



# Frequently Asked Questions

## Who is the developer of Chestnut Meadow, and how long have they been building homes?

Habitech Communities has established a tradition of excellence in homebuilding. As a premier home builder with over 30 years of experience, they have created outstanding neighborhoods and over 900 distinctive homes surrounding Boston. Signature communities include McIntyre Crossing, Buttrick Woods, Villages at Stow, Academy Hill, Maspenock Woods, and Summit Pointe, among many others.

The Habitech Communities team is passionate about creating timeless homes that blend seamlessly with their surroundings. Special care is taken to integrate home designs with the natural features of the landscape. This thoughtful approach to neighborhood creation has earned Habitech a solid reputation with their host communities.

**How many homes in total will there be?** Chestnut Meadow will feature 12 luxury single family homes situated on 1+ acre lots in an exclusive cul de sac neighborhood, nestled in the woods along bucolic Chestnut Hill Road in Southborough, Massachusetts.

**What are some of the included features?** Full of character and detail, the meticulously crafted new homes at Chestnut Meadow offer luxury finishes, quality materials, and modern style.

Similarities throughout each homestyle include at least 3,000+ sf, 4 Bedrooms, 3.5 Bathrooms, 3 Car Attached Garage, and an expansive Eat-In Kitchen. Features like a wrap-around Farmers Porch with Metal Roof or a 1st Floor Kids Study and massive 2nd Floor Game/Media Room are what sets them apart. Many also offer a home office and soaking tubs to accompany the oversized Master EnSuite's tile-built shower.

From there, the rest is truly up to you. Our generous allowance package gives you the ability to custom build the home of your dreams while the Habitech team guides you through the new construction process. Choose your finishes from our designer-curated selections or work with our suppliers to select everything from cabinetry and countertops to flooring and paint colors, plumbing and lighting fixtures, appliances, and more.

Should you have something specific in mind, we welcome the opportunity to work with you and our architects to further customize our floorplans to meet your needs.

**Will there be a deck?** Every home at Chestnut Meadow will feature an exterior composite deck, and certain homestyles include farmers porches, wrap-around porches and/or a covered rear deck.

**Is there a fireplace?** Yes, each Great Room will feature a propane gas fireplace with custom double mantle and stone surround.

**Are pets allowed?** Chestnut Meadow welcomes your furry family members! Review the Declaration of Restrictive Covenants for further details.

**What is the real estate tax rate in Southborough, and how are the homes assessed?** The 2019 tax rate is \$16.74 per thousand. 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.

**Tell me more Homeowner Association?** A minimal annual fee will be due by each homeowner for common area expenses such as the main entrance upkeep. The developer will oversee the association until the sale of the final home, at which time the homeowner association will assume the management responsibility. Review the Declaration of Restrictive Covenants for further details.

**How will the outside grounds be developed?** The community's landscaping is professionally designed and maintained at the entrance to Chestnut Meadow and where appropriate. Each homeowner will be responsible for the maintenance of the exterior of their home and grounds.

**What type of utilities will I have?** The standard heating systems in all Chestnut Meadow homes will be propane forced hot air with central air conditioning, unless defined as otherwise. The hot water system will be a tankless 'Rinnai' brand or equivalent. Each home will access the Southborough public water system, and will have a private septic system.

**Is there a warranty with the homes?** A warranty period of one year is provided with every home by the builder.

**How do I receive my mail?** Mail will be individually delivered to each Chestnut Meadow home.

**How do I reserve my home?** To begin the purchase of your new home at Chestnut Meadow, a non-binding reservation agreement and refundable deposit of \$1,000 is required. Contact the Chestnut Meadow Sales Director for further details.

CHESTNUTMEADOWSOUTHBOROUGH.COM 877-709-9744

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