

MADISON PLACE

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 with mahogany decking. Walk and driveway are paved. An 8' by 12' 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 6 vinyl-insulated tilt-in with screens. Exterior doors consist of fiberglass entry, and the garage is an insulated steel. Interior doors are 6-panel masonite with "F" series Schlage™ brass Plymouth passage sets.

HVAC, WATER, & SEWER

Heating is Forced hot air by gas with a high efficiency concentric vent. Each home is individually air conditioned. A 50-gallon insulated, direct vent, gas hot water heater and exterior dryer vent are included. Water is provided via town source and sewerage managed via a common system that services all 8-units.

ELECTRICAL

All homes have a 200-amp service and are wired with smoke detectors as per code. One spotlight is provided in rear. Recessed lights, switched outlets, and 3 Cable TVs and 3 CAT5 are included.

INTERIOR TRIM

All doors, windows and cased openings are trimmed with 2½" casing with 3½" baseboard. Vinyl coated wire shelving is provided in all closets.

KITCHEN & BATHS

Kitchen counter top to be Granite and bath counters to be square edge Wilsonart™ laminate. Cabinets feature wood doors and adjustable shelving with a choice of Oak, Cherry, Maple, or White. Appliances include a range, microwave and dishwasher by GE™. 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 Super White in a semi-gloss. All interior walls to be China White or Linen White flat latex. All paint by Benjamin Moore™.

FLOORING

Hardwood is included in the foyer, kitchen, dining room and living room. Tile is included in the baths and laundry. Carpet is standard in all remaining rooms.

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.



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Madison Place



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

...Location

...New Construction

... & Maintenance-Free Living

THE DEVELOPMENT PHILOSOPHY: STYLE & CONVENIENCE

Nestled in the heart of North Acton, Madison Place was designed with style and convenience in mind.

The time-honored appeal of cape-cod style architecture was implemented in the design of each duplex. Pairing only two town homes maximizes the benefits of the condominium lifestyle. Enhanced privacy and sunlit rooms translates to “End-Unit Designs” traditionally commanding greater re-sale value on the market.

The interior space provides for over 2,000 square feet of living area not including finished lower level options that can increase the home to over 3,000 square feet. Along with the standard activity areas, designs feature first floor master suites and laundry rooms, two additional bedrooms, two full baths and a powder room. Each design offers the added convenience of attached 2-vehicle garages and full basements, many of which provide for walkout access.

Designs employ the concept of “open flow.” Kitchen, dining and great rooms are clearly defined yet blend seamlessly into a large, welcoming environment. Second story open lofts and cathedral ceilings in the great rooms and master bedrooms amplify this effect. With the majority of activity areas located on the central floor the designs effectively provide for the highly sought after convenience of “single-story living.”

The condominium lifestyle at Madison Place 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 and septic maintenance, and removal of rubbish and snow. The Madison Place Rules and Regulations preserve the aesthetics of the village and aid in creating a source of cooperation among the members of the community. A Homeowner's Association acts to oversee these services and is assisted by a professional management company. At completion of Madison Place the Association will be turned over to the members of the village to govern.

Madison Place blends the benefits of historic and modern in location. Bordered by the picturesque town center, the village is moments away from the Town Hall, Library, Community Playground and Arboretum. This location also serves as an example of the “smart-growth” philosophy for residential development by providing for reduced commuting and easy access to town



facilities. Recreation opportunities such as community parks & trails, fitness centers, riding stables, skiing and a golf and country club are minutes away. For all your shopping needs there is a plentiful assortment of plazas along with fashion and gift boutiques, art and furnishings galleries and salons. Almost any service is moments from your doorstep whether a package is to be mailed, a pet to be groomed or the taxes to be filed! Aside from these direct conveniences Madison Place is a prime location with access to Routes 27, 111 & 2. The village is approximately 25 miles northwest of Boston and within close proximity to commuter trains, Routes 495 & 128.

Madison Place is a small village community designed to bridge the needs of today's lifestyles by providing traditional charm, everyday essentials and market value.

THE TRADITIONAL CAPE-COD DESIGN



Front Elevation



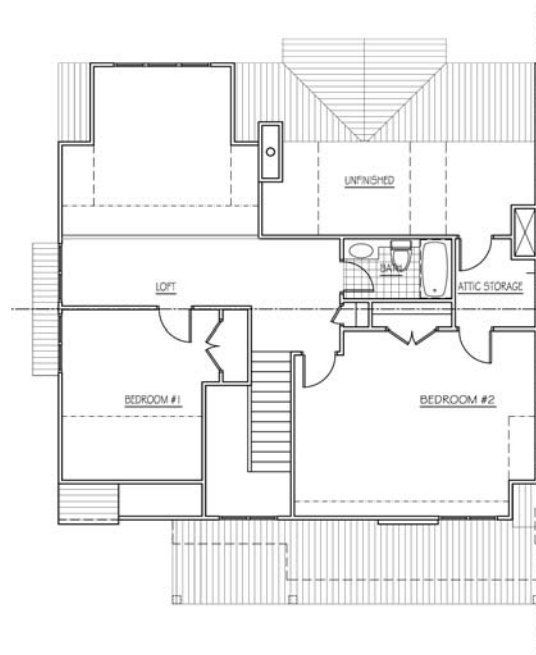
Side Elevation



Rear Elevation



First Floor 1,262 \pm living sq.ft.



Second Floor 802 \pm living sq.ft.

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