

# The Village at Cider Hill

OLD ORCHARD BEACH, MAINE

## CONSTRUCTION DETAILS

1. 8" concrete foundation/frost wall with floor, gravel, under slab.
2. 4" concrete slab construction with poly vapor barrier
3. Sill sealer with pressure treated sills
4. Kiln dried lumber
5. 7/16" OSB sheathing
6. 2 x 6 exterior wall construction 24" o.c.
7. Tyvek/Typar house wrap
8. Vinyl siding by Mastic or Alside
9. Architectural roof shingles
10. Truss roof, per plan, 5/8" OSB roof sheathing with felt paper
11. Continuous ridge and eave vents
12. Alside or equivalent insulated single hung vinyl windows—sizes & styles, per plan, with screens & grids on top
13. Two insulated steel exterior doors (styles as per plan)
14. 2 x 4 interior walls 16" o.c.
15. Town water & sewer

## ELECTRICAL

1. Ground fault outlets in baths, kitchen per code
2. One exterior ground fault outlet
3. 100 AMP electrical service
4. Pre-wired for cable TV, telephone—3 jacks each
5. Circuit breakers
6. Front door chimes
7. Lights as supplied by builder. Installed & included are bathroom fan & lights, recessed lights in kitchen, closet lights, garage lights, and crawl space or basement lights. **\$800.00 allowance for additional lights, including mirrors and/or medicine cabinets.**
8. Switched outlets in Living Room
9. Fan/light in each bathroom on two switches, self venting hood
10. Self-vent hood over range.
11. Hard wired smoke detectors with battery backup

## PLUMBING

1. One piece poly water lines/PVC waste lines
2. One frost free exterior faucet on front and one on back
3. Washer and dryer hook-ups as per plan
4. White fiberglass tub and shower
5. White toilet & vanity sink
6. Double bowl stainless steel sink in kitchen
7. Single lever, chrome faucet (or equivalent) & tub/shower fixture in bath & kitchen
8. **Cabinet & countertop allowance of \$4,500 for bathroom & kitchen.**

## DRYWALL

1. Flat finish on all ceilings
2. 1/2" gypsum board on walls & ceilings
3. 3 coat taping and finishing system
4. Firewalls as needed by code

## HEAT

1. Propane gas—individually metered
2. Forced hot air heating and cooling systems
3. 40 gallon domestic hot water tank
4. Insulation
  - A. R-11 craft insulation in ceiling, plus blown R-38 fiberglass insulation
  - B. R-21 insulation in exterior walls
  - C. Insulated bathroom walls
  - D. 2" Stryfoam along outer side of slab (slab construction only)

## FINISH INTERIOR

1. Hardwood floors, as displayed, and tile, as displayed, in kitchen & bathrooms
2. Wall to wall carpeting in choice of colors as displayed in bedrooms
3. Tile for fireplace hearth
4. Post formed countertops in choice of colors with 4" backsplash as displayed
5. 3 1/2" colonial finger jointed painted baseboard
6. 2 1/2" colonial finger jointed painted door trim
7. Brass finish lockset on front & rear doors with matching interior passage door set throughout
8. Six panel molded interior doors
9. Storm door included
10. Two coats paint, wall & trim

## MISCELLANEOUS

1. Storage over garage
2. Automatic garage door opener with insulated garage door
3. 8 x 10 deck or patio (as per plan)
4. Direct vent gas fireplace with mantel and blower
5. Between homes—double wall, double insulated double sheetrock and 1/2" air space baffle system between units (combined fire and sound)
6. Landscaping as per site plan
7. Front door design as shown on plan
8. **Appliance allowance of \$1,500**
9. **Flooring allowance of \$7,500 w/out sunroom; \$8,500 w/ sunroom**



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## FORMER PHASE (100% COMPLETE):

ADDRESS:	DETAILS:	PRICE:
35 Kavanaugh	2 Bedroom 2 Bath Model Home with 1.5 car garage End Unit	CURRENTLY LEASED
37 Kavanaugh	2 Bedroom 2 Bath with 1.5 car garage—Middle Unit	SOLD
39 Kavanaugh	2 Bedroom 2 Bath with 1.5 car garage—End Unit	SOLD
53 Kavanaugh	2 Bedroom 2 Bath with 1.5 car garage & Sunroom—Middle Unit	SOLD

## EXISTING PHASE (COMPLETION: EXISTING: 30-45 DAYS; NEW CONSTRUCTION: 4+ MONTHS):

ADDRESS:	DETAILS:	PRICE:
1 MacIntosh	2 Bedroom 2 Bath with 2 car garage & Sunroom—End Unit	SOLD
3 MacIntosh	2 Bedroom 2 Bath with 2 car garage & Sunroom—Middle Unit	SOLD
5 MacIntosh	2 Bedroom 2 Bath with 2 car garage & Sunroom—End Unit	SOLD
12A MacIntosh	2 Bedroom 2 Bath 1,200 sf Single Family with 1 car garage	CURRENTLY LEASED
19 MacIntosh	2 Bedroom 2 Bath with 1.5 car garage—End Unit (No Sunroom)	\$ 229,900
21 MacIntosh	2 Bedroom 2 Bath with 1.5 car garage & Sunroom—Middle Unit	\$ 232,900 (FINISHED)
23 MacIntosh	2 Bedroom 2 Bath with 1.5 car garage & Sunroom—End Unit	SOLD
25 MacIntosh	2 Bedroom 2 Bath with 1.5 car garage & Sunroom—End Unit	\$ 252,900 (UC)*
26 MacIntosh	2+ Bedroom 2 Bath 1,700 sf Single Family with 2 car garage	\$ 329,900 (TBB)*
27 MacIntosh	2 Bedroom 2 Bath with 1.5 car garage & Sunroom—Middle Unit	\$ 249,900 (TBB)
28 MacIntosh	2 Bedroom 2 Bath with 1.5 car garage & Sunroom—End Unit	SOLD
29 MacIntosh	2 Bedroom 2 Bath with 1.5 car garage & Sunroom—End Unit	\$ 252,900 (TBB)
30 MacIntosh	2 Bedroom 2 Bath with 1.5 car garage & Sunroom—Middle Unit	SOLD
31 MacIntosh	2 Bedroom 2 Bath with 2 car garage—End Unit (No Sunroom)	SOLD
32 MacIntosh	2 Bedroom 2 Bath with 1.5 car garage & Sunroom—End Unit	SOLD
33 MacIntosh	2 Bedroom 2 Bath with 2 car garage & Sunroom—Middle Unit	SOLD
35 MacIntosh	2 Bedroom 2 Bath with 2 car garage & Sunroom—End Unit	SOLD

### NOTES:

\*TBB stands for TO BE BUILT—these homes are not yet constructed. Differences in price are due to location of lot and end or middle unit. Size of 2 bedroom, 2 bathroom units is 1,500 sf; Size of 2 bedroom, 2 bathroom units with sunroom is 1,700 sf. Square footages are +/- based on typical plan subject to change. \*UC stands for under construction.

### ALL HOMES INCLUDE:

10 x 10 deck, open floor plan with designer kitchen, two full bathrooms (shower only in master bedroom), large walk in closet in master bedroom, linen closets, tray ceilings, marble around fireplace, large pantry in entry, laundry room, gas fireplace with blower, option of hardwood or tile entry, option of hardwood or carpet in living room/dining room and optional sunroom, carpet in both bedrooms & tile in bathrooms and laundry room. See other side for specifications.



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