Grove

Cameron Grove							
Unit	Type	Bedroom	Baths	Other	Size (Sq. Ft.)	Base Price	Price Sq. Ft.
Magnolia	Ranch	2	2	2 Car Garage	1,490	\$268,950	\$180.50
Azalea	Ranch	2	2	2 Car Garage	1,697	\$272,250	\$160.43
Dogwood	Ranch	3	2	2 Car Garage	2,087	\$299,700	\$143.60
Holly	Flat	2	2	2 Car Garage	2,214	\$309,700	\$139.88
Oakmont	Flat	1	1	Gas Fireplace	1,055	\$155,900	\$147.77
Kingwood	Flat	1	1	Gas Fireplace	1,063	\$140,500	\$132.17
Glen Eagle I / II	Flat	2	2	Gas Fireplace	1,164	\$166,200	\$142.78
Woodhill	Flat	2	2	Gas Fireplace	1,238	\$173,200	\$139.90
Broadmoor	Flat	2	2	Gas Fireplace	1,287	\$178,500	\$138.69
Sedona	Flat	2	2	Gas Fireplace	1,322	\$170,200	\$128.74
Newport	Flat	2	2	Gas Fireplace	1,473	\$190,900	\$129.60
The Aspen	Flat	2	2	1 Car Garage	1,478	\$217,900	\$147.43
The Chestnut	Flat	2	2	1 Car Garage	1,508	\$210,900	\$139.85
The Elm	Flat	2	2	1 Car Garage	1,571	\$224,400	\$142.84
Average					1,475	\$212,800	\$143.87

Central Parke at Victoria Falls, Contee Road Montgomery, MD

Central Parke at Victoria Falls is a 55+ Resort Community developed by Slenker Land Corporation and has homes built by four different builders. These builders are Sturbridge Homes, Craftstar Homes, Drees Homes and Michael Harris Homes. The entire development is age-qualified with a resort club, fitness center, indoor and outdoor pools and a whirlpool spa and sauna. It also has a massage room, auditorium, sports lounge, arts and crafts studio and a library.



The \$176 per month HOA Fee includes: Grass Cutting, Snow Removal, Dusk till Dawn Security, Club House, Putting Green, Outdoor Pool.

Home Type, Size and Price in Central Parke at Victoria Falls

Central Parke at Victoria Falls							
Unit	Type	Bedroom	Baths	Other	Size (Sq. Ft.)	Base Price	Price Sq. Ft.
Monticello	2 Story	1 + Den	1.5	1 Car Garage	1,205	\$180,990	\$150.20
Huntington	2 Story	2	2	1 Car Garage	1,267	\$216,430	\$170.82
Seneca	Ranch	2 + Den	2	2 Car Garage	1,599	\$295,785	\$184.98
McNair	Ranch	2	2	2 Car Garage	1,662	\$295,780	\$177.97
Hastings	Ranch	2 + Den	2	2 Car Garage	2,099	\$269,990	\$128.63
Average					1,566	\$251,795	\$162.52

Hidden Brooke, Birchtree Court Springfield, VA

Hidden Brooke has 91 flat style homes. The entire development is age-qualified with a Speak Easy Club and Plaza.



The \$399 per month HOA Fee covers: External Maintenance, Snow Removal, Trash Removal, water, sewage, 24 hour security entrance, shuttle bus transportation, master insurance plan, Bistro access.

Home Type, Size and Price in Hidden Brooke, Birchtree Court

Hidden Brooke							
Unit	Type	Bedroom	Baths	Other	Size (Sq. Ft.)	Base Price	Price Sq. Ft.
Dave Brubeck	Flat	2	2		1,365	\$399,990	\$293.03
John Coltrane	Flat	2 + Den	2		1,833	\$469,990	\$256.40
Mile Davis	Flat	2 + Den	2.5		1,972	\$579,990	\$294.11
Ella Fitzgerald	Flat	2 + Den	2.5		2,300	\$639,990	\$278.26
Duke Ellington	Flat	2	2.5		2,465	\$639,990	\$259.63
Average					1,987	\$545,990	\$276.29

Marwood, Marlboro Pike Upper Marlboro, MD

Marwood has 151 ranch style and 2-story homes. The entire development is age-qualified with a clubhouse, putting green and outdoor swimming pool. Sales are complete at this Centex Development.



