Over a decade after his well-received venture into the vampire genre, COLD HEARTS, writer/director Robert A. Masciantonio is back with a decidedly more hardcore horror outing, NEIGHBOR, hitting DVD from Lionsgate (see cover and details here ; in addition to the extras listed, the disc will also have two commentary tracks). The filmmaker sent us a few exclusive close-up grue photos (see ’em below) from the film, which streets July 27.

“NEIGHBOR was shot in only 18 days in cold Philadelphia and its suburbs,” Masciantonio tells Fango. “We had so much fun making this film, and I hope the fans love our Girl as much as I do.”

Said antiheroine is played by America Olivo, who has amassed quite a horror résumé recently with the FRIDAY THE 13TH redux, BLOOD WARS, THE LAST RESORT and BITCH SLAP,. “It’s a simple story about the one girl on the block who you don’t want to meet,” the filmmaker says. “Her toys are people and her game is torture, simply because she’s interested in seeing people squirm. I wanted to pay respect to classics like HALLOWEEN while understanding that people love SAW, so I tried to give them a little bit of both. It’s over-the-top and in your face, but it’s also about the house next to yours and what’s happening inside right now.” The NEIGHBOR ensemble also includes HEARTS co-star Christian Campbell, John Waters regular Mink Stole, Lauren Rooney, Pete Postiglione and Joe Aniska, with Masciantonio taking a supporting role as well.

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