

OUTSTANDING COMMUNITY FEATURES

- ♦ 144-acre wooded site bordered by town forest and natural conservation land with substantial areas of untouched open space
- ♦ Network of walking trails connecting to a town trail system
- ♦ Professionally designed and superbly maintained landscaping at entrance and common areas
- ♦ Underground irrigation system
- ♦ 2-10 Home Buyer's Warranty effective years 2-10
- ♦ Preservation of a natural wildlife corridor and original stone walls on site
- ♦ Natural borders that create exclusivity and privacy for homeowners
- ♦ Community clubhouse including full kitchen, gas fireplace, large deck, exercise room and shower
- ♦ Outdoor pool
- ♦ Luxurious 2- and 3-bedroom single-family detached condominiums with first floor master suites
- ♦ Public water – Pennichuck Water Works
- ♦ State-of-the-art, environmentally friendly septic systems
- ♦ Propane gas

DISTINCTIVE EXTERIORS

- ♦ Each home includes a professionally designed landscape package featuring a fully hydrosseeded yard, foundation plantings and underground irrigation system
- ♦ Low-maintenance CertainTeed vinyl siding
- ♦ 30-year CertainTeed architectural shingles
- ♦ Low E insulated vinyl windows
- ♦ Therma-Tru front entry door
- ♦ Full basement with Tremco Watchdog waterproofing

- ♦ Spacious two-car, fully drywalled garage with steel insulated doors and automatic garage door openers
- ♦ Beautiful Cambara hardwood decking on front porch
- ♦ Steel reinforced foundation walls
- ♦ 2" x 6" exterior wall construction
- ♦ Pressure treated rear deck
- ♦ Insulation: R-21 exterior walls; R-19 basement ceiling; R-49 attic ceiling
- ♦ Cement walkways

IMPRESSIVE INTERIORS

- ♦ Six spacious home designs specifically planned for today's active adults
- ♦ Wide variety of home personalization options
- ♦ Nine foot ceilings*
- ♦ Rich oak hardwood flooring in entry foyer, kitchen, gathering/breakfast room*
- ♦ Ceramic tile flooring in baths, mudroom/laundry areas*
- ♦ Full color selection of plush carpeting
- ♦ Chair rail in Dining Room*
- ♦ Decora rocker light switches*
- ♦ High efficiency forced warm air furnace
- ♦ Central air conditioning
- ♦ Trim package includes 2 1/2" door and window casing plus 3 1/4" base molding
- ♦ Easy to use lever door handles
- ♦ Heatilator gas fireplace
- ♦ Benjamin Moore paints
- ♦ 200 amp electrical service*
- ♦ Structured wiring package: 3 phone and 3 cable lines standard
- ♦ Energy saving tankless water heater

GOURMET KITCHENS

- ♦ Your choice of Maple, Oak or White/Off White Thermofoil Aristokraft cabinetry with 36" upper cabinets
- ♦ Granite countertops
- ♦ Rich oak hardwood flooring*
- ♦ GE appliance collection including electric range, over-the-range microwave and dishwasher
- ♦ Moen double-bowl stainless steel undermount sink
- ♦ Moen single-handle kitchen faucet
- ♦ Ice maker line

LUXURIOUS BATHROOMS

- ♦ Your choice of Maple, Oak or White/Off White Thermofoil Aristokraft cabinetry
- ♦ Solid surface countertops
- ♦ Dual Integral bowls in master bath
- ♦ Kohler soaking tub (in some models)
- ♦ Moen faucets
- ♦ Brushed nickel lighting fixtures over vanities
- ♦ Ceramic tile flooring*

PERSONALIZATION OPTIONS

- ♦ Four-season or screen porches
- ♦ Finished basements
- ♦ Front elevation choice including CertainTeed Cedar Impressions cedar shingle siding
- ♦ Brick paver walkways or concrete/brick paver patios
- ♦ Composite decking

- ♦ Dramatic tray or raised ceilings
- ♦ Built-in cabinetry in study and great room
- ♦ Built-in media center in finished basement
- ♦ Decorative molding packages including chair rails, crown molding and picture molding
- ♦ State-of-the-art communication and media systems, including upgraded structured wiring packages for hi-speed internet and computer networking, phone, fax and cable, plus home theater systems and whole home audio
- ♦ Home security systems
- ♦ Humidifier and air cleaner
- ♦ Central vac system
- ♦ Granite lamppost
- ♦ Custom lighting packages including recessed lighting, eyeball lights, shower lighting, undercabinet lighting

**WE RESERVE THE RIGHT TO
SUBSTITUTE EQUIVALENT
PRODUCTS FOR ALL BRAND
NAMES LISTED AND TO MAKE
CHANGES WITHOUT PRIOR
NOTICE.**

*Homes built for
the way you live!*

