



Photographs by Steve Lakatos

The Harbor Club is an urban-style condominium that is as right for the first-time buyer as it is for the homeowner who wants a pied-a-terre overlooking the Sound.

Waterfront living is within reach at Harbor Club

By MARY MURPHY

The city of New London is an undiscovered jewel in the crown of Connecticut's shoreline communities. Well, except that Cathartes Private Investments has recently discovered it and refurbished a former apartment building sitting right on the water on Pequot Avenue.

The developer christened the building the Harbor Club. It is a sleek, urban-style condominium that is as right for the first-time buyer as it is for the homeowner who wants a pied-a-terre overlooking the waters of Long Island Sound.

Buyers wanting waterfront property have had to cough up quite a bit of cash to own some. Here, owners are getting one- and two-bedroom condos for incredibly affordable prices. And that's not all they are getting.

Look at all that's going on in the area: Mystic Seaport, the Mystic Marineland Aquarium, the Mohegan Sun casino in Montville and the Foxwoods Resort Casino in Ledyard, the Naval Submarine Base in Groton and the Coast Guard Academy. Buyers are getting a whole lot of proximity for their money.

Downtown New London has also seen a rebirth. Sailfest, one of the shoreline's largest summertime events, takes place every July, drawing hundreds of thousands of people to the city's streets. But those who live at the Harbor Club

won't have to step a foot outside their door to witness the festivities if they don't want to.

"You can see the fireworks of Sailfest through your windows," Desmond said. The huge celebration of the waterfront features a sparkling fireworks display, amusement rides, entertainment, a car show, food from various nations and best of all, a display of tall ships.

Desmond has seen Sailfest in the past from the development, and couldn't say enough about it.

"It is right in front of you," she marveled. "It was absolutely marvelous. This really is a hot spot of activity."

Pequot Avenue actually runs right into the Sound, so plenty of marinas are nearby. Developers have started to rehab buildings, and buyers from throughout the Northeast are starting to flock to the area.

With 42 condominiums, Harbor Club is more than 50 percent sold. Of those who bought, Desmond says about 50 percent live there full-time, and the other 50 percent count the condo as a second or third home.

Desmond tells of one Manhattanite who came to look at a condo at Harbor Club and was astonished to find that the condos were not studio-sized.

"She couldn't believe it," Desmond said. "They really are a great deal."

There's a dock alongside the building, and a canoe-launching



area and beach just feet away. The exterior of the building was refurbished to resemble a cruise ship, so buyers would feel as if they were truly "getting away."

The homes are maintenance-free. "Because we have people coming in from all over who

are buying here, they want the condos to be move-in ready," Desmond said.

Everything is included: the stainless steel appliances in the kitchen, the Grade A granite, the hardwood floors throughout, a washer/dryer. Even the floor-to-

PROPERTY OF THE WEEK

Harbor Club

Developer: Cathartes Private Investments
Price: \$164,900 to \$349,900
Style: Condominium
Acreage: Shared on waterfront
Rooms: 3 to 4
Bedrooms: 1 to 2
Baths: 1 to 2 full
Tax rate: 33 mills
Best feature: Located on waterfront property, beautiful views, urban stylings.
Contact: Cheryl Desmond, Primetime Communities
 860-444-8884

ceiling mirror in the foyer is part of the package, a smart addition so those entering or exiting can do a quick double-check of their hair.

The layouts of the homes vary widely. In the model, visitors enter into a tiled foyer with a coat



The master bedroom at Harbor Park has a big walk-in closet and master bath. Sliding doors in the living room lead to an outdoor patio where you can sit out in the warmer weather, sip a glass of wine and stare out to sea.

closet. A dining area and a living room is set out before them, and beyond that is the sea.

Move left to a second bedroom and a guest bath, or move right to the beautifully appointed kitchen, then to the master bedroom, the big walk-in closet and the master bath, all with terrific views.

Sliding doors in the living room lead to an outdoor patio, which accommodates benches, a table and a chair. Sit out in the warmer weather, sip a glass of wine and stare out to sea.

"It really gives folks who never thought they could afford to live on the water the opportunity to do so," Desmond said.

"The developers are clearly targeting a market that could benefit from this."

Mary Murphy is a free-lance writer based in Glastonbury.

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