



HIGHLANDS

AT DEARBORN





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Experience the highest level of living just 13 miles from downtown Boston. Welcome to Highlands at Dearborn, the North Shore's premier apartment community offering a vibrant lifestyle – and a location close to everywhere you want to be. Enjoy easy access to signature shopping, dining and entertainment; relax with convenient amenities and luxurious apartment interiors. It's another distinctive choice brought to you by Simpson Property Group®, dedicated to impeccable service and extraordinary living.

HighlandsAtDearborn.com

19 Magnolia Way
Peabody, MA 01960
978.535.3994





Be spontaneous. *The Highlands offers access to all kinds of entertainment— all just a short drive away.*

AREA FEATURES

Located north of Boston in Peabody on the North Shore, Highlands at Dearborn offers an address that's as much about life as it is about style. Catch exciting sports games or enjoy the vibrant entertainment scene with a short drive down Route 1 into the heart of downtown Boston. Or if you're in the mood to shop, take a short trip to Northshore Mall, only two miles away.

Close proximity to Boston makes your work commute easy. But when it's time to escape the grind, you won't have to go far. The Atlantic Coast is just six miles away which means at The Highlands, you're surrounded by great things to do!

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- An easy drive to work and play — located just 13 miles from Boston off I-95 and Route 1
 - Close to shopping and dining at Northshore Mall and Liberty Tree Mall
 - A short trip to the relaxation and fun of the North Shore beaches
 - Easy commute to Logan International Airport
 - Only a few miles from historic downtown Salem



- 1) Northshore Mall / Nordstrom
- 2) Lahey Clinic, North Shore
- 3) Liberty Tree Mall / AMC Theater
- 4) Shaw's Supermarket
- 5) Salem Country Club
- 6) Trader Joe's

- 7) Salem State College
- 8) Stoneham Zoo
- 9) North Shore Medical Center, Salem
- 10) Mass General, North Shore
- 11) Hollywood Hits Theater
- 12) Hannaford Supermarket

- 13) Meadow Golf Course
- 14) Endicott College
- 15) Bank of America
- 16) Latitude Gym
- 17) YMCA
- 18) Lynn Woods Reservation
- 19) Historic Downtown Salem

- 20) Breakheart Reservation
- 21) Nahant Beach
- 22) Good Harbor Beach
- 23) Devereaux Beach
- 24) Singing Beach
- ★ Highlands at Dearborn



With so many things to do, you'll think twice about hitting the snooze on Saturdays.

LIFESTYLE

Home is a place where you can slow things down, but it's nice to know Highlands at Dearborn features apartments pre-wired for broadband, and residents enjoy free Wi-Fi access at the resort-style pool and spa or while enjoying a cup of coffee from the complimentary Starbucks machine. Our executive business center also offers free Internet, providing you the opportunity to work from the comfort of your home.

When it's time to relax and unwind, The Highlands has you covered. Our designer clubroom provides the perfect setting for any party. Our Athletic Center includes individual cardio theater machines and free weights – a great way to work off the day's stress. Even our younger residents can get in on the action with a fully equipped children's playground.





AMENITIES

APARTMENT FEATURES

- Sleek, black GE appliances
- Granite kitchen countertops and custom cabinetry
- Built-in microwave ovens
- Dramatic 9' ceilings with crown molding
- Garden-style soaking tubs with separate, enclosed glass showers available
- Cultured marble vanities with dual sink vanities available
- Oversized walk-in closets
- Gas fireplaces with stone mantles available
- Built-in bookshelves and granite desks available
- Full-size washer and dryer
- Intrusion alarm
- Covered private patio or balcony
- High-end Moen faucets in kitchen and baths
- Track and pendant lighting

