

# 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

All homes are Energy Star™ certified. 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 cedar shake. 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.

## 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 Andersen 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 concentration. Each home is individually air conditioned by a central cooling system. A zero clearance gas fireplace with marble surround and wood mantle is provided in the great room. 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 177-units.

## FLOORING

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

## ELECTRICAL

All homes have a 200-amp service and are wired with smoke detectors as per code. One spotlight is provided in rear. Surface-mount lighting, switched outlets, 4 Cable TV and 4 CAT5 are included. Refer to package.

## KITCHEN & BATHS

Kitchen countertop to be granite and bathroom countertops are solid surface. 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™. Master bath shower to be tile and all remaining baths have a combination tub/shower unit. A fan/light unit and mirror are in each bath. Refer to packages.

## INTERIOR TRIM

All doors, windows and cased openings are trimmed with 3½" Stafford casing with 5" baseboard. Vinyl coated wire shelving is provided in all closets.

## PAINTING

All interior wood trim is primed and painted with Benjamin Moore™.

## LANDSCAPING

Refer to ALSCP Landscape Plan and Package

## EXTRAS

Packages may be upgraded and bonus options may be available.



# FINE DINING & LOUNGE



Quail Ridge Properties, LLC  
www.quailridgecc.org / Tel. 978 264 0399  
354 Great Road, Acton, MA 01720

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

*The Residences*  
*at*  
*Quail Ridge*



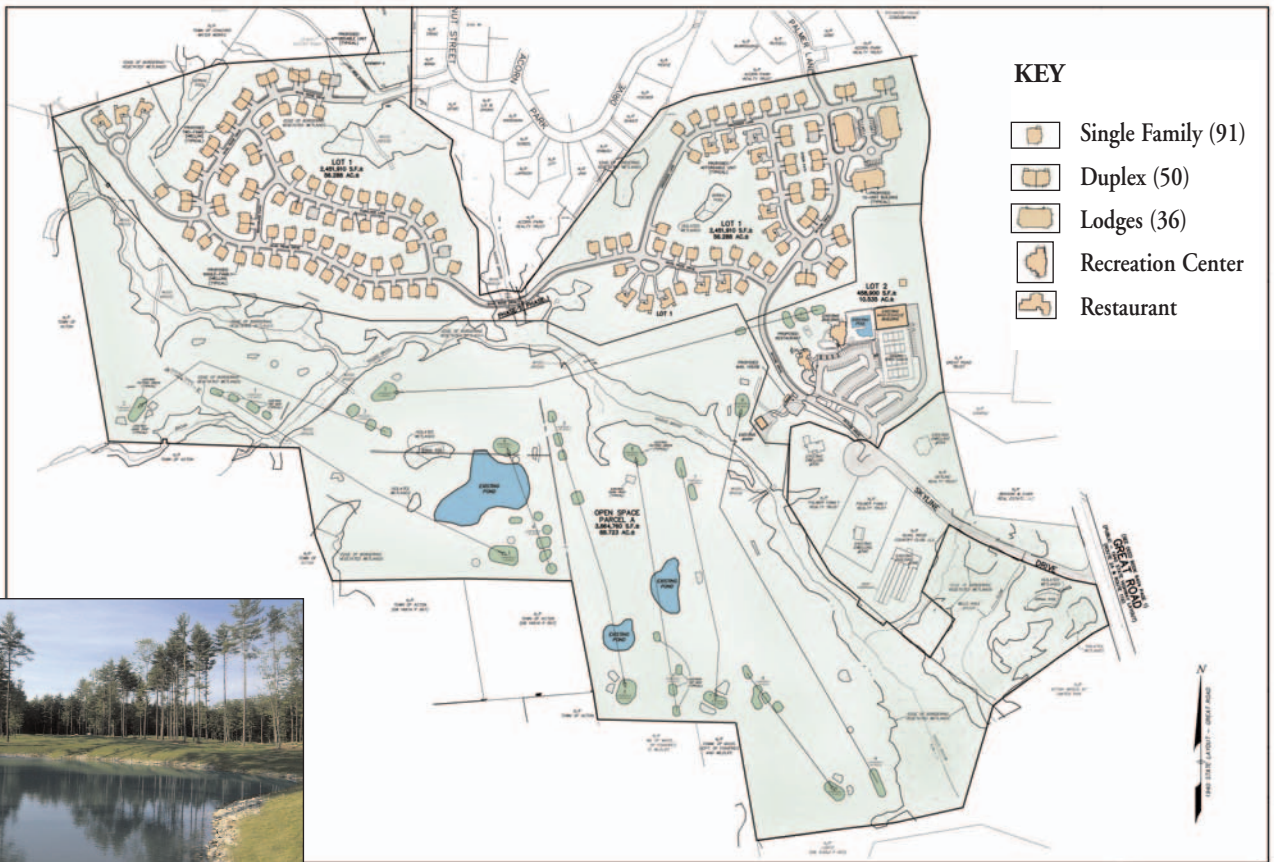
*The resort lifestyle perfectly and  
picturesquely suited for a new  
generation of active adults*

