

Modular home company plans to build up to 25 homes at Plymouth subdivision

Developers of stalled project off Ship Pond Road hire new builder

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PLYMOUTH —

The developers of a Plymouth subdivision have tapped a modular home construction company from Bourne to help jumpstart sales at the property.

Don Shulman, president of Realty Development Associates, said his firm recently signed an agreement with developer Cheval LLC to be the sole builder of up to half of the lots at the 50-lot subdivision off Ship Pond Road.

The subdivision, which abuts a roughly 100-acre nature preserve, has been permitted for construction for several years. But only five homes have been built there so far, Shulman said. He said the build-out was slowed dramatically by the recent housing market downturn.

“It had just been languishing,” Shulman said. “They really need a new outlook, and some work done on the property. ... What we’re doing is giving it some of the cosmetics and uplift that it needs.”

Among other things, Shulman said his firm will install a gate at the entrance of the subdivision. He said the firm launched a Web site to promote the development, now known as **“The Trails of Plymouth,”** and began marketing the property within the past 30 days.

The houses will start at around \$365,000 for a 1,600-square-foot home, and range in price up to the “upper 400s,” Shulman said. The home sizes will range up to 2,600 square feet. The lots will be an average of one acre in size.

Shulman said his company’s modular homes are superior to many traditionally constructed houses because they can be built twice as quickly and the interiors are protected from the weather as the house is assembled. Much of the work is done at a Westchester Modular Homes plant in Wingdale, N.Y., before sections of the house, sealed from the elements, are transported to a home site to be assembled.

The process allows buyers to have a wide range of choices.

“Everything we do is custom-designed and built to order,” Shulman said. “We have hundreds of plans available, and out of those plans, every single one of them will be customized.”

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