

Who is the builder? Oliver Crossing is the latest residential community from **Habitech Communities**.

With over 38 years of experience building single-family homes and condominiums across Massachusetts, Habitech is a nationally recognized, award-winning builder and developer. To date, we've sold over 950 distinctive homes and established a tradition of excellence through thoughtful design and lasting quality. Recently sold-out communities include Chestnut Meadow in Southborough, Maspenock Woods in Hopkinton, and Croft Common in Littleton.

Our team is passionate about creating timeless homes, and client satisfaction is the cornerstone of our longevity. We collaborate with skilled craftsmen, trusted vendors, and homeowners to build not just a house, but a meaningful backdrop for comfort, connection, and ease at every stage of life. **We'll show you the way home.**

How many homes are there? Oliver Crossing is comprised of **62 duplex-style townhomes**, set in a treelined, walkable neighborhood.

How many bedrooms are there? Choose from **2 Bedroom + Office** and **3 Bedroom** floor plans, created with flexibility in mind.

How many baths? All floor plans include **2.5 Baths**.

What is the occupancy date? We anticipate welcoming our first homeowners between **year-end 2025 and early 2026**.

How long will it take to build my new home? Sales Director Lisa Cole will guide you through the timeline and share an estimated occupancy date **based on the townhome you choose** and where it is in the construction process.

Can I personalize my new home? Yes, during the pre-construction phase, **you can choose from a selection of designer curated finishes**, including cabinetry and countertops, appliances, lighting and plumbing finishes, flooring, and paint! Personalizing an under-construction home depends on the construction status at the time of your purchase, and options may vary based on timing.

What are some of the included features? Open Concept 1st Floor with Hardwood Flooring • Quartz Kitchen with Island • GE Stainless Steel Appliance Suite with Electric Range • Electric Fireplaced Living Room • 2nd Floor Loft & Laundry • Ensuite Primary Bath with site-built Tile Shower and Glass Enclosure • 2 Car Garage • Low-Maintenance Exterior Materials • Finish Basement Options, some with Walkouts

How are the homes heated and cooled? By ducted heat pump.

Do the homes have outdoor space? Yes, each home includes a 12' x 12' rear deck.

Are pets allowed? Yes, Oliver Crossing welcomes your furry family members! **Two dogs or cats** are

frequently asked
questions

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allowed per home. Review the Condominium Documents for more details.

What is the monthly condominium fee, and what does that include? Oliver Crossing is a maintenance-free community, with fees **estimated at \$590 per month** for: Master Insurance • Exterior Maintenance • Road Maintenance • Landscaping • Irrigation • Snow Removal • Refuse Removal

How are trash and recycling handled? Trash and recycling will be collected by a privately contracted company. More information about services will be available prior to the first occupancy.

What utilities will I be responsible for, and who are the service providers?

Water & Sewer:	Town of Franklin
Electricity:	National Grid
Cable, Phone, and WiFi:	Verizon and Xfinity

How do I receive my mail? There are cluster mailbox kiosks located throughout neighborhood, with an individual mailbox for each home.

What is the tax rate, and how are the homes assessed? The FY2025 Residential Tax Rate in Franklin is **\$11.62 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.

Is there a warranty? Yes, your Oliver Crossing home comes with a **one-year limited builders warranty** included in the Purchase and Sale Agreement.

Is this an age-restricted community? No, Oliver Crossing is designed for you to grow, thrive, and belong at every stage of life.

Is there a builder-preferred lender I should contact? Yes, our preferred lender is **Allyson Kreycik**, Senior Vice President of Mortgage Lending at Rate:

781-439-9176
allyson@rate.com
rate.com/allysonkreycik

How do I reserve my new home at Oliver Crossing? It all starts by **selecting your townhome** and signing a non-binding Reservation Agreement with a \$1,000 deposit. The next step is signing a Purchase & Sale Contract. For more details, contact Sales Director Lisa Cole at:

888-881-8302
Director@OliverCrossingFranklin.com

Floorplans, elevations, virtual renderings, images, square footage, dimensions, specifications, materials, finishes, and availability of homes are conceptual and estimated for marketing purposes only, and subject to change at any time without notice or obligation. Actual construction may vary according to elevation, construction variance, availability of materials, and mechanical or structural requirements, and do not take into account finishes and options selected. Actual number of stairs at front entry, garage entry, and rear deck are dictated by site-specific conditions. Actual layout may be reverse of shown. © 2025 Oliver Crossing and Habitech Communities. 🏠 Equal Housing Opportunity. Details: FAQs-063025



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