The \$176 per month HOA Fee covers: Grass Cutting, Snow Removal, Dusk till Dawn Security, Club House, Putting Green, Outdoor Pool.

Home Type, Size and Price in Marwood

Marwood							
Unit	Type	Bedroom	Baths	Other	Size (Sq. Ft.)	Base Price	Price Sq. Ft.
Monticello	2 Story	1 + Den	1.5	1 Car Garage	1,205	\$180,990	\$150.20
Huntington	2 Story	2	2	1 Car Garage	1,267	\$216,430	\$170.82
Seneca	Ranch	2 + Den	2	2 Car Garage	1,599	\$295,785	\$184.98
McNair	Ranch	2	2	2 Car Garage	1,662	\$295,780	\$177.97
Hastings	Ranch	2 + Den	2	2 Car Garage	2,099	\$269,990	\$128.63
Average					1,566	\$251,795	\$162.52

Saintsbury Plaza, Vanden Drive Fairfax, VA

Saintsbury Plaza has 111 flat style homes. The entire development is age-qualified with a fountain entry, private landscaped courtyards, fitness center and club room.



The \$400 per month HOA Fee covers: Aqua-Scape, Exercise Room, External Maintenance, Patrol, Security, Snow Removal, Walking Trails, Trash Removal.

Home Type, Size and Price in Saintsbury Plaza

Saintsbury Plaza							
Unit	Type	Bedroom	Baths	Other	Size (Sq. Ft.)	Base Price	Price Sq. Ft.
Easton I	Flat	2	2		1,103	\$467,615	\$423.95
Easton	Flat	2	2		1,125	\$432,615	\$384.55
Avington	Flat	2	2		1,325	\$488,369	\$368.58
Avington I	Flat	2	2		1,359	\$493,900	\$363.43
Avington II	Flat	2	2		1,368	\$475,300	\$347.44
Avington III	Flat	2 + Den	2		1,465	\$518,898	\$354.20
Davenport I	Flat	3	2.5		1,600	\$425,795	\$266.12
Davenport II	Flat	3	2.5		1,600	\$422,585	\$264.12
Glenshire	Flat	3	2.5		1,672	\$443,545	\$265.28
Carlisle	Flat	2 + Den	2.5		1,731	\$449,917	\$259.92
Brittany	Flat	3	2.5		1,750	\$459,446	\$262.54
Average					1,463	\$461,635	\$323.65

Signature Club at Collington, Lottsford Road Bowie, MD

The Signature Club at Collington offers 2 story homes with one or two car garages. It has a gated entrance with a guardhouse, a complete community center, a tennis court, fitness center and an outdoor pool.



Home Type, Size and Price in Signature Club at Collington

Signature Club at Collington							
Unit	Type	Bedroom	Baths	Other	Size (Sq. Ft.)	Base Price	Price Sq. Ft.
Stonehurst	2 Story	3	2.5	1 Car Garage	2,000	\$301,490	\$150.75

Willowbrook, Leeland Road

Willowbrook is located on the north side of Leeland Road and is approximately 427 acres. It was approved by the Prince George's County Planning Department on July 28, 2005, for R-L zoning and the site plans were approved as amended. Mercantile Bank Real Estate Services was the applicant.

Woodview Village, Lottsford Road Mitchellville, MD

Woodview Village offers condominiums, three story town homes and single-family homes. Located just minutes from the Capital Beltway in Central Prince George's County, homeowners enjoy convenient access to Largo Town Center and Bowie Town Center and are minutes from FedEx Field. Woodview is located near Watkins Regional Park, featuring more than 850 acres of parkland with softball fields, a lighted football/soccer field, two outdoor basketball courts, four lighted outdoor tennis courts and five indoor tennis courts. Golf enthusiasts are just minutes from the Enterprise Golf Course.



