



## ACADEMY HILL

### FREQUENTLY ASKED QUESTIONS

**Who is the developer of Academy Hill, and how long have they been in the business of building homes?**

**Habitech Communities, LLC**

The founder of Habitech Communities, Bruce Wheeler, has established a tradition of excellence in home building. With over 30 years of experience, he has created outstanding neighborhoods and over 800 distinctive homes in fine communities North and West of Boston.

Habitech Communities is the premiere home builder of luxury residences whose signature communities include McIntyre Crossing, New Campbellton Estates, Forest Park Estates, Harold Parker Estates, Maspenock Woods, and Summit Point.

Habitech's building team is passionate about creating timeless homes that blend seamlessly with their surroundings. Special care is taken to integrate home design with the natural features of the landscape.

The company's thoughtful approach to neighborhood creation has earned Habitech a solid reputation with their host communities.

**How many homes in total will there be?**

There will be a total of 94 homes consisting of 57 single family homes, 13 single family detached condos and 24 duplex/detached condos. Academy Hill will be built within over 200 acres of conservation land.

**Are there any age restrictions at Academy Hill?**

This is not an age-restricted community.

### **What are the Homeowner Association fees?**

The monthly condominium fee for the Scarlet duplex-style condominiums is \$451 per month. Single family homes have an annual fee of \$120.

### **What do the Homeowner Association fees cover?**

For the townhome condominiums and single family detached condominium homes at Academy Hill, the monthly fees include master insurance, exterior maintenance, road maintenance, landscape maintenance, snow removal, rubbish removal, sewer upkeep, and professional management. The small annual fee for the single family homes will cover the maintenance of the water booster pump station, the turtle nesting area, and the turtle gates and fencing in the Academy Hill conservation land.

### **Who will manage the Homeowner Association?**

Academy Hill condos will be managed by a professional management company.

### **What is the tax rate in Groton, MA?**

The 2019 tax rate in Groton is \$18.11 per thousand.

### **How are the homes being assessed?**

We advise homeowners to assume 100% assessment for their calculation of Real Estate Tax. In other words, assume the total purchase price of your home.

### **Will there be any Amenities on-site?**

There will be walking/hiking trails around site for all Academy Hill residents to enjoy. Academy Hill is nestled within over 200 acres of wooded conservation land, which is unique to this community and area. Also, the Squannacook Wildlife Management Area and Throne Hill of the Groton Land Trust both surround Academy Hill. These locations also feature walking trails.

### **What are some of the included features of the homes?**

Luxury finishes abound in the homes at Academy Hill. Hardwood flooring runs throughout the open concept 1st floor entertaining areas. Kitchens offers granite or quartz countertops and a GE stainless steel appliance suite. The Master Bath features granite or quartz countertops and a site-built tile shower with shelving, lighting and glass door enclosure. Personalize your new home by selecting your finishes; including cabinetry and countertops, tile, carpet and paint! Review our Single Family and Condominium Specification sheets for more details.

### **What type of utilities do you have?**

The standard heating systems in all of the Academy Hill homes will be propane/forced hot air with central air conditioning, unless defined as otherwise. The hot water systems for all of the homes are electric with upgrades available including tankless on-demand hot water heaters.

### **Is there a warranty with the homes?**

A warranty period of one year is provided by the builder, and is included for all of the homes at Academy Hill.

### **Will they have decks/patios?**

All homes at Academy Hill will feature exterior decks. The addition of a patio for the walk-out basements will be part of the many personal choice options available at Academy Hill.

### **Is there a fireplace?**

Yes, all homes have a propane gas fireplace with custom Mantel.

### **Are pets allowed?**

Academy Hill is a pet friendly community. Pets are allowed with approval by the Homeowner's Association.

### **How will the outside grounds be developed? (Landscaping, common area, etc)**

The community's landscaping is professionally designed and maintained at the entrance to Academy Hill and where appropriate. Each single family detached homeowner will be responsible for the maintenance of the exterior of their home and grounds, while the condominiums will be professionally designed and maintained.

### **How do we receive our mail?**

Mail will be individually delivered to each single-family home. Kiosks are in place for mail delivery to the condominium neighborhoods.

### **What is your reservation process?**

A non-binding reservation agreement and a \$1,000 reservation deposit. Contact the Academy Hill sales office for further details.