

THE VILLAGE AT POND VIEW

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 roughed for air conditioning. 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 64-units.

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, and 1 Cable TV and CAT5 are included.

INTERIOR TRIM

All doors, windows and cased openings are trimmed with 2½" Colonial casing with 3½" 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 feature wood doors and adjustable shelving with a choice of Oak, Cherry, Maple, or White. Appliances include a range, microwave and dishwasher by Maytag™. 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

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.

NN Patriots Road, LLC
Templeton, Massachusetts

The Village at Pond View



*A Local Initiative Program
for an
Active Adult, Waterfront Village
in the
Town of Templeton, Massachusetts*

THE DEVELOPMENT PHILOSOPHY: STYLE & CONVENIENCE

Imagine living within a private, maintenance-free, waterfront village with the added enjoyment of all your local conveniences minutes from your doorstep. Does this vision match your objectives for your next home?

...If so, you can achieve this goal perfectly and picturesquely at
The Village at Pond View...

The Village at Pond View represents one of Worcester County's choicest home locales for adults ages fifty-five and over.

The time-honored appeal of cape-cod style architecture was implemented in the design of each duplex town home. With a focus on maximizing the number of "End-Unit" designs, privacy and sunlit rooms are enhanced; which traditionally translates to greater resale value on the market.

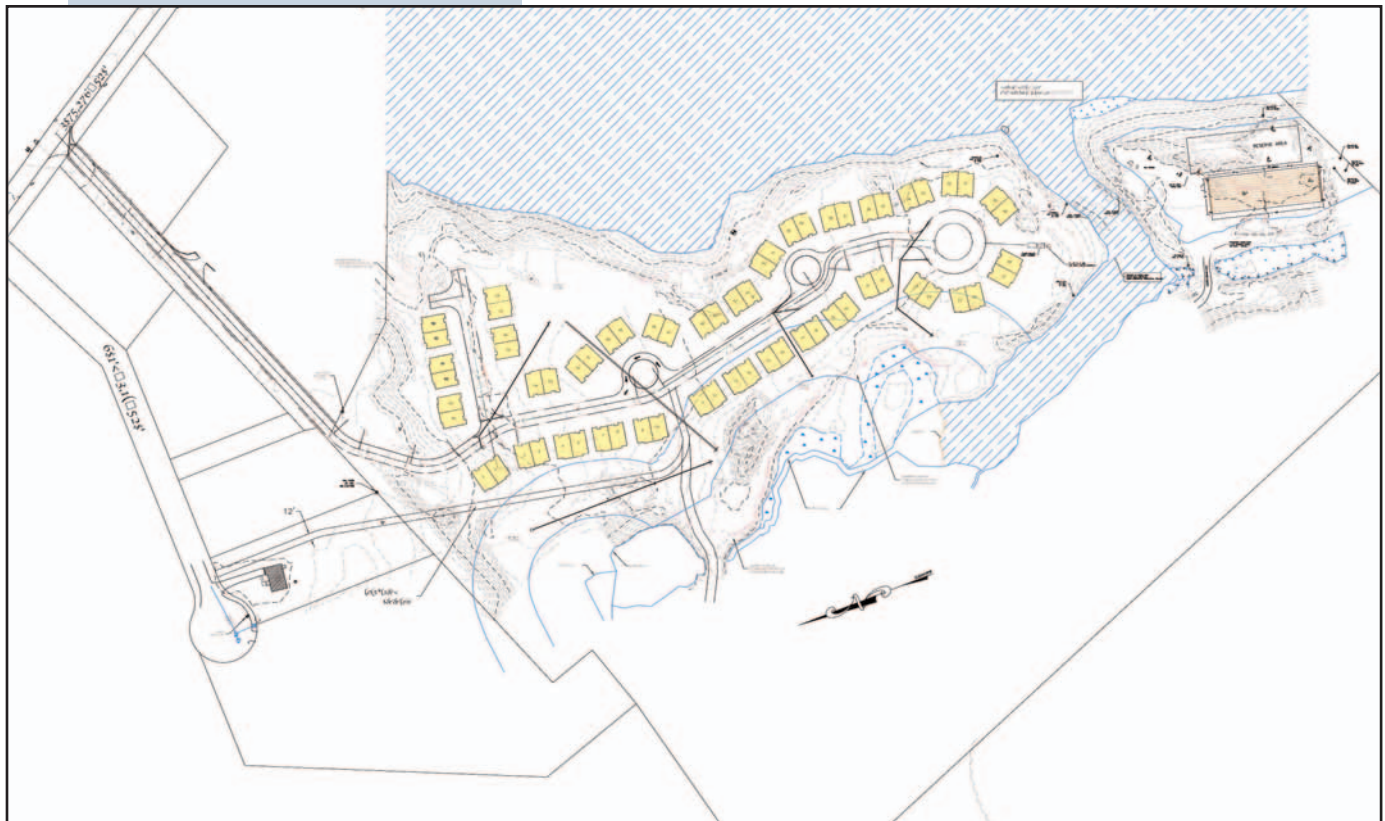
The interior space provides for nearly 1,400 square feet of living area not including finished lower level options. Along with the standard activity areas, designs feature first floor master suites, an additional bedroom, two full baths and a loft. Each design offers the added convenience of an attached garage and full basement.

