

# EDGEWATER VILLAGE



126 WILLOW SPRINGS DRIVE, FARMINGTON, ME

## Where Nature, Community & Affordability Meet

Avesta Housing's first development in Farmington represents an investment in community, sustainability, and dignity for older adults in rural Maine. This new development features 25 new affordable homes for residents ages 55 and over, offering high-quality housing in a setting that balances tranquility with connection.

Edgewater Village is nestled in a peaceful landscape featuring a pond, surrounding woodlands, and walking trails that encourage daily activity and a close relationship with nature. At the same time, residents are just minutes from downtown Farmington and essential amenities, including grocery stores, shopping, dining, fitness and wellness

services, and the University of Maine. This proximity supports independence while reducing transportation barriers that often challenge older adults.

The community is designed to foster comfort, convenience, and social connection. Each one-bedroom apartment includes energy-efficient appliances and bathrooms designed with grab bars and extra space for ease of mobility.

On-site amenities include a welcoming community room for gatherings and programs, parking, free snow removal, a laundry room, and utilities that are included in rent — features that simplify daily life and provide predictability for residents on fixed incomes.

Sustainability and long-term affordability are core to the project's design. The 19,744-square-foot building incorporates energy-efficient features such as a solar-ready infrastructure; triple-glazed windows; maximum exterior insulation; and high-efficiency ventilation, heating and cooling, and hot water heaters. EV-ready parking, low-flow water fixtures, and LED lighting further reduce environmental impact while lowering operating costs.

Edgewater Village reflects Avesta Housing's commitment to build homes that are not only affordable, but healthy, resilient, and rooted in the needs of the community. It offers more than housing — it offers a place to thrive in the next chapter of life.



FMI & TO APPLY FOR A UNIT: [AvestaHousing.org/Find-An-Apartment](https://AvestaHousing.org/Find-An-Apartment); email: [info@avestahousing.org](mailto:info@avestahousing.org)



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## DEVELOPMENT TEAM

- **Developer:** Avesta Housing
- **Architect:** Kaplan Thompson Architects
- **Builder:** E.W. Littlefield & Sons
- **Legal:** Curtis Thaxter
- **Accountant:** Otis Atwell
- **Owner's Rep:** Construction Consulting of Maine LLC
- **Insurance:** Clark Insurance
- **Engineers:**
  - Design Day Mechanicals
  - Razor Landscape Architect
  - TARR Engineering
  - Trillium Engineering Group
  - Walsh Engineering Associates Inc.



## FUNDERS AND PARTNERS

- The Caleb Group
- Efficiency Maine
- Franklin Savings Bank
- MaineHousing
- Bill Marceau and Buzz Davis
- Raymond J. & Mary C. Reisert Foundation
- Town of Farmington
- WNC

## FUNDING

- LIHTC Equity: WNC
- HOME Funds:
  - FedHOME
  - StateHOME
- Senior Housing Bond: MaineHousing
- Construction Debt: MaineHousing
- Permanent Debt & Subsidy: MaineHousing
- Community Development Block Grant (CDBG): Town of Farmington, Maine Department of Economic & Community Development
- Silver Hearth Fund: Avesta Housing

TOTAL DEVELOPMENT COST: \$9.5M



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