

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
- ◆ Bonded Builders 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 by Septi-tech
- ◆ Propane gas

DISTINCTIVE EXTERIORS

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

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- ◆ 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

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 wall-to-wall carpeting
- ◆ Chair rail in Dining Room
- ◆ Seagull lighting fixtures
- ◆ Decora rocker light switches
- ◆ York 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
- ◆ Choice of granite or Staron solid surface 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 Monticello single-handle kitchen faucet with side spray
- ◆ Ice maker line

LUXURIOUS BATHROOMS

- ◆ Your choice of Maple, Oak or White/Off White Aristokraft cabinetry
- ◆ Staron solid surface countertops
- ◆ Dual Integral bowls in master bath
- ◆ Kohler soaking tub (in some models)
- ◆ Moen Chateau series faucets
- ◆ Seagull decorative lighting fixtures
- ◆ Ceramic tile flooring

PERSONALIZATION OPTIONS

- ◆ Four-season or screen porches
- ◆ Finished basements custom designed
- ◆ Front elevation choice including CertainTeed Cedar Impressions cedar shingle siding
- ◆ Brick paver or concrete walkways and patios

- ◆ 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 system
- ◆ Humidifier and air cleaner
- ◆ Central vac system
- ◆ Granite mailbox post and lamppost
- ◆ Custom lighting packages including recessed lighting, eyeball lights, shower lighting
- ◆ Fencing

All homes
Energy Star®
certified



* We reserve the right to substitute equivalent products for all brand names listed and to make changes without prior notice.

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the way you live!*



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