

Real Estate Journal

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ma Project of the Month

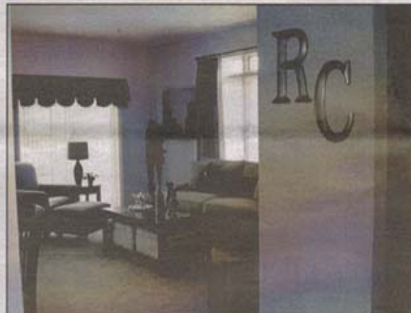
DEVELOPED BY EA FISH ASSOCIATES AND F.X. MESSINA ENTERPRISES

Reservoir Crossing in Braintree offers 132 units containing a mix of condos, flats and townhouses

BRAINTREE, MA Reservoir Crossing offers 132 units that are a mix of condominiums, flats, and townhouses which feature scenic views of the water, spacious layouts, and luxurious amenities. Pricing starts at \$279,000 for a two-bedroom condominium and ranges to \$365,000 for a town home. Residences offer gourmet kitchens featuring GE Profile stainless steel appliances, granite countertops, on-site property management, 24-hour on-call emergency service, and a pet-friendly attitude.

The location places you just moments away from I-93 and Rte. 3. Reservoir Crossing incorporates convenience with the beauty of the reservoir. Take a refreshing dip or sunbathe by the pool, go hiking in the nearby hills, enjoy shopping at the nearby South Shore Plaza or take a short drive to Cape Cod; whatever your choice, Reservoir Crossing offers it all.

Reservoir Crossing is brought to you by two of New England's prestigious developers, EA Fish Associates and F.X. Messina Enterprises. EA Fish Associates is one of New England's premier developers of high quality residential and mixed-use developments. The firm has proven to be one of the nation's foremost developers in high quality, livable design developments which understand the character and context of a community for both the neighbor and the resident. The firm's success is the result of its innovation, integrity, and hard work to achieve complex real estate transactions. The end result: quality development, satisfied customers, and vibrant communities including Turtle Crossing in Braintree, The



Renaissance in Lowell, Wilkes Passage in Boston and The Nautica in Charlestown.

F.X. Messina Enterprises, founded by Francis Messina, is headquartered in Braintree.

Messina Enterprises is a full service real estate investment, development, and management company serving both the commercial and residential markets. Francis Messina drives the success of his integrated real estate

company by bringing together a multi-skilled, experienced, forward thinking group of real estate professionals. Among the many developments that Messina Enterprises is known for are The Landmark condominium building and Liberty Woods in Braintree.

The architectural design of Reservoir Crossing was done by Woodbrier Associates, Inc. The firm was founded in 1986 as a general practice architectural firm. Since its inception, Woodbrier Associates, Inc. has completed over 600 projects on a variety of project types such as housing, retail, office, commercial, industrial and recreational buildings, as well as, tenant design for corporate, medical, bio-tech/high/tech clean rooms, defense contractors and other professional service firms. Its projects have included interior design, as well as renovations. Its services encompass all phases of work from site and master planning, feasibility



studies, and construction administration. Woodbrier Associates, Inc. has worked directly for building owners and developers, as well as, for real estate brokers and design/build contractors.

Exclusive sales and marketing is provided by Peabody Properties. The team brings its experience in property management and luxury condominium marketing and sales to Reservoir Crossing, led by sales representatives Kodi Damjanic and

Beth Ferrari. Peabody Properties is headquartered in Braintree. The company is a privately held corporation that is the fourth generation of a 100-year family tradition. Peabody Properties is a full-service real estate firm specializing in property management, luxury condominium marketing, sales and leasing, capital improvement management, relocation and resident services, and supportive and assisted living.

Reservoir Crossing Project Team

EA Fish Associates and F.X. Messina Enterprises	Developers
Peabody Properties	Property Management/Marketing
Woodbrier Associates, Inc.	Architect
Dellbrook Construction, LLC	General Contractor
Wayne Griffin Electric, Inc.	Electrical
The Collaborative Engineers, Inc.	Engineer
Daylor Consulting Group, Inc.	Engineer
Geotechnical Consultants, Inc.	Engineer
Cape Ann Equipment LLC	Sitework
National Lumber	Lumber Supply/Exterior Deck/Windows
Gypsum Underlayment	New England Gypsum
Capeway Roofing Systems, Inc.	Roofing



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