



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 founding partner of Habitech Communities, Bruce Wheeler, has established a tradition of excellence in home building. With over 20 years of experience, he has created outstanding neighborhoods and over 400 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 detached condos is \$395 per month, and the monthly fee for the duplex condos is \$375 per month. The 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 organization.

What is the tax rate in Groton, MA?

The 2017 tax rate in Groton is \$18.26 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?

GE Stainless Steel Kitchen Appliances (Range, Microwave, Dishwasher, and a Refrigerator), Granite Countertops in Kitchen, Hardwood Flooring in Dining Room, Foyer and Kitchen, Designer Ceramic Tile Flooring in Baths and Laundry, oversized tubs in Master Bath (per plan), Single Family Master Bath features tile built site shower, Decorator Quality Carpet in all Bedrooms, Study and Den, in various colors to choose from, 9' first floor ceiling and crown molding in Dining Rooms and Living Rooms to name a few. Finishes may vary between Condominiums and Single Family Homes. Please see features and specifications sheet for detail.

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 mantle.

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.)

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.