

# 77 South Angell

**CHECK US OUT!**

- Spacious floor plans from 1,500 s.f. to 2,400 s.f.
- Heated indoor garage
- Patios and decks
- 9' Ceilings
- Fireplaces
- Elevator
- AIPhone TV building access system
- Exterior vented cooktop hoods and dryers

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## Have it your way!

As you contemplate moving to a condominium one common question is whether to move into an existing condo or explore new construction where you may select your own finishes. Choosing an existing condo usually means you can move in right away, but you might have to settle for finishes that aren't your style. Opting for new construction could mean a delay in moving.

There is, however, a perfect condominium alternative in Providence... 77 South Angell Street near Wayland Square! 77 South Angell has tastefully finished residences available

for you to move in now, or you may choose a condominium that allows you to customize the kitchen and bath from a wide selection of quality finishes.

Call now for more information or to schedule a personal tour to see the beautifully furnished model and other available residences. 401.421.7772



**Kitchens designed with you in mind.**

## Second Closing at 77 South Angell

Reflective of increased home sales in Rhode Island over the last year, mid-November heralded in the second condominium closing at 77 South Angell Street in Providence.

Nine two bedroom residences are presently available ranging in price from \$645,000 to \$1,150,00.

Whether you are planning a second home or seek the

freedom of maintenance free living without sacrificing luxury, 77 South Angell Street is a must see.

Call today for more information. 401-421-7772



Here's to fine wine, cheeses, meats and unusual treats!

Home Buyer Tax Credit extended to April 30, 2010

## Discovering Wayland Square: Farmstead

Sometimes, you just want something different. If you never developed a taste for cheese beyond the offerings at the grocery store, not to worry—the cheese-mongers at **Farmstead** can recommend cheeses and meats to sample that are out of this world. They also offer educa-

tional classes to learn about and experience the vast landscape of cheeses, along with events and tastings.

Whether looking for gift ideas, lunch, an afternoon snack that is out of the ordinary, or a different location for a pre-dinner rendez-vous, **Farmstead** and La

Laiterie Bistro is a place you will want to visit again and again.

Located at 186 Wayland Square, **Farmstead** is open from 11am to 11pm Tuesday through Saturday, with lunch served at La Laiterie from 11am to 4pm.

A Wayland Square must see!

## Home Buyer Tax Credit



Congress has passed new legislation that:

- Extends the First-Time Home Buyer Tax Credit of up to \$8,000 to first-time home buyers until April 30, 2010.
- Expands the credit to grant up to \$6,500 credit

to current home owners purchasing a new or existing home between November 7, 2009 and April 30, 2010.

There are specific criteria that current or prospective home owners must meet to be eligible along with

property purchase price limits for existing home owners. For a copy of the guideline issued by the National Association of REALTORS® (NAR), call or drop me an email and I will forward you the guideline. 401.421-7772 or SFoster@77SouthAngell.com



## Courtyard underway

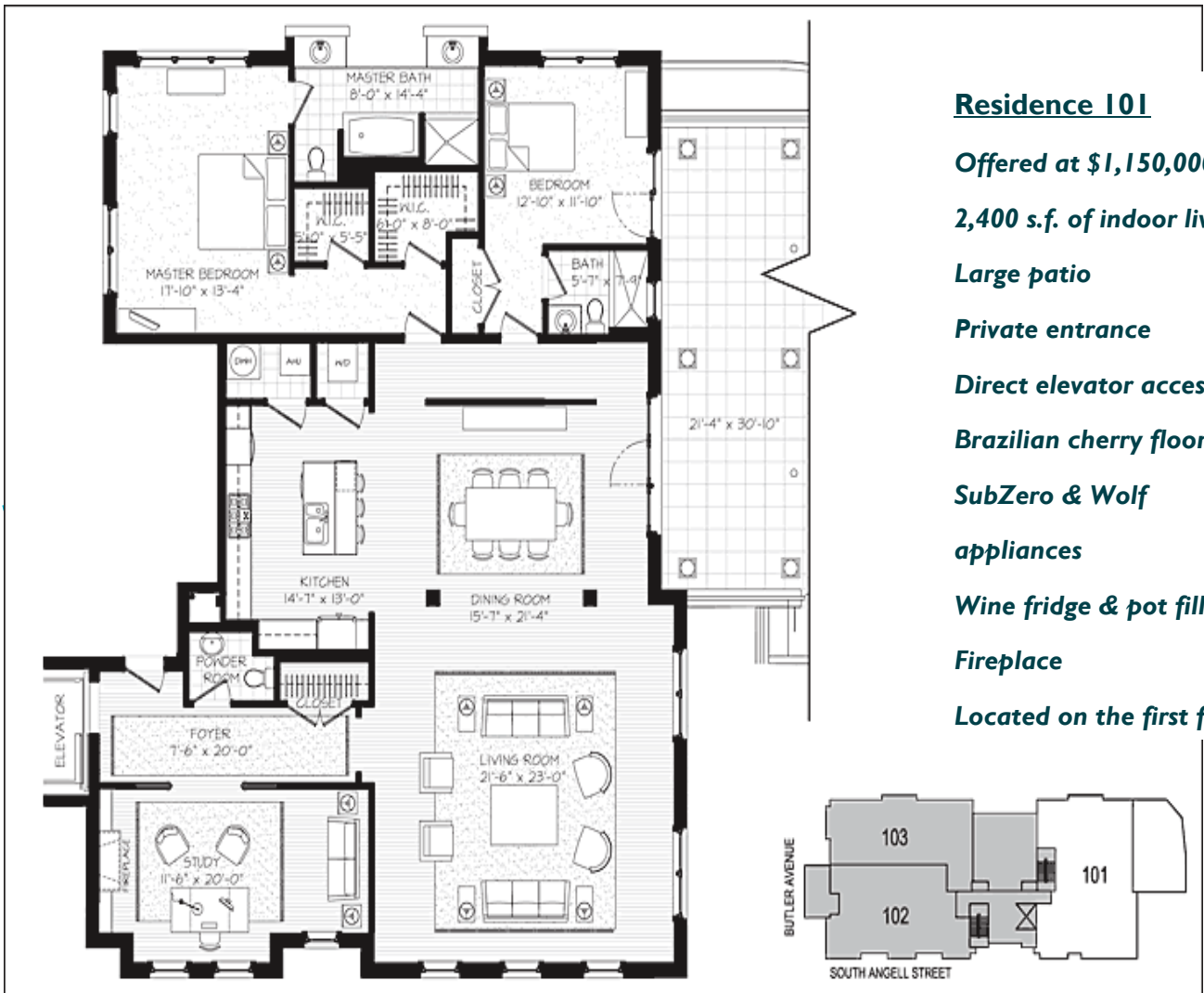
One of the beautiful features of 77 South Angell Street is the courtyard just off the lobby.

