A woman with long blonde hair, wearing a brown straw hat and a light-colored knit sweater, is riding a motorcycle. She is seen from the side, looking out over a harbor at sunset. The background shows the masts of sailboats and a warm, golden glow from the setting sun. The text "YOUR VOYAGE BEGINS" is overlaid in large, white, distressed font.

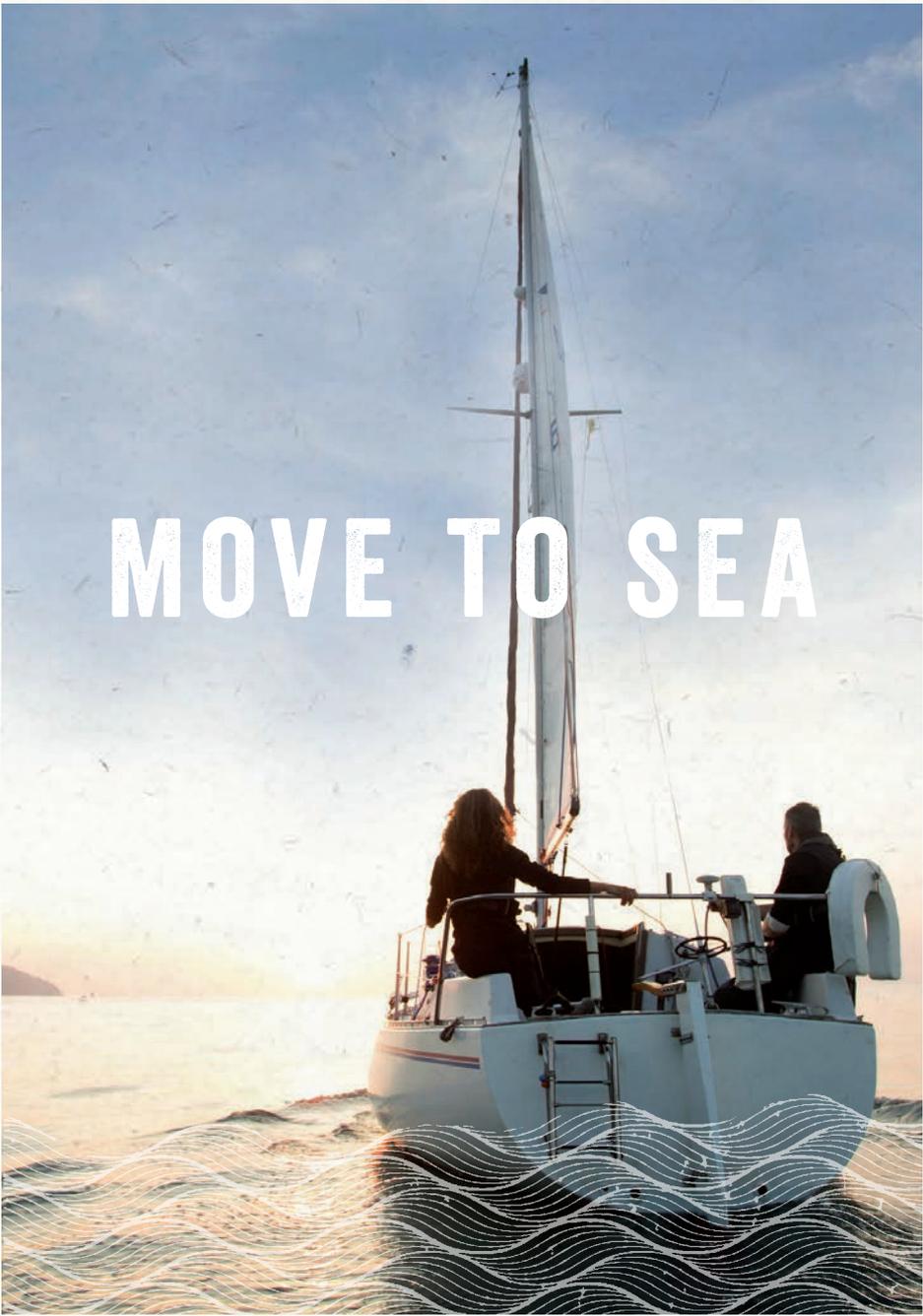
YOUR VOYAGE
BEGINS

APARTMENT HOMES
HARBOR
HEIGHTS
M Y S T I C



THE BEST OF LAND AND SEA

WHERE CHARM AND HISTORY MEET THE SHORE Harbor Heights is located in the lively coastal town of Mystic, with a storied history that embraces both nautical and earthly wonder. Whether you're taking in the charm of the surrounding farmland, walking on a nature trail to the Mystic Village, or making the quick drive to Downtown Mystic to shop, dine and stroll — the quaint, welcoming spirit of Mystic will genuinely enchant you. *The Best of Land and Sea.*



MOVE TO SEA

ARE YOU DRAWN TO THE SEA?

