

# Home Features

## RANCH FLOOR PLANS

### COLONIAL

1,227 sq. ft., 2 bedrooms, 2 full bathrooms (no fireplace)  
1 car garage **\$412,400**  
2 car garage **\$422,400**

### CRESTWOOD

1,427 sq. ft., 2 bedrooms, 2 full bathrooms  
1 car garage **\$424,900**  
2 car garage **\$434,900**

### CASTLETON

1,449 sq. ft., 2 bedrooms, 2 full bathrooms  
2 car garage **\$437,900**

### CASTLETON EXT. **\$444,900**

1,535 sq. ft., 2 bedroom, 2 full bathrooms  
2 car garage

## TWO-STORY FLOOR PLANS

### ARBOR WITH OFFICE **\$454,900**

1,762 sq. ft., 2 bedrooms, 2 1/2 bathrooms  
2 car garage

### APPLETON WITH OFFICE **\$464,900**

1,904 sq. ft., 2 bedrooms, 2 1/2 bathrooms  
2 car garage

### KITCHEN

- Granite countertops from Builder's Selection
- Double or Single bowl Sterling 8" undermount stainless steel sink
- Microwave over range
- Birch cabinets, soft close drawers, crown molding, lazy susan corner cabinet.
- Electric hookup for range is standard. Upgrade to gas available.
- GE stainless steel appliances (white and black available upon request): electric range, dishwasher, microwave. \$1,200 allowance if buyer makes own selections.
- Brushed nickel faucet (as shown in model home).

### BATHROOMS

- Granite countertops from Builder's Selection
- 5' one-piece fiberglass shower or tub surround
- Light fixture & mirror over vanity (builder's choice)
- Vent/Fan with light included in all baths
- Linen closet in master bathroom.
- Tile flooring
- Comfort height toilets
- Brushed nickel faucets

### INTERIOR

- Automatic fire sprinklers throughout the home
- Cathedral ceilings, per plan
- 5 ¼ baseboard molding
- 2 ½ window and door molding
- Brushed nickel lever door handles.
- Cathedral in living room and master bedroom, per plan
- Gas fireplace (blower, remote optional)
- Sherwin Williams paint, cashmere low lustre. Two standard colors to choose from (Dover White or Agreeable Grey). Cashmere medium lustre on trim.

Updated: Sept. 15, 2020

**EXCLUSIVELY MARKETED BY: KELLER WILLIAMS GATEWAY REALTY**

- Flooring: Red oak prefinished natural hardwood flooring in kitchen, foyer, dining room, living room and hallway.
- Tile from builder's selection in bathrooms, laundry.
- Carpet: Installed w/ 8 lb. pad in all bedrooms. \$20 sq. ft.
- Gas Fireplace with stone surround (blower, remote are upgrades).

## EXTERIOR

- Roof: GAF or IKO AR 30-year Architectural Shingles, Color: Weatherwood.
- Ice & water shield, metal drip edge, vented soffits and ridge
- Vinyl Siding. Buyer to choose from builder's selection.
- Gutters, front only.
- Shutters: Front of home only, buyer to choose from builder's selection.
- Windows: Harvey vinyl windows, tilt-out, Lo-E insulated glass with Argon gas, full screens
- Exterior light at front and back door.
- 10x12 pressure-treated deck with two steps (additional steps, \$200/step. Composite decking/vinyl railings, optional)
- Landscaping: Homes accented with shrubbery. Vinyl fencing and shrubbery between some units at builder's discretion. All landscaping at builder's discretion.
- Irrigation: Landscape sprinklers for each unit per builders plan. Maintained by Condominium Association.
- Driveway: Paved driveway and walkways.
- Front Entrance: All homes have a covered front entrance with composite decking.
- Garage: Single or two-car attached garages. Automatic door openers. Insulated Raised Panel doors. Exterior keypads are optional. See upgrades.

## CONSTRUCTION

- 2 x 6 plates
- 2 x 6 wood studs
- 2 x 4 wood studs in garage
- 2 x 10 wood joist 3/4" tongue & groove flooring
- Poured concrete footings and walls
- 8" Minimum foundation walls
- 4" Concrete basement and garage floors

## HEATING & COOLING

- Single zone. Forced hot air, direct vent 92% efficiency gas furnace.
- Gas 40-gallon hot water heater. Can be upgraded to Rinnai tankless hot water heater, see upgrades list.
- Central air conditioning in all units.
- Insulation: R-38 Attic, R-30 Basement, R-21 Exterior walls

## UTILITIES

- Underground electric; provider: Liberty Utilities
- Telephone; providers: Comcast
- Cable TV – provider: Comcast
- Private, weekly curbside trash pickup included in HOA fee
- Propane: Underground storage tank, separately metered. All homeowners will receive discount on propane prices for 5-year contract with Eastern Propane.

## ELECTRICAL

- Smoke and carbon monoxide detectors
- Two exterior GFI outlets
- 2 cable and 2 CAT phone outlets
- 5 recessed cans in kitchen
- 1 motion light at garage doors
- 2 bedroom ceiling lights
- 2 bath exhaust fan/lights
- Wired for microwave over stove
- Wired for paddle fan in living room and master bedroom (fan supplied by buyer)
- 100 amp electrical service
- All light fixtures supplied by builder. No credit if buyer chooses to supply light fixtures.

## CONDO FEE - \$220/month

- Private, weekly curbside trash/recycling pickup
- Landscaping
- Snow Removal (road, driveway, walkways)
- Landscape Irrigation (front and sides of each unit)
- Water & Sewer (Community well with back-up generator power. Community septic system.)
- Clubhouse
- Master insurance policy for common area & clubhouse

# Vendors

## FLOORING

### Nashua Wallpaper & Flooring

129 West Pearl St.  
Nashua, NH

#### Contact Person:

Shannon Gage Haley, Design Consultant  
603-882-9491  
shannonnashuawallpaper@gmail.com

## APPLIANCES

### Dracut Appliance

1112 Lakeview Ave.  
Dracut, MA 01826

#### Contact Person:

Craig Moran  
(978) 957-2300 ext. 13  
Craig@dracutappliance.com

#### Standard Selections:

GE Electric Range Model #: JB645RKSS

GE Dishwasher Model #: WGDF530PSMSS

GE Over Range Microwave Model #: JVM3160RFSS

No refrigerator, washer or dryer will be installed until after closing. All upgrades must be paid directly to vendor.

## KITCHENS/BATHROOMS

### Specialty Kitchens

4 Hudson Park Dr.  
Hudson, NH 03051

#### Contact Person:

Matt Clement, New Construction Coordinator/Designer  
(603) 883-9154  
mclement@specialtykitchens.com  
www.specialtykitchens.com

All upgrades must be paid directly to vendor. Kitchens and bathrooms will not be ordered until upgrades are paid in full.

## FIREPLACE

### Advantage Fireplace

261 Primrose St.  
Haverhill, MA 01830  
(978) 372-8115

## SECURITY SYSTEMS

### SSI Security

46 Derry St.  
Hudson, NH 03051  
securelysound.com  
603-882-0067

Items in model home are for reference only. Each home is individual. All extras must be ordered and paid for upfront — NO EXCEPTIONS. Any item may be substituted with another item at builder's discretion.