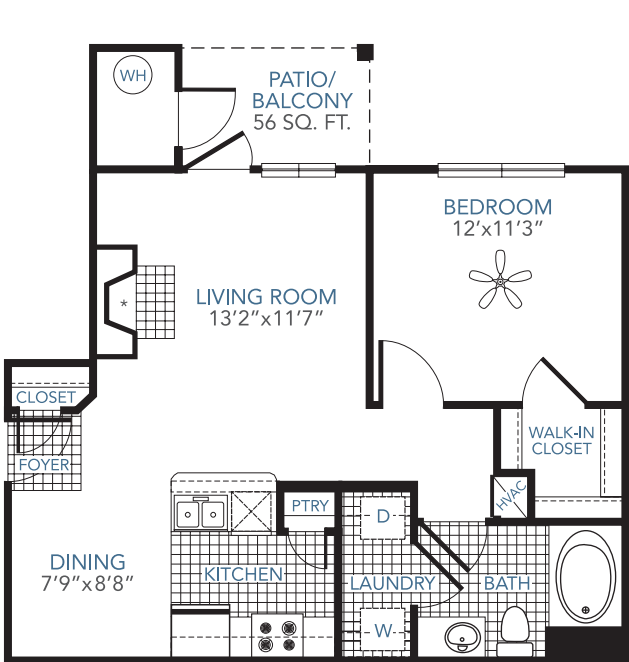
COMMUNITY FEATURES

- Resort-style heated swimming pool with fountain and heated spa
- Barbeque grills
- Picnic areas with outdoor fireplace
- Children's playground
- Athletic center with individual cardio theater machines and free weights
- Internet café with free Wi-Fi and Starbucks machine
- Executive business center with computers and high-speed Internet access
- DVD library
- Fully equipped wrapping paper station
- Valet dry cleaning
- Resident events

FLOOR PLANS

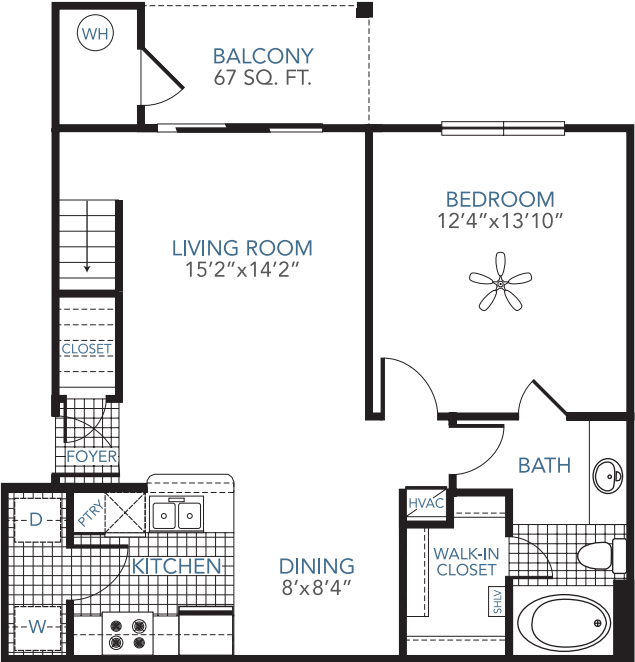
ONE BEDROOM

Find the perfect floor plan to fit your style. Our one-bedroom apartments feature lofty 9-foot ceilings and designer touches including granite counters and garden-style soaking tubs.

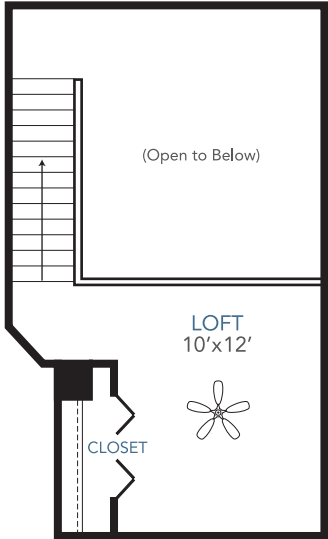


*Select homes feature a fireplace.

