

**WHO IS THE BUILDER?**

Heritage Properties is the builder. You can learn more about them at: [www.TheHeritageCo.com](http://www.TheHeritageCo.com).

**WHAT IS THE PRICE RANGE?**

Prices will range from \$700Ks to \$900Ks depending on unit and location.

**HOW MANY PHASES?**

There will be four building phases with roughly 40-45 units built per phase.

**WHAT ARE THE MONTHLY HOA FEES?**

See condo budget handout

**HOW MANY DIFFERENT FLOOR PLANS ARE AVAILABLE?**

We offer 5 different floor plans; Ash, Ash I, Balsam, Cedar, Elm. Most floor plans include the master bedroom on the first floor, while some include the master bedroom on the second floor.

**WHAT IS THE SQUARE FOOTAGE OF THE HOMES?**

2,100 square feet to 2,500 square feet, not including additional space that could be finished on the second floor and lower level.

**HOW MANY BEDROOMS ARE THERE?**

2 bedrooms. There is additional space to finish on the second floor and the basement, however, the deed does and always will be limited to 2 bedrooms.

**WHAT ARE SOME OF THE STANDARD FEATURES INCLUDED IN THE HOMES?**

9 ft ceilings on the first floor, 8 ft ceilings on the second floor. Hardwood floors throughout the first floor and staircase, Kohler plumbing fixtures, 2 car garage, patio or deck, master bedroom suite on first or second floor, gas fireplace with molding surround, stainless steel appliances, kitchen island and beautiful cabinetry selections for kitchen and bathrooms.

**WHAT IS THE BEST WAY TO RESERVE A UNIT?**

To reserve a unit, you must sign a non binding reservation agreement with \$1,000 refundable deposit.

**HOW LONG WILL IT TAKE TO MOVE INTO MY HOME?**

The closing date or move in date will depend on the stage of construction of your new home at the time you sign the P&S. The earliest would be about 4 months and others 6-9 months

**IS THERE A WARRANTY ON THE HOMES?**

Yes, there is a 1 year builder's warranty and an additional manufacturer's warranty on various systems.

**ARE THERE FULL LOWER LEVELS?**

Yes. Some homes will have walkout lower levels. You can finish approximately 600 sqft of additional finished space including a full or half bathroom as well.

**WILL THE HOMES HAVE DECK OR PATIOS?**

Yes, all homes will have a deck or a patio depending on the grade and it can be worked out with the builder.

**WILL I HAVE MY OWN SPACE IN THE BACKYARD OF MY HOME?**

Yes. Along with a deck and/or patio, we will offer exclusive use areas in back or to the side of each home.

**ARE THERE FINANCING OPTIONS?**

Yes, we have preferred lenders that we work with on this project; UniBank and Guaranteed Rate. Please ask us about financing options.

**WHAT IS AN ACTIVE ADULT COMMUNITY?**

It is a 55+ community where just one of the residents has to be 55 years of age at the time of the closing. No children under the age of 18 can live in the residence year round.

## **CAN I HAVE VISITORS?**

Yes, you can have visitors and overnight visitors of any age.

## **WHY LIVE IN A 55+ COMMUNITY?**

- o Allows for a more care-free, maintenance-free lifestyle
- o Living closer to family
- o Limit responsibilities relating to home maintenance
- o Homes that are purposely designed for aging in place
- o More vibrant and active social lives
- o Easy access to fun and organized recreational activities
- o To live in a community where others are in the same stage of life as you

## **WHAT ARE THE AMENITIES?**

- o Meeting house that will be home to the community post office, gym, and a flex space with a kitchenette available to rent or use for condo meetings and events
- o 18+ miles of groomed trails that will connect to Hopkinton state park as well as the Hopkinton trail system
- o Dog park

## **WHAT DO FEES INCLUDE?**

Master insurance, professional landscaping, snow removal, trash pickup, exterior maintenance and upkeep of common amenities.

## **DO I NEED HOMEOWNERS INSURANCE?**

No, that is included in the condo fee. You may choose to have insurance on personal contents.

## **HOW IS TRASH HANDLED?**

It will be included in the condo fee. We will use an outside waste management company. There will be weekly trash and recycle pickup.

## **WHAT TYPE OF UTILITIES DO YOU HAVE?**

Natural gas for heat, public water, private waste water for sewer, Eversource for electric, natural gas for cooking and fireplace. The cooking can be upgraded to electric. There is a one-time sewer hook-up fee of \$1,750 per home - additional yearly cost for sewer usage of approximately \$800 per year.

## **WHAT IS THE PROPERTY TAX RATE IN HOPKINTON?**

\$17.03 per thousand (fiscal year 2022)

## **ARE PETS ALLOWED?**

Yes

## **WILL BUYERS BE ABLE TO RENT THEIR HOMES?**

Yes, per the master deed.

## **WHAT PARKING IS AVAILABLE?**

Two garage spaces, 2 driveway spaces, and there is also street parking during the day - no overnight street parking.

## **WHAT IS THE HERS RATING?**

All homes at TT are HERS rated. In order to get each building permit our energy consultants do a projected rating and an actual rating in order to get the certificate of occupancy. Both ratings have been in the 55 +/- range. Owners receive both HERS rating certificates with all the data including total projected annual energy costs for heating (natural gas) and cooling/electric. Total annual energy costs have been coming in at under \$3,000.