



THE APARTMENTS AT
**COLD BROOK
CROSSING**



Sudbury's Newest Address Is Coming! Tucked into a 40-acre wooded glade off Route 117, The Apartments at Cold Brook Crossing is a sophisticated gem where luxury living and stunning amenities are found on an intimate scale. Find a home that features luxury design, abundant natural light and inspiring views. At Cold Brook Crossing, you'll find our personality defined by classic New England town features and modern design. Choose from 1, 1+den, 2 and 3 bedroom apartments.

Join our Interest List Today! Leasing Center will Open for Model Home Tours in Early 2022!

Apartment Features:

- Expansive Windows Allowing Abundant Natural Light
- Antique Light Oak Plank Flooring, Sea Shell Polished Quartz Countertops
- Stainless Steel Appliances with Gas Range Cooking
- Generous Closets with Custom Organization Rack System
- Tiled Bathroom Flooring, Deep Tubs & Glass Surround Showers
- Balconies & Patios in Select Homes
- Pendant & Recessed Lighting
- Tranquil Views of Natural Woodlands
- Elevator in Building with Direct Access to Garage
- Ultraviolet Lights for HVAC Common Spaces for Healthier Living
- Gas HVAC

Community Amenities:

- Beautifully Appointed Club Lounge with Tasting Kitchen, Billiard Table and Lounge Seating
- Three Season Patio with Fire Place, Grilling Areas, Dining Areas & Fire Pit
- Impressive Work from Home Hub with Private Office Pods & Conference Room
- Creative Makers Room for Workshops & Art Classes
- Dogs Enjoy our Area Trails, Dog Park and a Fresh Wash at our Pet Spa
- Landscaped Grounds & Walking Trails
- State of The Art Fitness Center with Star Trac Brand Cardio Equipment and Yoga Studio
- Amazon Package Lockers
- Community Garden & Garden Club
- Bike Share, Car Share & EV Charging Stations
- Minutes to Commuter Rail in Concord & Lincoln
- Shuttle Bus



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AFFORDABLE APARTMENT OPPORTUNITY!

Located in Sudbury MA, The Apartments at Cold Brook Crossing is now accepting applications for our affordable apartment opportunity now. Apply Now!

- (14)- One Bedrooms / Rent \$1,897**
- (9) - Two Bedrooms / Rent \$2,086**
- (3) - Three Bedrooms / Rent \$2,251**

Eligible applicants may not have a financial interest in the development and must have a combined annual household income from all sources for all income-earning members of the household of not more than 80% of area median income, as defined by HUD and adjusted for household size as follows.

Reasonable Accommodations Available for Persons with Disabilities. Language assistance available at no cost.

HOUSEHOLD SIZE	MAXIMUM INCOME
1	\$70,750
2	\$80,050
3	\$90,950
4	\$101,050
5	\$109,150
6	\$117,250

**For More Community Information, Please Visit www.LiveColdBrookCrossing.com
Affordable Rental Applications may be emailed to ColdBrookCrossing@winnco.com
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