THE ATTITASH
 One Bedroom / One Bath
 703 Square Feet



LOWER LEVEL



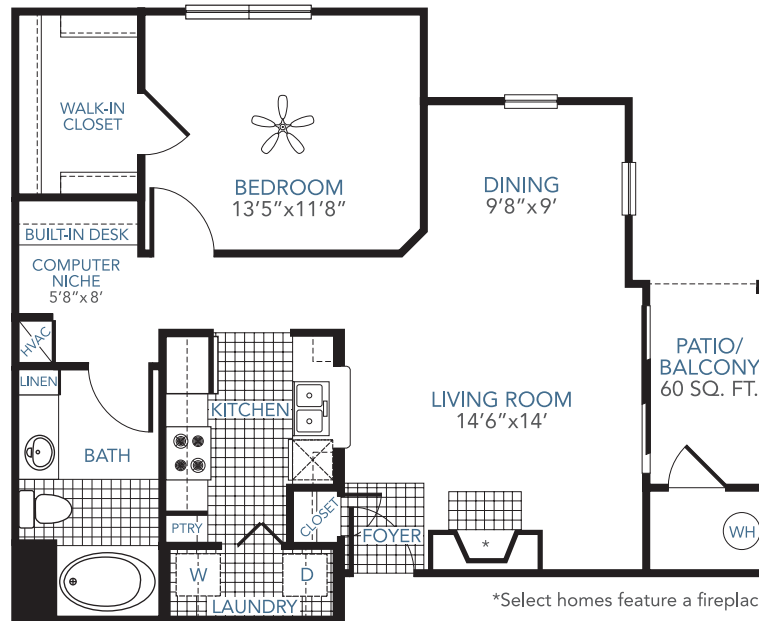
UPPER LEVEL

THE KILLINGTON
 One Bedroom / One Bath / Loft
 782 Square Feet / 957 Square Feet with Loft

APPLICATION FEE \$ _____

OTHER _____

GARAGE/STORAGE \$ _____



THE CRANMORE

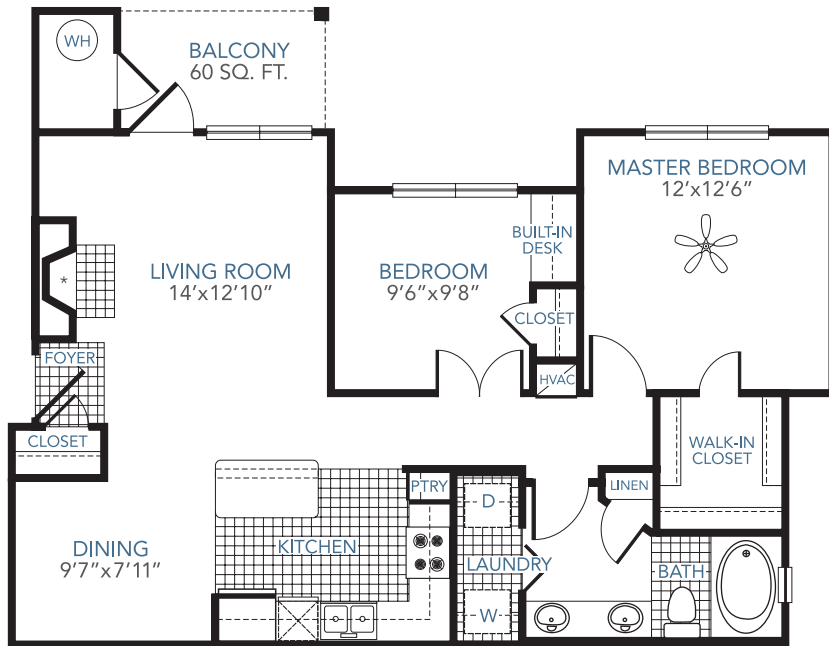
One Bedroom / One Bath
850 Square Feet

Our floor plans blend style and space, creating an open and inviting home.

FLOOR PLANS

TWO AND THREE BEDROOMS

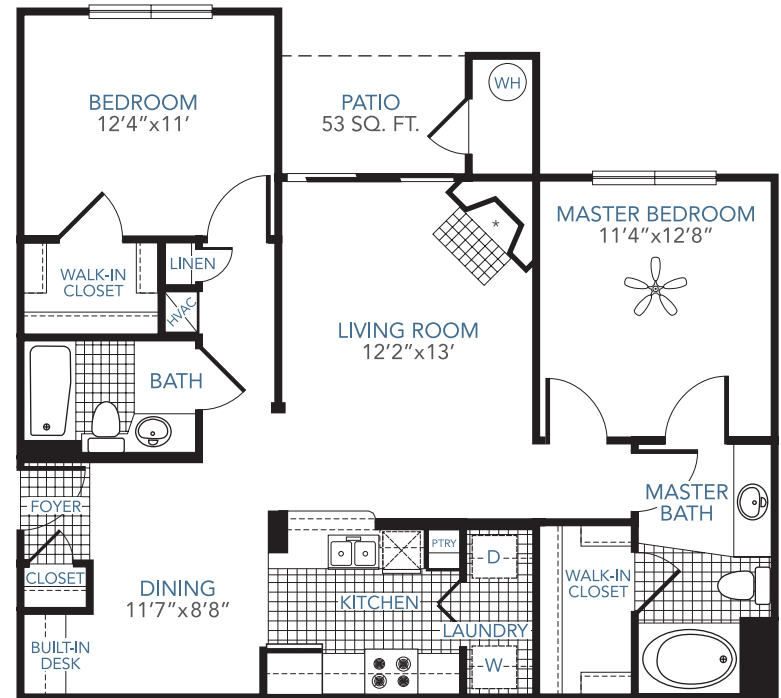
At Highlands at Dearborn, you'll enjoy a big space filled with small touches, including gourmet kitchens, upgraded track lighting throughout and covered private patios or terraces.