Are you drawn to the sea? Do you yearn to not only visit Mystic in the summer, but also live in this thriving coastal community, year-round? Life here offers a horizon filled with rolling green farmlands—seasoned with the scent of sea air. A farm-to-table bounty of nature's harvest. A pull of the tide with the inner knowing of a changing wind. Harbor Heights Mystic moves you closer to this reality. *Move to sea.*

SET SAIL FOR MYSTIC

HOMeward BOUND

MYSTIC'S PREMIER LIVING DESTINATION

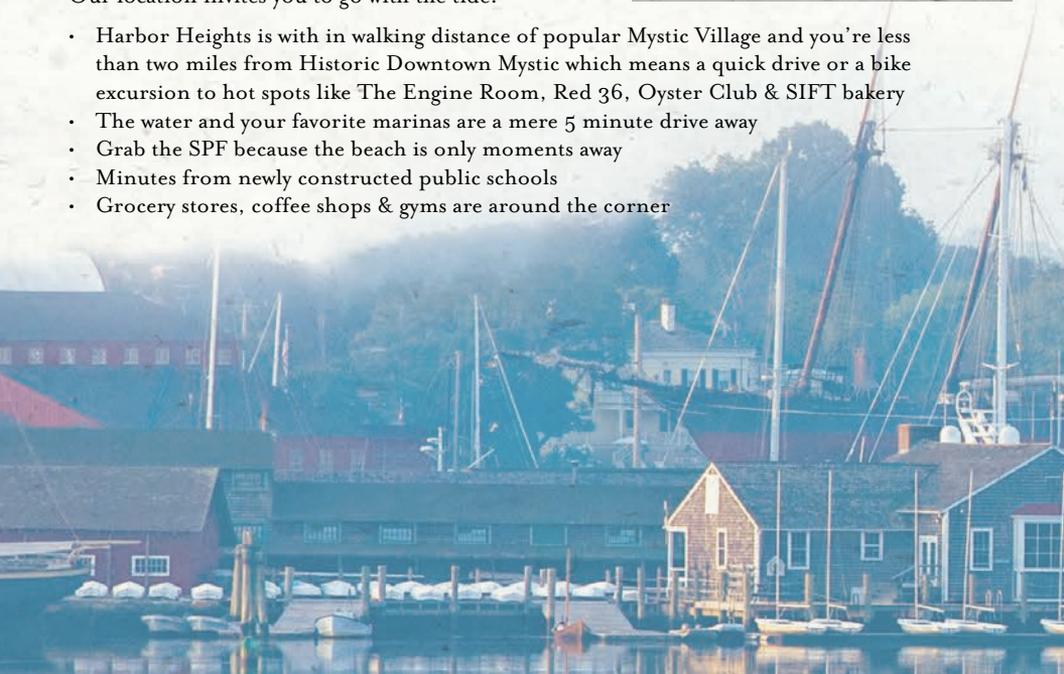
Whether you're moving up, moving out, or simplifying, Harbor Heights stunning contemporary one and two-bedroom apartment homes will welcome you in to the next phase of your life. This level of modern, amenity-rich living has been impossible to find in Mystic... until now.

Let your voyage home begin.

YOUR NEW HARBOR HEIGHTS HOME

Our location invites you to go with the tide.

- Harbor Heights is with in walking distance of popular Mystic Village and you're less than two miles from Historic Downtown Mystic which means a quick drive or a bike excursion to hot spots like The Engine Room, Red 36, Oyster Club & SIFT bakery
- The water and your favorite marinas are a mere 5 minute drive away
- Grab the SPF because the beach is only moments away
- Minutes from newly constructed public schools
- Grocery stores, coffee shops & gyms are around the corner





A LIFESTYLE DESTINATION

LUXURY AMENITIES

HIT THE DECK The pool deck, that is. Life doesn't get any better as you relax and unwind by the resort-style pool. Go for a dip or swim a few laps. When you need a break, sip on a drink at the bar or warm up by our outdoor fireplace or firepit. Whether in the sun or in the shade, you always have it made.

THE GREAT INDOORS Here, you can get a change of scenery without even going outside. Working from home? Just plug in at The Dock Clubhouse, and cozy up by the grand fireplace. Entertain friends at our Lounge and Café. A variety of inviting spaces offer endless possibilities for relaxing or gathering. Plus, community events like wine tastings, guest speakers, and yoga classes will help you connect with all your new neighbors.

THE GREAT OUTDOORS Want more reasons to live here? Meet your new neighbors around our fire pits and outdoor living areas or gather your friends and stroll to town on our nature trails. As if the sea air wasn't enough to get you out the door!

