

*Introducing
Meadow View Adult Community
Pelham, NH
Marketed by "The Lacoss Team"*



**"978-963-1887"
The Lacoss Team"**

Exclusively Designed and Built by KDS Properties, LLC,- David A. Mendes, Manager
"The Lacoss Team" – Stephanie Mendes, Judy Lacoss, Maryanne Alexander, Sherri Otoski
(603) 508-8027 (978)807-0985 (978) 996-8443 (978) 758-2654
www.meadowviewadultcommunity.com



A 55+ Adult Community

*Meadow View Adult Community
Pelham, New Hampshire*

Located on Settler's Way in rural Pelham, NH, this luxurious community is designed for active adults 55 and older. Meadow View sets the standard of excellence in design, construction, and amenities, in 20 well-appointed condominium units.

Situated on 5+ acres, each unit is designed with either one or two bedrooms, 2½ baths and a one car garage. Meadow View offers an onsite clubhouse where residents may gather with friends and family, or just relax and delight in the tranquility of laid back living.

Located just minutes from shopping, golf courses, airports and the Massachusetts border/major highways, Meadow View offers maintenance free living at its best.

Never before has elegance and value been so perfectly defined in a master-planned adult community

*Call or visit now and define your future.
(Prices starting at \$259,900)
Now accepting unit reservations*



Meadow View floor plans are attractively designed with 1454 square feet of living space. Equipped for one-level living, the first floor consists of a master bedroom with full bath, study, full kitchen with peninsula, ½ bath with laundry hook-up, and spacious open living room and dinette area. The second floor includes a full bath, and an extra room which may be converted into a second bedroom, office, or exercise room. All units also have additional square footage in the basements.

Units include a one-car garage with oversized door. Walk-out or full basement, deck, or three-season room leading from the study are available and priced on request.



Meadow View Builder's Specifications

Foundation

Walls – 10" thick 3000lb. concrete

Damp proofing – all ties asphalt tar, walls damp proofed with asphalt sealer

Drains – 4" perforated pipe with $\frac{3}{4}$ " stone and fabric cover

Concrete floors – 4" thick 3000lb. concrete

Frame

All materials are kiln dried and meet state and local codes

Floor frame – 2" x 10" 16" on center

Sub-floors – $\frac{3}{4}$ " tongue and grooved OSB glued and nailed

Interior walls – 2" x 4" 16" on center

Exterior walls – 2" x 6" 16" on center

Exterior Sheathing – $\frac{7}{16}$ " OSB

Ceiling joist – 2" x 8" 16" on center

Roof rafters – 2" x 10" 16" on center

Roof sheathing – $\frac{1}{2}$ " fir exterior plywood

Roof

IKO Cambridge 30-year architectural asphalt shingle

Ridge vent and vented soffit strip on eaves (or similar)

Ice and water shield on roof edge and valleys (or similar)

Insulation

Exterior walls - R-19

Ceilings – R-30

Basement ceilings – R-11

Exterior Siding

Certain Teed (or equivalent Builder's choice)

Metal coverage on rakes and vinyl soffits (or similar)

Exterior Windows and Doors (supplied by Harvey Industries)

Windows – 6 over 1, double hung, low E glass, argon filled, slider with grills between glass.

Pressure treated sills

Doors – Front entrance 3-0' x 6'8" x 1 $\frac{3}{4}$ " fiberglass or steel

Heating / HVAC

FHA with central air conditioning

Amana 70,000 BTU 95% efficiency two-stage multi-speed LP gas fired furnace



Meadow View Builder's Specifications

Fireplace (End Units only)

Gas fireplace in living room - direct vent

Electrical

100 amp service with circuit panel receptacles, switches, smoke and CO₂ detectors per code
Lighting – (Builder selection/supplied) exterior doors, garage doors, garage, basement, 1 in first floor hall, 1 in dining room, 1 in kitchen, 1 over sink, 2 pendant style over island, bath vanities, laundry room

Ceiling fans – bathroom fan light combination, all other rooms will be switch outlet

Electric Dryer outlet

Phone – three outlets

Cable – three outlets

Plumbing

50-gallon hot water heater gas fired by propane

Bathrooms - All white china fixtures, Builder's selection of faucets and shower valves, fiberglass tubs

Kitchen – stainless steel single bowl, Builder's selection of faucets

Laundry room connection

Interior Walls and Ceilings

½" sheetrock sanded and painted

Fire rated drywall per code between units

Textured ceilings

Interior Trim

2-1/2" trim on windows and doors

5-1/2" trim baseboards

Doors – choice of four or six panel bi-fold or slider masonite paint grade

Paint

All paint will be Benjamin Moore & Co.

Walls – two coats (colors from Builder's selections) other colors available as upgrade

Trim – two coats semi-gloss white

Flooring

Carpets (from Builder's supplied selections)

Tile – kitchen and bath (from Builder's supplied selections)

Hardwood floors – available as upgrade



Meadow View Builder's Specifications

Cabinetry/Counter Tops

Kitchen/ Bathroom cabinets - Birch or maple (from Builder's selection). Other choices available by request (as upgrade)

Kitchen counter tops - Granite counter tops in kitchen (from Builder's selection). Other choices available on request (as upgrade)

Bathroom sink top – formica/laminate (from Builder's selection). Others available on request (as upgrade)

Appliances

\$2,500 Buyer allowance

Landscaping / Driveway

All disturbed areas will be loamed and seeded. Builder will install plantings and shrubs

Driveways and walkways paved

Irrigation system installed

Condominium Fees - \$189. / Month

Fees Include:

Landscaping

Master insurance policy

Sewerage usage / maintenance

Snow plowing

Trash Removal

Builder's Disclaimer – Information contained herein, is subject to change, omissions and errors by KDS Properties, LLC. Additionally, KDS Properties, LLC reserves the right to modify plans, layouts, and eliminate or substitute any building specifications or construction technique with materials of similar or improved quality.

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