# *It's like being on vacation everyday.....*

A resort lifestyle awaits you at The Residences at Quail Ridge. We've taken the fundamentals of a private country club — fine dining, sensational 9-hole golf course, multifaceted swimming area, tennis and year round fitness center — and redefined the traditional New England neighborhood to suit a new generation of active adults by adding superlative housing and resort like attention and amenities.

***Hit a bucket of balls. Work on your serve. Try a yoga class.  
Tuck a rolled towel beneath your head and recline on a  
poolside lounge chair.***

Relax and enjoy the opportunities that warm New England days bring, content that you are *away from it all* and yet *already home*.

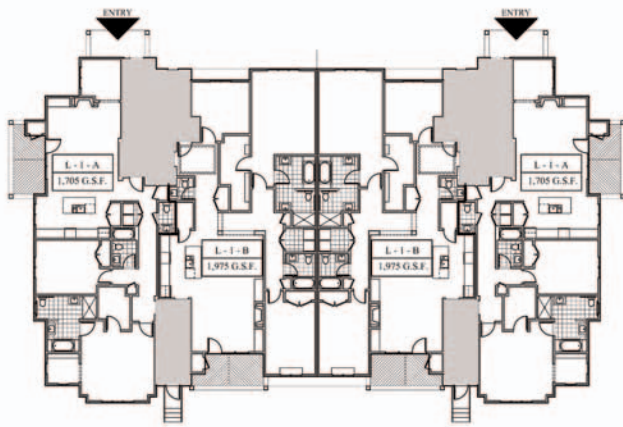


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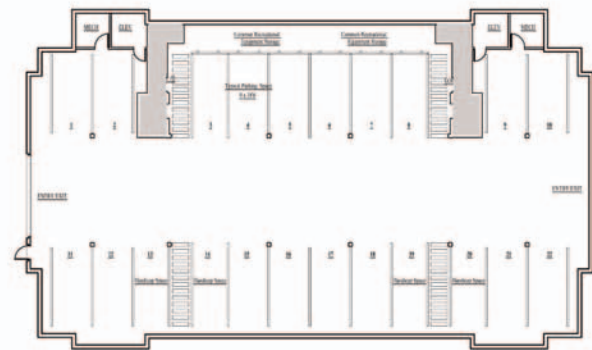
# THE LODGES – GARDEN STYLE FLATS



