

FEATURES AND BENEFITS

FOUNDATION

Foundation walls are 10" thick poured concrete. Foundation will be waterproof. Basement and garage floors are 4" poured concrete. A passive radon vent will be installed.

EXTERIOR CONSTRUCTION

Roofing material is 30-year architectural style shingles with 3' of ice & water shield. Exterior walls are nominal 2" by 4", 16" on center. Siding is vinyl over OSB board. Front steps are pressure treated decking. Walk and driveway are paved. An 8' by 5' pressure treated deck is included. 2 frost-proof exterior faucets are provided. Vinyl shutters are included on front elevation.

INTERIOR WALLS AND INSULATION

All interior walls are blueboard with skimcoat plaster. Walls are smooth. Ceilings and closets are textured. Insulation in basement ceilings is R-19; exterior walls, R-13 and attic ceilings, R-30.

WINDOWS AND DOORS

Windows are 6 over 0 vinyl-insulated tilt-in with screens. Exterior doors are steel. Interior doors are 4-panel masonite with "F" series Schlage™ brushed nickel Plymouth passage sets.

HVAC, WATER, & SEWER

Heating is Forced hot air by gas with a high efficiency concentric vent. Each home is roughed for air conditioning. A 80-gallon insulated, electric hot water heater and exterior dryer vent are included. Water and sewer are provided via town source.

ELECTRICAL

All homes have a 150-amp service and are wired with smoke and carbon monoxide detectors as per code. Surface mount lighting, switched outlets, and 3 Cable TV and 4 telephone jacks are included.

INTERIOR TRIM

All doors, windows and cased openings are trimmed with 2½" Windsor casing with 5¼" baseboard. Vinyl coated wire shelving is provided in all closets.

KITCHEN & BATHS

Kitchen counter top and bath counters to be square edge Wilsonart™ laminate. Cabinets are a stained oak, recessed panel design and feature wood doors and adjustable shelving. Appliances include a range, microwave and dishwasher by Frigidaire™. All plumbing fixtures are by Kohler™. All full baths have a combination tub/shower unit, a fan/light unit and mirror. Refer to packages.

PAINTING

All interior wood trim is primed and painted China White in a semi-gloss. All interior walls to be Muslin flat latex. All paint by Benjamin Moore™.

FLOORING

Vinyl is included in the foyer, kitchen and baths. Carpet is standard in all remaining rooms. Refer to packages.

EXTRAS

Packages may be upgraded and bonus options may be available.

Disclaimer: Please be advised plans and specifications are subject to change, error & omission, September 2008.



For more information contact
Dawn Dunbar
978-360-9219
ddunbar@nwdevelopment.com

Blue Heron

*at
Parker Pond*



*A New Cape-Cod Style Village
Providing The Best In...*

...Location

...New Construction

...& Maintenance-Free Living

THE DEVELOPMENT PHILOSOPHY: STYLE & CONVENIENCE

Nestled along a thirty-eight acre scenic pond and down the bend from the heart of downtown Gardner, Blue Heron at Parker Pond was designed with style and convenience in mind.

The time-honored appeal of Cape Cod style architecture was implemented in the design of each town home.

The village consists of 54 condominiums which are grouped in either 3 or 4 unit buildings. Along with the standard activity areas, designs feature two or three bedroom plans and optional first floor master suites. Each design offers the added convenience of an attached garage and full basements, some of which may provide for walkout access.

The condominium lifestyle at Blue Heron at Parker Pond provides for a maintenance-free and distinctive standard of living. Without the added expense of auxiliary amenities, the monthly condominium fees are ensured to remain sound and provide for the services required such as landscaping, exterior home maintenance and removal of rubbish & snow. The Blue Heron Rules and Regulations preserve the aesthetics of the village and aid in creating a source of cooperation among the members of the neighborhood. A Homeowner's Association acts to oversee these services and is assisted by a professional management company. At completion of Blue Heron the Association will be turned over to the members of the village to govern.

Blue Heron at Parker Pond serves as an example of the "smart-growth" philosophy for residential development by providing for reduced commuting and easy access to town facilities. Strolling along brick walks and tree lined streets you can enjoy a plentiful assortment of specialty shoppes and diverse dining options moments from your doorstep! Sporting and recreation opportunities are abundant at Dunn Park & North Central Pathway, the municipal swim and golf clubs, the skating rink, two bowling facilities, and five fitness centers; each merely three to seven minutes away! Entertainment including the museum and cinema are less than two miles from home. All public schools and the library are conveniently located within three miles. Business and personal services, the hospital and even City Hall are all within a three to six minute commute. The popularity of downtown Gardner is supported by a warm and neighborly community, which awaits your arrival!



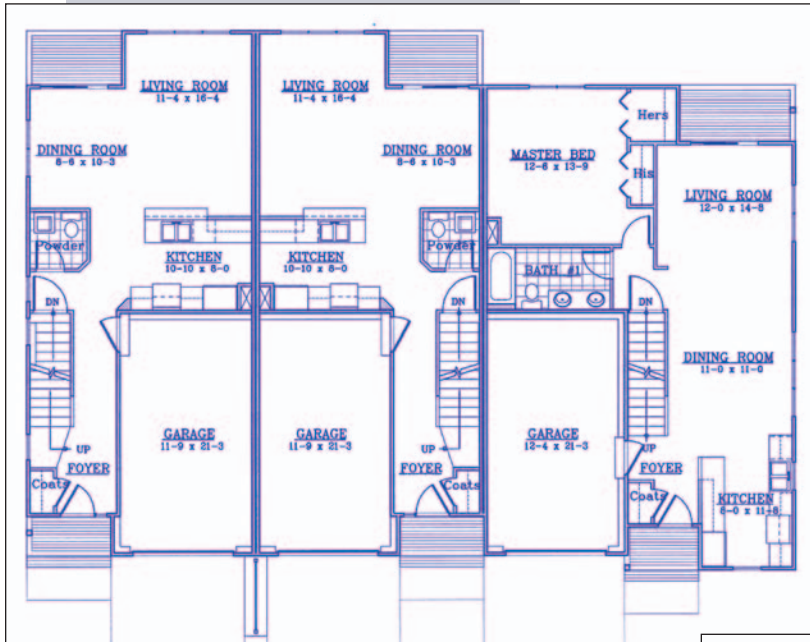
Aside from these amenities Blue Heron at Parker Pond is a prime location with direct access to Route 2. The village is approximately 20 miles from Worcester & Nashua, New Hampshire, 60 miles from Boston & Springfield and within close proximity to the commuter rail and major Routes 2A, 202 & 190.

Blue Heron at Parker Pond is a new village community designed to bridge the needs of today's lifestyles by providing traditional charm, modern essentials and market value.

DESIGN



Triplex Front Elevation



First Floor

First Floor each 630 +/- living Sq. Ft.

First Floor 840 +/- living Sq. Ft.

Second Floor

Second Floor each 615 +/- living Sq. Ft.

Second Floor 540 +/- living Sq. Ft.

