

Frequently Asked Questions



THE VILLAGE AT
CANTER BROOK FARM
HAMILTON, MASSACHUSETTS

WHO IS THE DEVELOPER AND BUILDER?

Canter Brook Capital, LLC is the Developer and Builder. The development team has a 9-year track record and its signature properties include the luxurious 55+ communities at the Village at Magnolia Shores, the Village at West Gloucester and Hatters Point Condominiums (Phase II currently under construction). Canter Brook Capital, LLC is completely self-funded for **every** facet of the project through private investors, so there will *never* be a mortgage lien.

WHAT IS THE PRICE RANGE?

Prices range from \$627,900 - \$924,900, depending on square footage, layout, and design.

HOW MANY PHASES?

There will be one construction phase with all 23 units forecast to be built 2019-2021.

HOW MANY DIFFERENT FLOOR PLANS ARE AVAILABLE?

We offer 4 different floor plans: Myopia, Secretariat, Preakness and Equestrian I. All floor plans include 1st floor Master Bedroom En Suite.

WHAT IS THE SQUARE FOOTAGE OF THE HOMES?

1,814 square feet to 2,565 square feet. There is the potential for bonus additional finished space on the second floor and basement level.

HOW MANY BEDROOMS AND BATHROOMS?

All designs are 2 bedrooms and 2.5 bathrooms. There is additional space to finish on the second floor. The Deed does and always will be limited to 2 bedrooms.

WHAT ARE SOME STANDARD FEATURES INCLUDED IN THE HOMES?

10-ft ceilings on the first floor, 8-ft ceilings on the second floor. Granite kitchen and bathroom countertops, Hardwood floors throughout the first floor and staircase, first floor Master Bedroom En Suite, carpeted Master Bedroom, Kohler plumbing fixtures, 2-car garage, paver patio, large basement space, living room gas fireplace with granite surround, kitchen island (or peninsula) and beautiful cabinetry selections for kitchen and bathrooms. (*See complete Finishing Touches/Standard Features Fact Sheet for more.*)

WHEN WILL THE FIRST UNITS BE READY?

Winter/Spring 2020

WHAT IS THE BEST WAY TO RESERVE A UNIT?

Simply select a home design & location on the one-page, non-binding Reservation Agreement, and submit a \$3,000 refundable deposit.

HOW LONG WILL IT TAKE TO MOVE INTO MY HOME?

Closing date, or move in date, depends on the construction status of your new home when you sign the Purchase & Sale Agreement (P&S). This time frame can range from 60 days to 6 months.

IS THERE A WARRANTY ON THE HOMES?

Yes. There's a 1-year Builder's Warranty **PLUS** various manufacturer's warranties on mechanical systems, exterior building materials and appliances. Warranty period takes effect upon conveyance.

ARE THERE FULL LOWER LEVELS?

Yes. You have upgrade options to finish approximately 1,000 s/f of additional living space, including an additional full or half bathroom.

WILL THE HOMES HAVE PATIOS?

Yes. All homes have a large paver patio. Privacy fences for Triplex and Duplex styles enhance your private, outdoor living enjoyment.

See back for more FAQs.



Blazing a new trail in Hamilton

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

Yes. Along with a patio, exclusive use areas are in back, or to the side of each home and, if desired, may include a personal gardening area. The Developer asks that your desired individual gardening plan be submitted for approval.

ARE THERE FINANCING OPTIONS?

Yes. Our preferred Mortgage Consultant at Guaranteed Rate is happy to share the special advantages for you regarding closing costs and methods in place to streamline the new construction underwriting process. Please ask about financing options.

WHAT IS AN ACTIVE ADULT COMMUNITY?

It is a 55+ community where just one of the Residents must be minimum 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. Visitors under age 18 can be invited for 30-day maximum stay.

WHY LIVE IN A 55+ COMMUNITY?

Allows for a more care-free, maintenance-free lifestyle
Living closer to family
Limit responsibilities relating to home maintenance
Homes that are purposely designed for aging in place
More vibrant and active social lives
Easy access to fun and organized recreational activities
Community engagement where others share same lifestyle desires

WHAT IS THE MONTHLY CONDO FEE?

\$495 per month includes Master insurance, professional landscaping, snow removal (up to your front door!), trash pickup, exterior maintenance, upkeep of common areas, maintenance of private septic system and private well for irrigation, along with Reserve Fund.

DO I NEED HOMEOWNERS INSURANCE?

No. Homeowner’s insurance is included in the condo fee. You may choose to have insurance on personal contents.

HOW IS TRASH HANDLED?

Trash collection costs to be included in the Condo fee. An outside waste management company will do weekly trash and recycle pickups.

WHAT TYPE OF UTILITIES DO YOU HAVE?

Natural gas for heat, public water, private wastewater for sewer, National Grid for electric, natural gas for cooking and fireplace. Standard electric cooking can be upgraded to gas. There is a private well for landscaping irrigation.

WHAT IS THE PROPERTY TAX RATE IN HAMILTON?

\$16.98 per thousand (fiscal year 2020).

ARE PETS ALLOWED?

Yes. We are a pet friendly community.

WILL BUYERS BE ABLE TO RENT THEIR HOMES?

Yes, per the guidelines in the Master Deed.

WHAT ABOUT PARKING?

Two garage spaces, 2 driveway spaces, PLUS street parking and (9) designated visitor area parking spaces.

WHAT WILL BE DONE ABOUT CONSTRUCTION WHILE HOMES ARE BEING BUILT WITH ME LIVING ON ITE?

Almost all site work will be completed before the first home is sold, limiting disturbances to new Residents as work continues for future vertical construction.



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