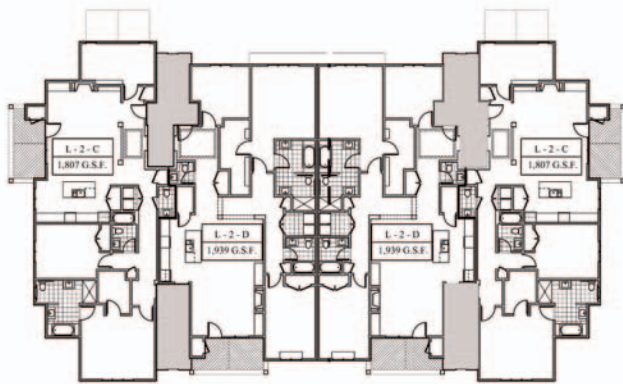
Front Elevation



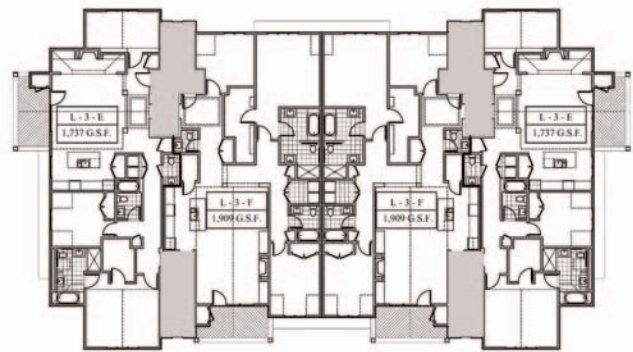
TYPICAL FIRST FLOOR PLAN



TYPICAL PARKING LEVEL PLAN



TYPICAL SECOND FLOOR PLAN



TYPICAL THIRD FLOOR PLAN

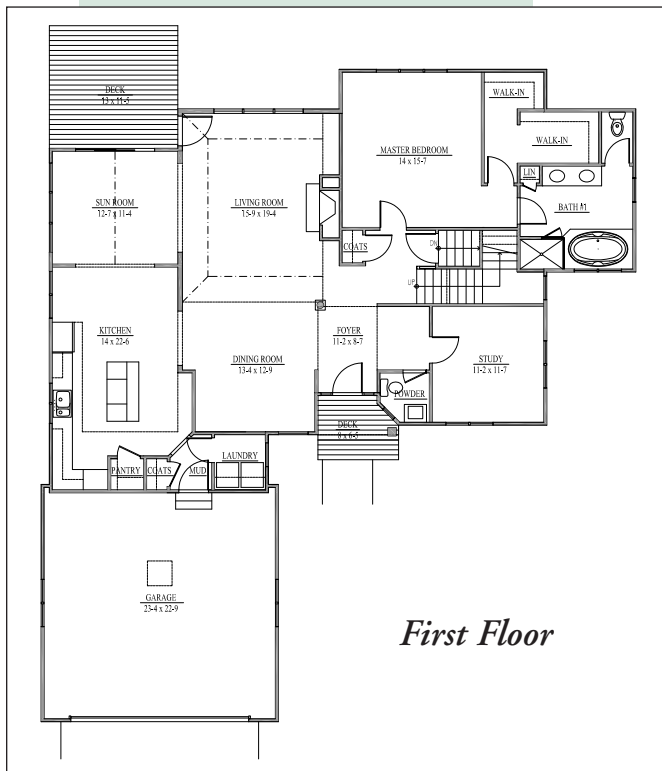
Living Sq.Ft: 1,700 to 1,900

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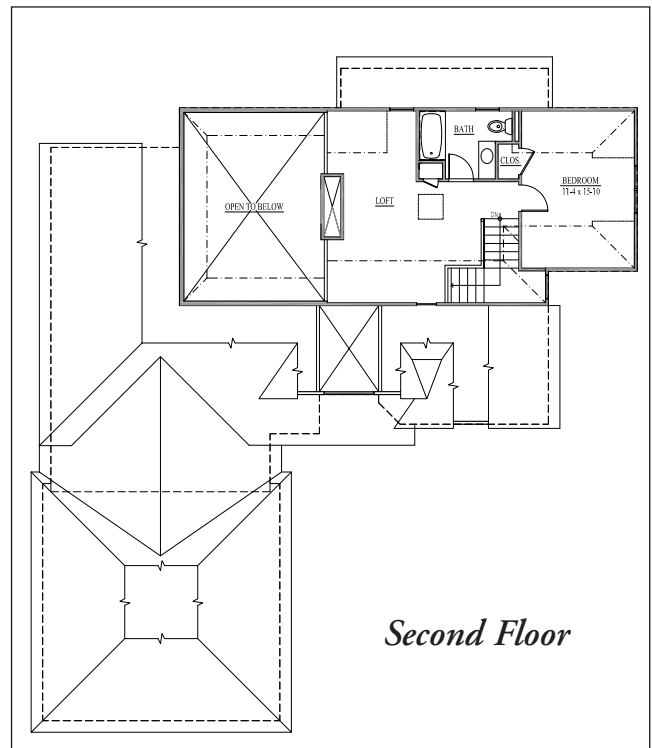
# DETACHED STYLE B