The courtyard design incorporates many elements of nature with hand cut stone walls, wood pergolas, a water feature and

lush plantings to create a tranquil setting observable from many residences as well as from the lobby.

November's gentle weather saw significant progress on the stone walls which are the foundation for the courtyard design.

# Featured Floor Plan



## Residence 101

Offered at \$1,150,000

2,400 s.f. of indoor living

Large patio

Private entrance

Direct elevator access

Brazilian cherry floors

SubZero & Wolf  
appliances

Wine fridge & pot filler

Fireplace

Located on the first floor

## Inside Residence 101

Residence 101 was designed to showcase the best features available at 77 South Angell condominiums. As part of the “west wing” 101 has direct elevator access for convenience, opening to gleaming Brazilian Cherry floors with graphic inlaid border at the entry hall. The elegant study off the entry

has a zero clearance fireplace and pocket doors.

A spacious living room will easily accommodate a piano. The large, private enclosed patio will include a gracious pergola.

The master suite enjoys hers and his closets with a generous allowance for customization.



The design feature of all stainless appliances is carried into the Wood Mode cabinets..

# 77 SOUTH ANGELL

**Furnished Model Open:**  
**Wednesday through Friday**  
**11am to 3pm**  
**Saturday and Sunday**  
**Noon to 2pm**  
**Other hours by appointment**

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Email: SFoster@77SouthAngell.com

## About the Developer

The residences at **77 South Angell** were built by [The Armory Revival Company](#). Armory has more than 22 years experience in conceiving, designing and building high quality residential communities. We have a passion for interesting design and for creating distinctive places to live and work.

Myles Standish Associates, a partnership of Paul Griesinger and Stephen Lewinstein, own and operate an extensive portfolio of fine properties and have brought new vitality to the Wayland Square neighborhood by inspired merchandising and management.

**Follow us on Twitter!**

## Festive Chocolate Candy Cane cookies!

### Cookies

- 1 3/4 C all purpose flour
- 1/2 C unsweetened cocoa powder
- 1/4 tspn salt
- 1 C sugar
- 1 1/2 sticks unsalted butter, room temperature
- 1 large egg

### Filling

- 1 C plus 2 Tbspn powdered sugar
- 1 1/2 sticks unsalted butter, room temperature
- 3/4 tspn peppermint extract
- 2+ drops red food coloring

1/2 C crushed red-and-white-striped candy canes or hard peppermint candies (about 4 ounces)

### For cookies:

Using electric mixer, beat sugar and butter in large bowl. Beat in egg. Add dry ingredients; beat until blended. Refrigerate dough 1 hour.

Preheat oven to 350°F. Scoop out dough by level tablespoonfuls, roll into balls, flatten each on cookie sheet lined with parchment paper (edges will crack). Bake until cookies no longer look wet, about 11 minutes (do not over-bake). Cool 5 minutes & transfer to racks to cool completely.

### For filling:

Using electric mixer, beat powdered sugar and butter, add extract and food coloring. Beat until light pink and well blended, adding more food coloring if darker pink color is desired. Generously

spread filling evenly over flat side of 1 cookie to edges; top with another cookie, flat side down, pressing gently to adhere. Repeat with remaining cookies and peppermint filling.

Place crushed candy canes on plate. Roll edges of cookie sandwiches in crushed candies. Store in airtight container at room temperature up to 3 days or freeze up to 2 weeks.)