SHIP | SHAPE Fitness Studio

With top-of-the-line cardio equipment, a large variety of free weights and spa-inspired amenities, all in a beautiful studio space, you'll be in beach shape all year round.

CALLING ALL SEA DOGS Harbor Heights is pet-friendly offering a spacious Dog Park and Dog Spa to make sure even your trusty 'first mate' is living their best life.





FIND YOUR TRUE NORTH

INVITING INTERIORS

ELEVATOR SERVICE to each luxurious floor

LARGE, OPEN FLOOR PLANS that summon light into every room and from floor-to-ceiling sliding doors to your patio or balcony

GOURMET KITCHENS with free-standing islands and under mount sink

COASTAL GRAY GRANITE COUNTERTOPS are complemented by a matte white subway tile backsplash

UPGRADED STAINLESS STEEL ENERGY STAR APPLIANCES – including a full-size washer and dryer in each residence

WHITE PAINTED, WOOD SHAKER CABINETS with sleek nickel hardware evoke the classic New England aesthetic

BRUSHED OAK WIDE PLANK LUXURY FLOORING throughout all living areas with cozy carpet in the bedrooms

MODERN BATHROOMS boast arctic white subway tile and glass shower surrounds that compliment the upscale vanities with modern nickel fixtures and granite countertops.

NATIONALLY RECOGNIZED GREEN ENERGY BUILDING
Both winter and summer you'll appreciate the fact that each room has its own advanced heating and cooling system.





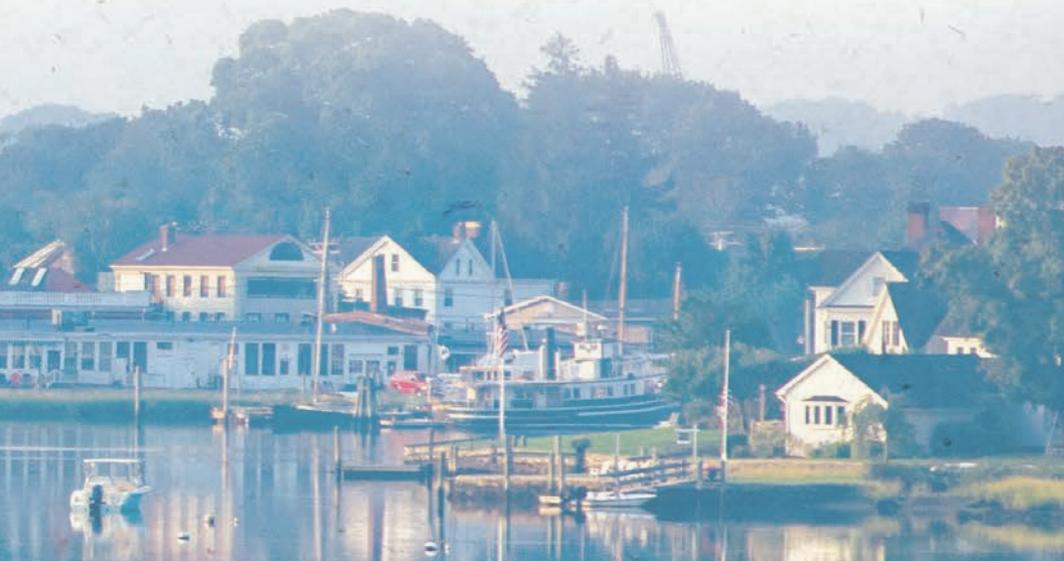
CHART YOUR OWN COURSE

AWARD-WINNING SMALL-TOWN LIFESTYLE

Mystic is consistently ranked one of the top 10 small towns and boating communities in America, and after you've experienced the award-winning farm-to-table restaurants and enjoy the endless array of exciting events like the Mystic Art Festival and Taste of Mystic, you'll understand why. Mystic is home to nationally recognized museums, art galleries, theaters, and great shopping too — not to mention that it is easily accessible from major highways making for a faster commute.

SEA AND DO

- Surrounded by the best boating in the state and beautiful Fishers Island Sound
- Minutes from white, sandy Connecticut and Rhode Island beaches
- Easy access to the highway and surrounding coastal towns
- Take a leisurely afternoon to sip and enjoy local wineries and breweries nearby
- Enjoy nature trails that connect to the Mystic Seaport and downtown Mystic





READY TO CHART YOUR OWN COURSE?

Take a deep breath and inhale that sea air and feel the calm of the natural landscape that surrounds your new seaside home escape in the heart of Mystic. This is why you chose to *Move to sea.*

With an award-winning professional management team and a driven approach to service, we look forward to helping you select your perfect new space. Call to schedule a private showing and 'sea' Harbor Heights for yourself.



50 Perkins Farm Drive, Mystic, CT 06355

HMYSTIC.COM