

RESERVOIR CROSSING Braintree, MA



Category:	Condominium
Size:	132 Units
Architect:	Woodbrier Associates, Inc.
Total Development Cost:	\$30.5 Million
Financing:	Key Bank, Sponsor Equity
Completion:	Summer 2006



Reservoir Crossing is a joint venture between EA Fish and FX/Messina Enterprises, Inc. The 132-unit condominium project has been processed under the Massachusetts 40-B legislation which restricts 25% of the units to be affordable while allowing 75% of the units to be sold at market rate. EA Fish's collaborative relationship with the Town of Braintree resulted in a consolidated design/development period and permits were approved in six months. The project sits on sixteen acres of land next to the Braintree Reservoir on a site that was formerly a debris

site from the construction of Route 93 in the 1960's. The project has a swimming pool, health club, and community room. The two residential buildings are four-story wood-frame construction with high-end finishes. Each building consists of approximately sixty-five units in a garden-style setting with about eight acres of open space.

The project experienced strong market demand, as 70% of the units were sold by Peabody Properties, Inc. in two months of marketing prior to the commencement of construction. Dellbrook Construction consolidated the two phase project into one phase.



EA Fish COMPANIES

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