



Waite's Crossing
AT NORFOLK

FREQUENTLY ASKED QUESTIONS

Who is the builder? DiPlacido Development Corporation (DDC) proudly offers Norfolk's newest neighborhood at Waite's Crossing. As a local, family-owned business with over 30 years of experience building new homes and developing communities, DDC is known for their exceptional attention to detail and commitment to quality craftsmanship.

Recent successful developments in Norfolk and Wrentham include Wampanoag Estates, The Village At River's Edge, Eagle Brook Village, Hickory Bend, and Winding Hollow, along with rental apartments at Redtail Crossing. Additionally, DDC has developed neighborhoods, single family homes, commercial buildings, and mixed-use properties throughout Norfolk County.

Beyond building, DiPlacido Development Corporation is passionate about local charities, especially The Santa Foundation and Alternatives Unlimited.

How many homes are there? Waite's Crossing is comprised of 64 luxury single family homes and detached and duplex-style attached townhome condominiums.

How many floorplans are there? Our portfolio of homestyles currently includes: › 4 four-bedroom single family floorplans ranging from 2,685 sf to 3,589 sf, and › 4 two- and three-bedroom detached and attached townhome condominiums ranging from 1,378 sf to 2,426 sf, with more details coming soon.

What is the anticipated occupancy date? We welcomed our first homeowners in June 2025. Our Sales Director will provide you with an accurate building timeline based on the progress of a selected homesite or floorplan under construction.

Is Waite's Crossing an age-restricted community? No, everyone is welcome here!

Are pets allowed? Yes, Waite's Crossing welcomes your furry family members, too! Ask our Sales Director for more details.

Can I personalize my new Waite's Crossing home? Yes, during the pre-construction phase, you may choose from a variety of designer finishes from the builder's selection portfolio and preferred vendors! The opportunity to personalize an under-construction home depends on the buildout stage at the time of your reservation.

What are some of the included features? The single family homes at Waite's Crossing offer you 4 bedrooms, 2.5 baths, and a 2 car garage along with › a generous allowance packages to choose your cabinetry, countertops, tile and carpet flooring, and lighting fixtures, › hardwood flooring throughout the first floor, › home office solutions, › LG stainless steel appliance suite with electric cooktop and under-cabinet hood, and a combined double wall oven and microwave, › primary bedroom with walk-in closet and ensuite bath, › central AC, › second floor laundry room, and an › EV plug in the garage. Some floorplans also feature › an electric fireplace in the family room, › an option for a soaking tub in the primary ensuite, › and an option for a finished third floor loft.

Do the homes have outdoor spaces? Yes, the single family floorplans include a covered front porch and a stamped concrete rear patio of approximately 160 sq. ft.

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Virtual renderings, floorplans, elevations, square footage, dimensions, specifications, finishes, materials, and availability of homes, etc., are artistic renderings and estimates used only for marketing purposes and are subject to change at any time without further notice or obligation. Builder reserves the right to make modifications to all standard specifications. Actual construction may vary according to elevation, construction variance and/or mechanical or structural requirements and does not take into account finishes and options selected. © 2024 - 2025 Waite's Crossing, DiPlacido Development Corp., and Abbeyville Development, LLC. Equal Housing Opportunity. FAQs: Version 120225, page 1 of 2.

What about walkout basements? Yes, walkout basements are available depending on the homesite location within the neighborhood.

What are the exterior building materials? Waite's Crossing uses low-maintenance vinyl siding, vinyl double-hung tilt-in windows with Low-E insulated glass, composite decking on front porches, and stamped concrete for the rear patios.

How are the homes heated and cooled? An electric ducted heat pump system will heat and cool the homes.

What utilities am I responsible for, and who provides the services?

- › Electric service provided by Eversource › Internet, TV, and Phone service provided by xfinity and Verizon
- › Public Water service provided by the Town of Norfolk › Individual private septic system per single family home
- › Shared townhome septic system

How do I receive my mail? By centralized kiosks within the community.

Is there an association fee, and what's included? For single family homes, there is an estimated yearly payment due to maintain the mailbox area and street lights. Condominiums have a monthly fee per plan. Our Sales Director will provide you with more details about fee amounts and included budget items.

What is the tax rate in Norfolk, and how are the homes assessed? The FY2026 residential tax rate is \$14.87 per \$1,000 of valuation. We advise homeowners to assume 100% assessment for the calculation of real estate taxes. In other words, the total purchase price of your home.

What about public schools? Kids in the Waite's Crossing neighborhood attend the Norfolk Public School District, with Grades PreK – 3 at the H. Olive Day School and Grades 4 – 6 at the Freedman Kennedy School. Grades 7 – 8 and 9 – 12 attend the King Philip Regional District Middle School and High School, which draws students from Norfolk, Wrentham, and Plainville.

Is there a warranty? Yes, all Waite's Crossing homes come with a one-year limited builders warranty included in the Purchase and Sale Agreement.

Is there a builder-preferred lender I should contact? Yes, we have three preferred lenders available:

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|---------------------------------|--------------|-------------------------|
| › Allyson Kreycik at Rate | 781-439-9176 | allyson@rate.com |
| › Mary Buck at Bluestone Bank | 508-245-4117 | mbuck@bluestone.bank |
| › Denise Cousineau at Dean Bank | 508-904-6283 | dcousineau@deanbank.com |

How do I reserve a new home at Waite's Crossing? This exciting process begins by securing a homesite and floorplan with a \$1,000 Non-Binding Reservation Agreement.

Upon receipt of your draft Purchase and Sale Agreement and any other necessary documentation, the next step is to review and execute the Agreement and submit a deposit for the remaining balance of 5% of the Purchase Price within 10 days.

For more details or additional questions, contact our Sales Director at:

888-224-8068

Director@WaitesCrossing.com

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