The \$50 per month HOA Fee covers: Lawn Care, Swimming Pool, Tennis Court, Snow Removal, Garbage Removal.

Home Type, Size and Price in Woodview Village

Woodview Village							
Unit	Type	Bedroom	Baths	Other	Size (Sq. Ft.)	Base Price	Price Sq. Ft.
Emerson	3 – Story	3	2.5	1 Car Garage	1,593	\$181,900	\$114.19
Davidson	3 – Story	3	2.5	1 Car Garage	1,616	\$166,500	\$103.03
Anderson	3 – Story	3	2.5	2 Car Garage	2,400	\$246,900	\$102.88
Carson	3 – Story	3	2.5	1 Car Garage	2,400	\$223,900	\$93.29
Stevenson	3 – Story	3	2.5	1 Car Garage	2,400	\$180,900	\$75.38
Average					2,081.8	\$200,020	\$97.75

Active Adult Communities in Anne Arundel County

Communities with Age-Qualified or Age-Targeted Housing in Anne Arundel County

Name	Address	City	State	Zip	Builder	Units Planned
Four Seasons at St. Margaret's Landing	St. Margaret's Rd and College Parkway	Annapolis	MD	21401	K Hovnanian	166
Gatherings at Cedar Ridge	Roaming Ridge Way	Odenton	MD	21113	Beazer Homes	297
Hearthstone at Severn Crest	Telegraph Road and Minnetonka Road	Severn	MD	21114	Ryan Homes	45
Hearthstone Eden Brook	Strawberry Lake Way	Odenton	MD	21113	Ryan Homes	224
Maple Ridge at Piney Orchard	Thicket Ct	Odenton	MD	21113	Grayson Homes	77
Rock Oak Villas	709 Emerald Way	Odenton	MD	21113	Pulte Homes	72
St. Margaret's Landing	618 Lighthouse Landing Lane	Annapolis	MD	21401	Kotch Homes	54
Magothy Meadows	Darlow Drive	Annapolis	MD	21401	Pulte Homes	41
South River Colony	2303 Abby Road	Annapolis	MD	21401	K Hovnanian	16
Highland Woods	Unknown	Annapolis	MD	21401	Pulte Homes	Unknown
Crofton Colony	1651 Crofton Boulevard	Crofton	MD	21114	Koch Homes	62

Active Adult Communities in Fairfax County, Virginia

Absorption

In 2004 there were 3 Active Adult Communities selling product in 4 neighborhoods. The total monthly sales rate for the 4 neighborhoods was **32.8 sales per month** or an annualized absorption of **394 units**. The sales pace at the properties in Fairfax County ranged from a low of 1.3 homes per month to a high of 23.1 homes per month.

Penetration

There are 257 active adult sales in Fairfax County. Among the 103,021 households headed by someone 55 to 79 years of age, this is a penetration rate of 0.25 percent. The penetration rate in the U.S. is estimated to be approximately 1.8 percent among the 60+ households.

Actively Selling Age-Qualified and/or Age-Targeted Communities in Fairfax County

Project	Developer	Type	Product	Opened	Number of Units Planned	Number of Units Sold	Inventory	Average Monthly Sales Rate	Lowest Base Price
Leisure World Vantage Point - West	IDI Group	Age-Qualified	Condominium	1/15/2000	200	200	0	5.3	\$146,000
Leisure World Vantage Point - East	IDI Group	Age-Qualified	Condominium	6/1/2001	190	190	0	8.3	\$192,600
Inlet Cove	J.C.E. Dev.	Age-Qualified	Single Family	11/1/2001	63	63	0	2.17	\$465,000
Leisure World Regency	Glen Eagle	Age-Qualified	Single Family	8/30/2002	38	38	0	1.4	\$599,900
Leisure World Overlook	IDI Group	Age-Qualified	Condominium	9/22/2002	260	260	0	12.81	\$179,400
Leisure World Regency	CC Regency	Age-Qualified	Single Family	2/23/2003	85	27	58	1.3	\$579,990
Hidden Brook	Brookfield	Age-Qualified	Condominium	4/30/2003	91	66	25	3.47	\$299,900
Saintsbury Plaza	Saintsbury	Age-Qualified	Condominium	6/1/2003	111	89	22	4.94	\$301,844
Leisure World Creekside	IDI Group	Age-Qualified	Condominium	10/12/2004	190	38	152	23.1	\$263,800

