



ROBINSON HOLLOW

Who is the developer of Robinson Hollow, and how long have they been building homes? National award-winning builder and developer Habitech Communities has established a tradition of excellence in homebuilding. As a premier builder with over 30 years of experience, they have created outstanding neighborhoods and more than 900 distinctive homes surrounding Boston. Signature communities include McIntyre Crossing, Buttrick Woods, Villages at Stow, Academy Hill, Maspenock Woods, Miscoe Springs, Summit Pointe, Chestnut Meadow, Croft Common, and Tadmor Bolton, 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. Client satisfaction remains at the forefront of the Habitech ethos and is a central cornerstone of the company's longevity.

How many homes in total will there be? There will be 8 homes nestled amongst vast conservation land along South Road (Route 119) in Pepperell, Massachusetts.

Tell me more about Homeownership at Robinson Hollow? An annual fee will be owed to the Homeowners Trust by each homeowner for the upkeep of common areas. Inquire with the Sales Team for a copy of the association documents and restrictive covenants for Robinson Hollow homeowners.

What is the tax rate in Pepperell, MA? The 2024 Pepperell tax rate is \$14.35 per thousand.

How are the homes 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.

What are some of the included features of the homes? 3 ¼" Hardwood flooring runs throughout the open concept 1st Floor entertaining areas. Kitchens offer granite or quartz countertops and a stainless steel appliance suite. The Owner's EnSuite Bath features a granite or quartz double vanity and 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 the complete Features & Specifications for more details.

FREQUENTLY ASKED QUESTIONS



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What type of utilities do you have? The standard heating systems in all of the Robinson Hollow homes will be forced hot air by propane with central air conditioning. The hot water system for all homes will be a 50-gallon hybrid hot water heater or equivalent (80-gallon if plan includes a soaking tub). Each home will have a private septic system and access municipal light and water.

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 Robinson Hollow.

Will they have decks/patios? All homes at Robinson Hollow will feature a 10' x 10' pressure-treated exterior rear deck. Some homes will also feature a front Farmer's Porch per plan.


Is there a fireplace? Yes, all homes have a propane fireplace with mantel.

Are pets allowed? Yes, Robinson Hollow welcomes your furry family members!

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

How do we receive our mail? Mail will be delivered to a centrally-located neighborhood kiosk.

What is your reservation process? To begin your home purchase at Robinson Hollow, a non-binding reservation agreement and \$1,000.00 deposit is required. Contact the Robinson Hollow Sales Team for further details.

This handout is for marketing purposes only. Floorplans, square footage, dimensions, specifications, materials, etc. are estimates only; actual construction may vary according to elevation, construction variance, availability of materials, and/or mechanical or structural requirements; and do not take into account finishes and options selected. Floorplans, square footage, dimensions, specifications, materials, and availability of homes are subject to change at any time without further notice or obligation.  Equal Housing Opportunity. © 2022 - 2024 Robinson Hollow and Habitech Communities. Frequently Asked Questions Updated 013124.