

NEWS

from The Willows

Winter 2010

www.thewillowsct.com

Homes at *The Willows* are Built for the New Economy

In November, *The Willows* was recognized as the **Best Single Family Community in Connecticut**. Home building industry experts concluded that the smaller lots and “not so big” custom homes at *The Willows* were made to order for the new economy.

“Homebuyers have become much thriftier,” said **Home Building Industry (HOB) Awards** producer, Joanne Carroll. “Purchasers are looking for more value for less money. That’s why smaller homes, packed with amenities, will be a major trend for the next few years.”

Since the Grand Opening of *The Willows* last year, a mix of couples, young families and empty nesters have purchased homes at this popular Wallingford community. *The Willows* is the **Best Single Family Community in Connecticut** and the next three months is the best time ever to buy a new home!



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Wallingford, CT
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CT Reg. #NHC.0012065 Brokers Welcome
VW Homes LLC - a collaborative effort of
Sunwood Development & Verna Properties

February Is the Best Opportunity You Will Ever Have to Buy a New Home

A unique combination of record low interest rates, affordable sales prices and an extension/expansion of the home buyer tax credit offers the best opportunity you will ever have - to buy a new home!

Tax Credits Benefit First-time and Move-up or Repeat Home Buyers

The popular \$8,000 credit for first-time home buyers has been extended, and a new \$6,500 tax credit has been added to benefit owners of existing homes, who are purchasing a new primary residence. In more good news, the income eligibility limit for first time and move-up home buyers has been raised to \$125,000 for single taxpayers and \$225,000 for married couples filing a joint return.

“This is the last extension of the home buyer tax credit,” said long-time tax credit proponent, Senator Johnny Isakson. “Tax credits like this only work by creating the sense of urgency to take advantage of it.”

You Must Act Now!

To qualify for tax credits, sales contracts must be signed by **April 30, 2010** and closed by **June 30, 2010**. However, there is a limited supply of new homes currently available.

So...if you prefer new construction, and want to take advantage of these valuable tax credits, you must get pre-approved for financing and choose your favorite model at *The Willows* by **February 15th!** That will allow enough time for your new home to be built and closed by the June 30th deadline.

Key Information for Prospective Home Buyers

For complete details on the enhanced homebuyer tax credit, visit www.federalhousingtaxcredit.com.



VW Homes team accepting their HOB) Award L-R Jim Thomas, Bob Wiedenmann, Mike Kamens, Steve Montessano (William Raveis Real Estate), Gerald Verna, Liz Verna, Amy Wiedenmann & Greg Kamens.



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