*Select homes feature a fireplace.

THE NASHOBA

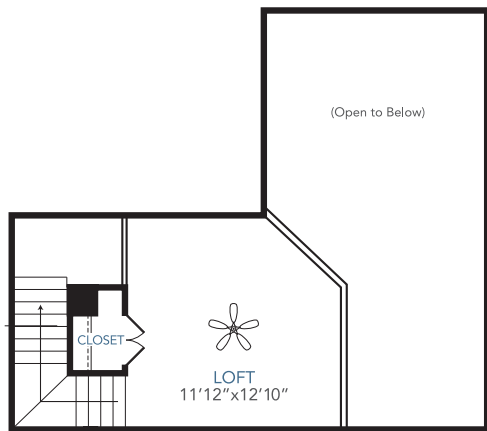
Two Bedrooms / One Bath
954 Square Feet



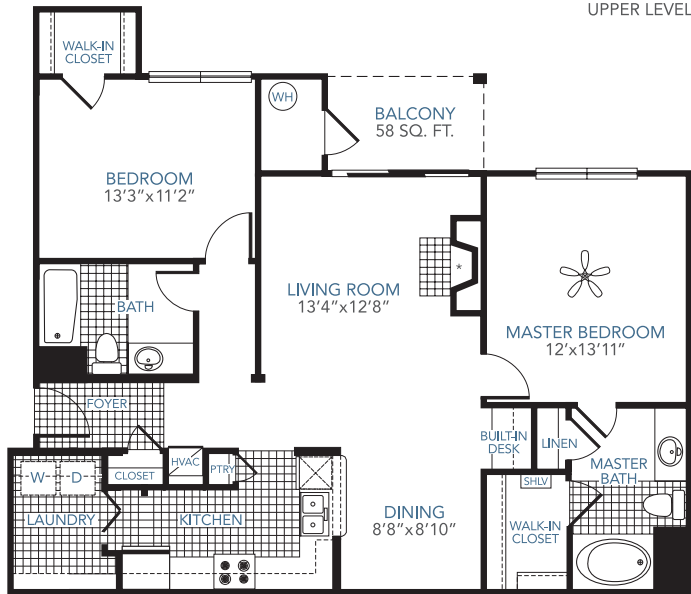
*Select homes feature a fireplace.

THE STOWE

Two Bedrooms / Two Baths
1073 Square Feet



UPPER LEVEL

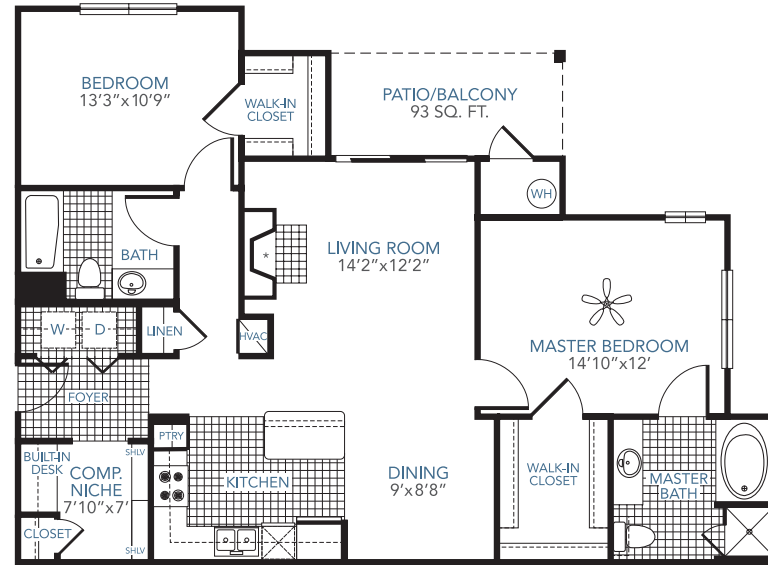


*Select homes feature a fireplace.

