



# Estates AT WALLINGFORD

1 Mae Flower Drive

Wallingford, Connecticut 06492

(203) 269-7800

## Directions

**From New Haven:** Traveling north on I-91, take Exit 15 for CT-68 Yalesville/Durham. At the end of the exit, turn left onto CT-68 West/Barnes Road. Once on CT-68/Barnes Road drive <sup>9</sup>/<sub>10</sub> mile and turn left at the fourth traffic light onto North Farms Road. After <sup>4</sup>/<sub>10</sub> mile, Estates at Wallingford will be on the right.

**From Hartford:** Traveling south on I-91, take Exit 15 for CT-68 Yalesville/Durham. At the end of the exit, turn right onto CT-68 West/Barnes Road. Once on CT-68/Barnes Road drive <sup>8</sup>/<sub>10</sub> mile and turn left at the third traffic light onto North Farms Road. After <sup>4</sup>/<sub>10</sub> mile, Estates at Wallingford will be on the right.

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# Welcome Home to . . .

## *Estates* AT WALLINGFORD

*If you take a few minutes to read this brochure, you will find that the time was well spent. This brochure is filled with facts . . . facts you should know when considering a place to live.*

*Surrounded by a rolling countryside, Estates at Wallingford is a community of luxurious homes located in scenic New Haven County. Nestled in a charming country setting, this intimate community is just minutes from any convenience you may need.*

### *A Convenient Place to Live*

In Estates at Wallingford, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Estates at Wallingford is 3 minutes from I-91 and 5 minutes from the Wilbur Cross Parkway and I-691. New Haven and Hartford can be reached in 20 and 25 minutes, respectively. Commuting by train to New Haven is an easy 20-minute commute on the New Haven-Springfield shuttle from the Wallingford train station, located just 7 minutes away. Bradley International Airport can be reached in 42 minutes, while the Tweed-New Haven Airport is just 28 minutes from your new home.



### *World-Class Shopping at Your Doorstep*

Estates at Wallingford is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Stop & Shop and Shop Rite Plazas are less than 5 minutes away. In nearby New Haven you will discover over 50 unique boutiques and shops lining historic Chapel Street and Broadway, where you can count on receiving personal service from shopkeepers who remember you by name. The Meriden Mall is just 11 minutes from Estates at Wallingford, and the fabulous Westfarms Mall is 27 minutes away with Nordstrom, Macy's, Lord & Taylor, JCPenney, and over 160 fine specialty shops.

# *A Cultural and Recreational Paradise*



Estates at Wallingford, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you and your family to make new friends. It is a tranquil place to live with almost every type of recreational activity close at hand. Several challenging private and semiprivate golf courses and country clubs are nearby, including the Wallingford Country Club and Farms Country Club, 9 and 14 minutes away. Scenic public golf courses, including the Tradition Golf Club and Lyman Orchards Golf Club, are within 15 minutes. The beautiful Quinnipiac River State Park is only 11 minutes away and offers kayaking, hiking, and fishing. Located within 15 minutes, your family can enjoy hiking, picnicking, and stream fishing at Sleeping Giant State Park. Fitness and exercise clubs are within 8 minutes of your new home.

The New Haven County area offers a broad variety of cultural diversions. You can discover history and art at the Peabody Museum of Natural History and Yale University Art Gallery or enjoy a dramatic presentation at the Shubert Theatre and Long Wharf Theatre. For fine dining there are many excellent restaurants in New Haven.

Centrally located to great cities, your new home is just a 2-hour ride to New York City and Boston, both of which offer numerous cultural and recreational activities. In New York City you can explore an eclectic array of international dining, world-class entertainment, museums, and art galleries. In Boston you can enjoy the renowned historical, cultural, and educational attractions.

## *A Focus on Education*

As a homeowner at Estates at Wallingford, you will join a community where education is given the highest priority. Wallingford School District programs reflect the community's strong commitment to education as well as its dedication to continued growth and development. Gifted programs are available at all grade levels, and the high school offers college Advanced Placement courses.

Superb private schools, including Holy Trinity School (K-8) and Choate Rosemary Hall (9-12), are within 7 minutes of Estates at Wallingford.

Many excellent academic institutions, including Yale, Quinnipiac, New Haven, and Wesleyan Universities, are less than 25 minutes away. Nearby, Middlesex Community College and Gateway Community College offer continuing adult education with a wide diversity of day and evening courses.





## *The Best in Community Services*

Excellent medical facilities are comfortably close to Estates at Wallingford. MidState Medical Center, only 13 minutes from your new home, offers a complete range of medical services. In addition, the hospitals and medical care facilities of the New Haven metropolitan area, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community of Estates at Wallingford are houses of worship representing almost all faiths.

## *An Area of Unequaled Beauty*

In Estates at Wallingford, your home is a private haven just minutes from any convenience you may need. Additionally, the homes afford an uncommon standard of excellence due to their superior design and quality craftsmanship. You will live and entertain with pride in Estates at Wallingford.