Active Adult Communities in Charles County

There are three active adult communities with six neighborhoods in Charles County that are estimated to include a total of 541 residences. Charles County has an estimated demand for approximately 800 active adult housing units annually. There appears to be additional market opportunity in Charles County.

Communities with Age-Qualified or Age-Targeted Housing in Charles County

Name	Address	City	State	Zip	Builder	Units Planned
Central Parke at Colonial Charles	Smallwood Drive	Waldorf	MD	20603	DR Horton Homes	100
Central Parke at Colonial Charles	Smallwood Drive	Waldorf	MD	20603	Woodside Homes	158
Central Parke at Colonial Charles	Smallwood Drive	Waldorf	MD	20603	Airston Homes	85
Central Parke at Colonial Charles	Smallwood Drive	Waldorf	MD	20603	Sturbridge Homes	125
Hawthorne Green	234 Williamsburg Circle	La Plata	MD	20646	Somerset Homes	73
Heritage at St. Charles	St. Charles Parkway	Waldorf	MD	20602	Lennar Corporation	No number yet

Active Adult Communities in Howard County

There are seven active adult communities with eight neighborhoods in Howard County that are estimated to include a total of 1,296 residences. Howard County has an estimated demand for approximately 1,500 active adult housing units annually.

Communities with Age-Qualified or Age-Targeted Housing in Howard County

Name	Address	City	State	Zip	Builder	Units Planned
Cattail Creek Villas	Country Club Drive	Glenwood	MD	21738	NV Homes	68
Cattail Creek Villas	Country Club Drive	Glenwood	MD	21738	Ryan Homes	25
Enclave at Ellicott Hills	2802 North Ridge Road	Ellicott City	MD	21043	The Bozzuto Group	164
Fairway Overlook	Deborah Jean Dr.	Elkridge	MD	21075	Regional Homes	25
Gatherings at Lyndwood	Marshalee Drive	Elkridge	MD	21075	Beazer Homes	150
Hearthstone at Ellicott Meadows	Frederick Road	Ellicott City	MD	21043	NV Homes	142
Snowden Overlook	8710 Endless Ocean Way	Columbia	MD	21045	Ryland Homes	350
Village Crest - Taylor Village	8265 Academy Road	Ellicott City	MD	21043	Pulte	51
Hearthstone at the Courtyards of Waverly East	Warwick Way	Woodstock	MD	21163	Ryan Homes	321

Active Adult Communities in Calvert and Montgomery Counties

There is one active adult community within Calvert County that has 14 residences. Calvert County has an estimated demand for approximately 550 active adult housing units annually. There appears to be significant market opportunity in Calvert County.

One active adult community was identified in Montgomery County. The total estimated number of residences was unknown at this time. Montgomery County has an estimated demand for approximately 650 active adult residences annually.

Communities with Age-Qualified or Age-Targeted Housing in Calvert County

Name	Address	City	State	Zip	Builder	Units Planned
Ben Garner Active Adult Community - Solomons Town Center	Swaggers Point Road	Solomons	MD	20688	Michael W. Burke	14

Communities with Age-Qualified or Age-Targeted Housing in Montgomery County

Name	Address	City	State	Zip	Builder	Units Planned
Willow Brook	Dino Drive	Burtonsville	MD	20866	Sturbridge Homes	No number yet