Front Elevation



First Floor



Second Floor

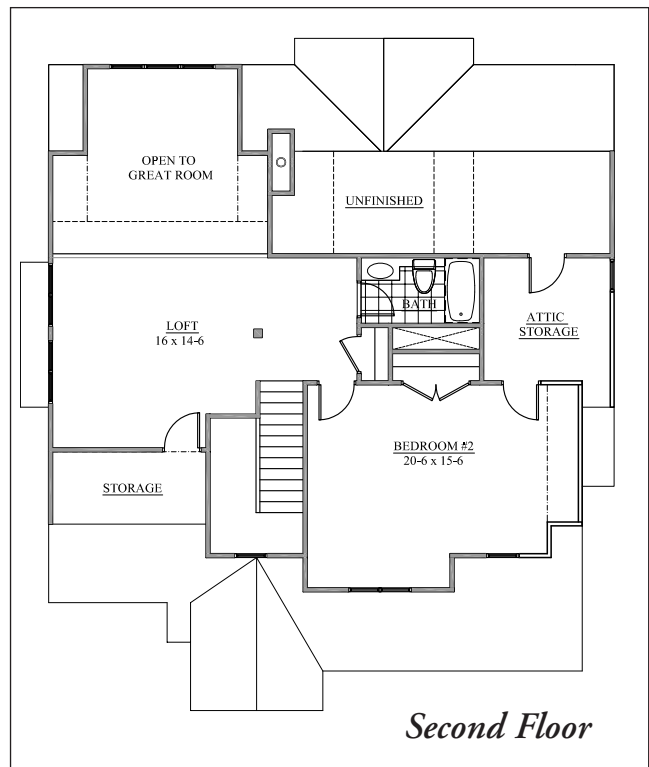
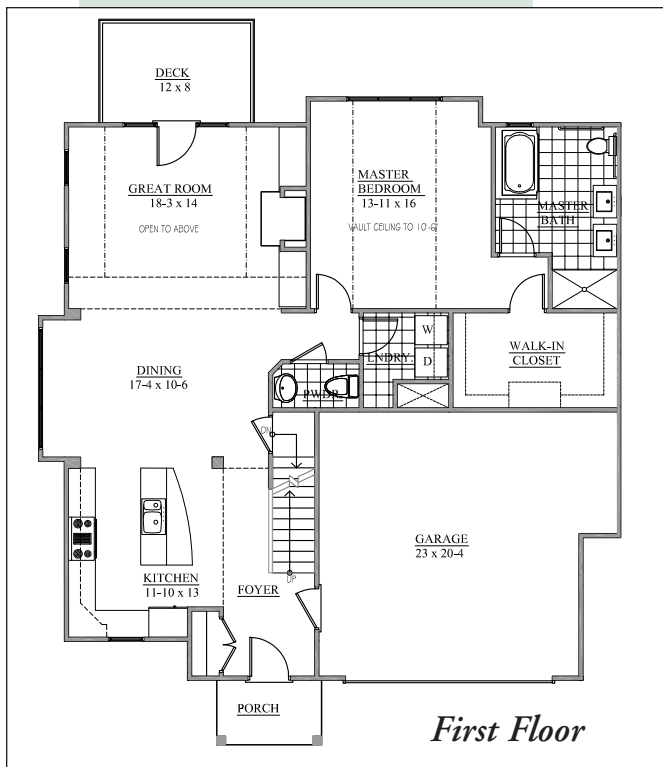
Living Sq.Ft: 2,463

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# DETACHED STYLE C



Front Elevation



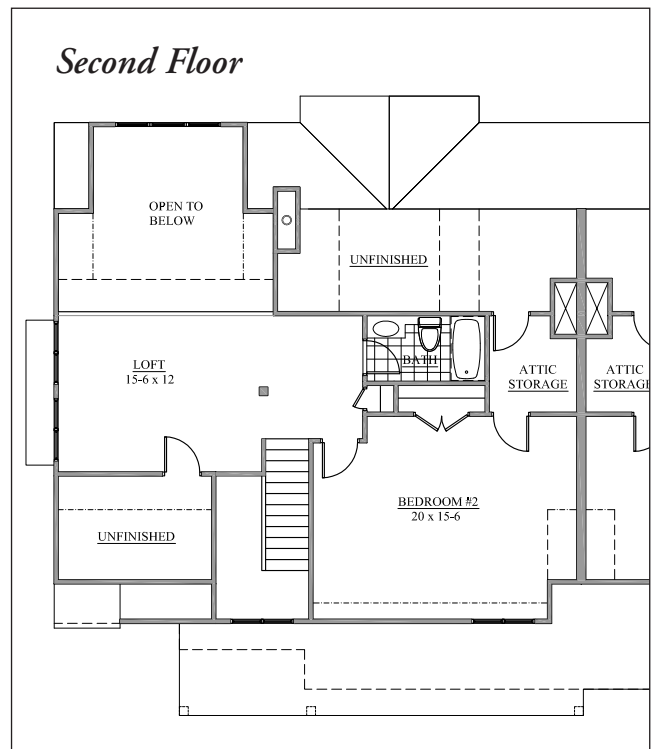
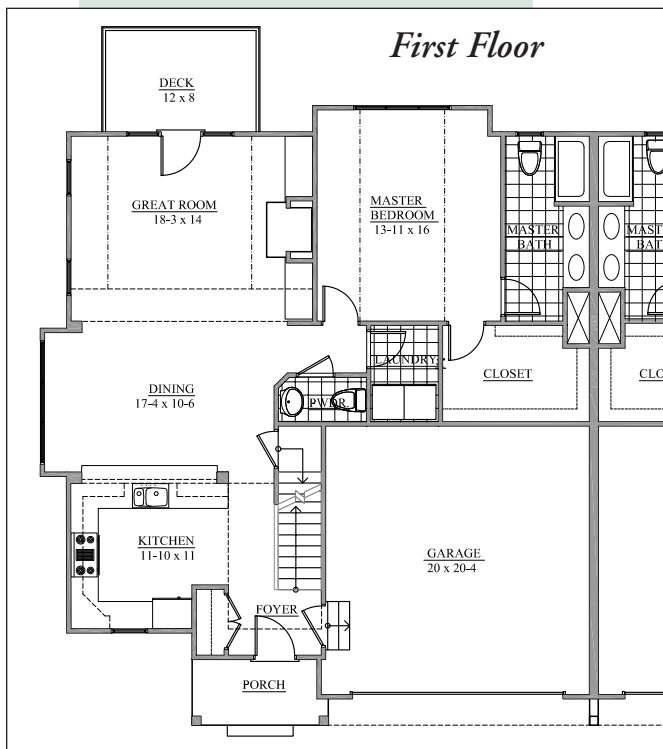
Living Sq.Ft: 2,064