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 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 The Village at Pond View 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 Village at Pond View's 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 the development the Association will be turned over to the members of the village to govern.

Aside from these amenities The Village at Pond View is a prime location with direct access to Routes 2, 2A & 31. The village is approximately 27 miles from both Worcester & Nashua and seventy miles from Boston.

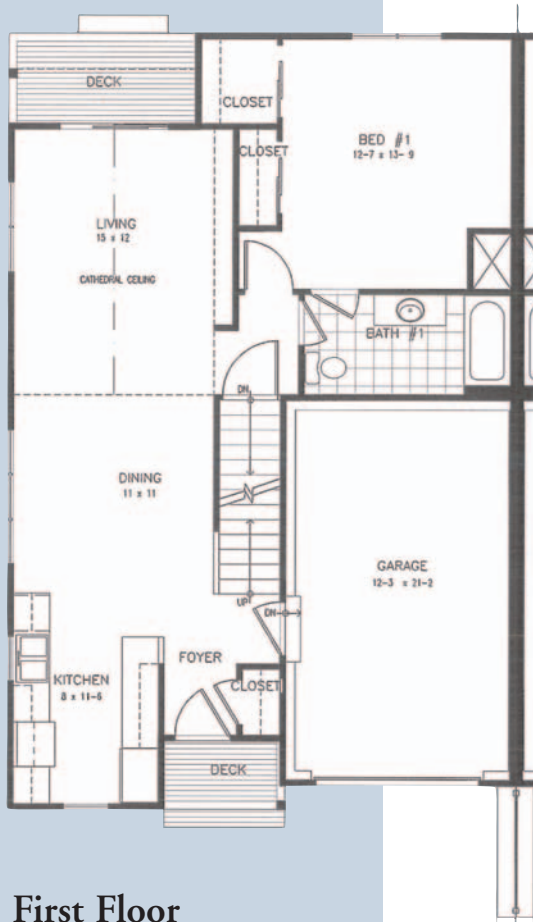
The Village at Pond View is a community designed to bridge the needs and values of today's active adult lifestyles by providing the traditional charm and modern essentials expected and deserved.



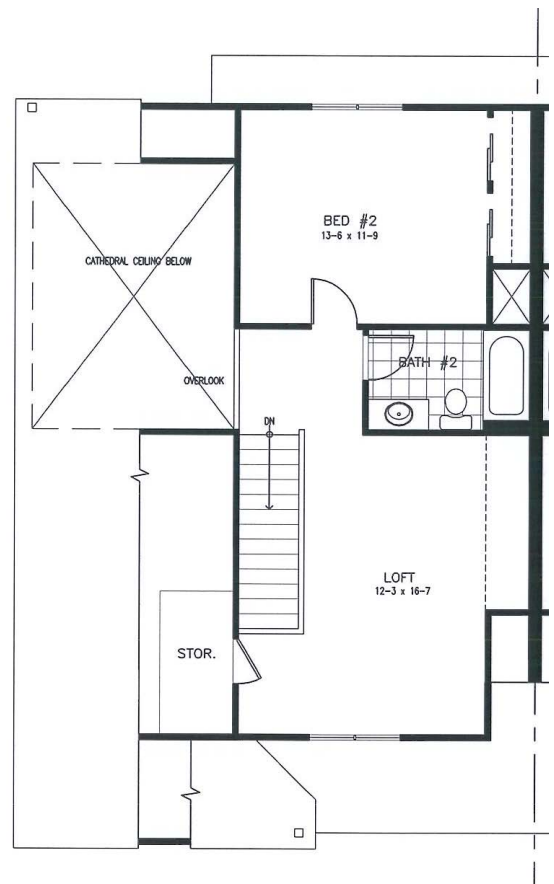
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Front Elevation



First Floor
840 Sq. Ft.



Second Floor
532 Sq. Ft.

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