LOWER LEVEL

THE WACHUSETT

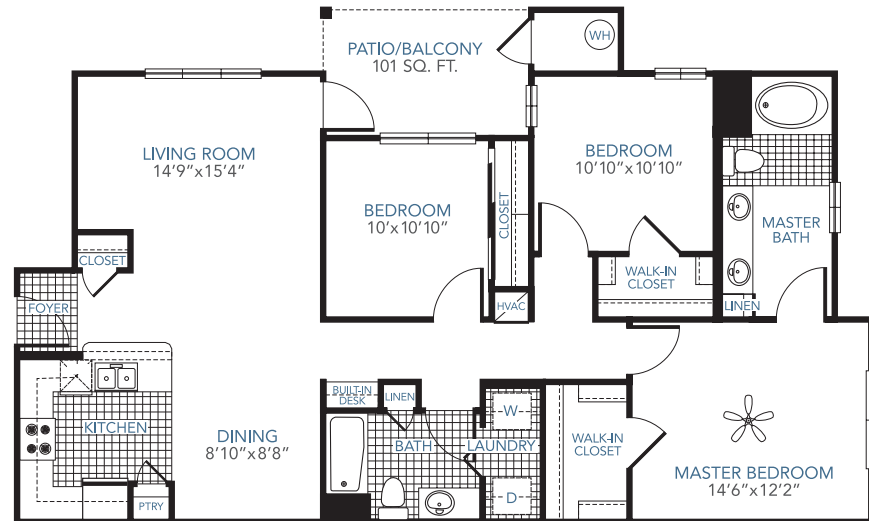
Two Bedrooms / Two Baths / Loft
1171 Square Feet / 1366 Square Feet with Loft



*Select homes feature a fireplace.

THE SUNAPEE

Three Bedrooms / Two Baths
1234 Square Feet



THE WATERVILLE

Three Bedrooms / Two Baths
1340 Square Feet

Whether it's extra space for you or your family, our plans make for stylish living.



DEARBORN ROAD

MAGNOLIA WAY

MAGNOLIA WAY

LEASING OFFICE

CABANA POOL

SILVER LEAF WAY

OVERLOOK TRAIL

MAGNOLIA WAY

OVERLOOK TRAIL

MAGNOLIA WAY

SILVER LEAF WAY

SILVER LEAF WAY

SILVER LEAF WAY

ASTFORD TRAIL

SILVER LEAF WAY

MAINT.

ROUTE 128 CONNECTOR

ROUTE 128

EXTRAORDINARY SERVICE. 24/7.

It's one thing to offer a stylish residence. It's quite another to offer the people who live there a level of service that exceeds their expectations. At Simpson Property Group, we've built our reputation on service. In fact, for several years in a row, we've earned the coveted "A List" Award for Service Excellence – a distinction reserved for only a select few firms by the multifamily real-estate industry.

Of course, our biggest reward isn't a plaque on the wall. It's the trust we earn from our residents every day. At Highlands at Dearborn, you'll have a home that we ourselves would be proud to call home. You'll be surrounded by the highest-quality amenities; and you'll enjoy a lifestyle unlike anything else on the North Shore.





Stylish residences. A beautiful natural setting. Live life at your pace – at Highlands at Dearborn.

CLOSE TO EVERYTHING – OR NOTHING AT ALL.

Life at Highlands at Dearborn happens at your pace – whether you want the energy of Boston, the relaxation of the shore, or the quiet time at home. Call today to learn more about our stylish floor plans and gracious amenities and get ready to enjoy a high-style retreat close to everywhere you want to be.

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Phone: 978.535.3994 • Fax: 978.535.3996

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Information subject to change, error or deletion.





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