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# DUPLEX STYLE D



Front Elevation



Unit on right side is mirror image.

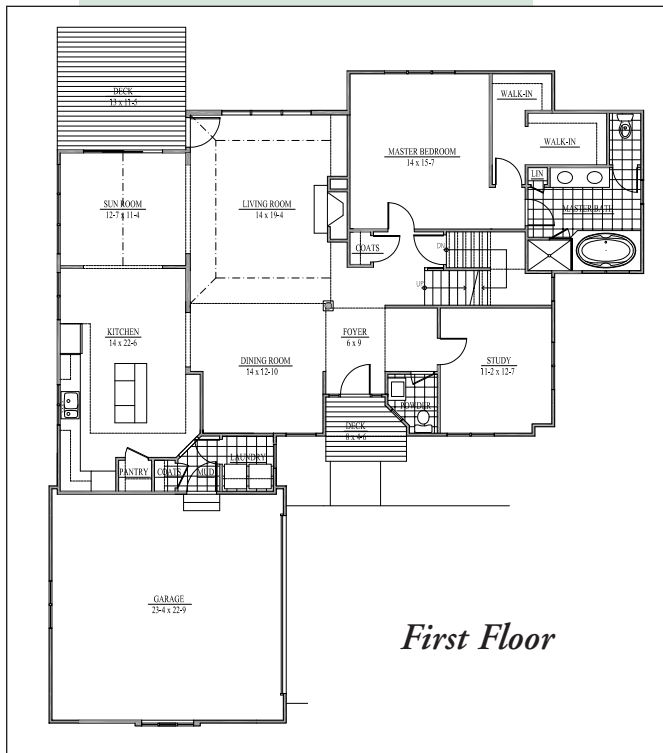
Living Sq.Ft: 1,930

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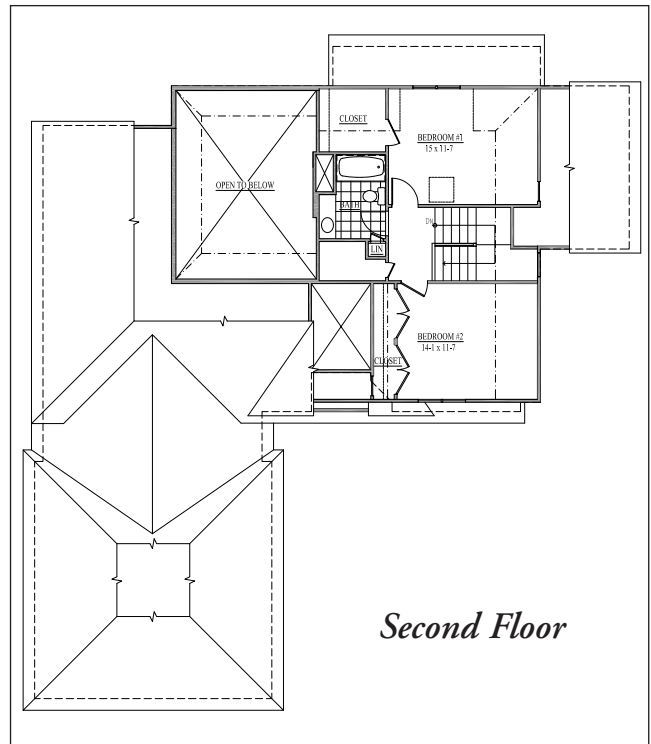
# DETACHED STYLE A



Front Elevation



First Floor



Second Floor

Living Sq.Ft: 2,487

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