



## FREQUENTLY ASKED QUESTIONS

# Bancroft Road Londonderry NH

### WHO IS THE BUILDER?

*LaMontagne Builders is an award-winning community developer, having won "Builder of the Year" in New Hampshire. Three Generations of building reputation, since 1964. We also are a proud member of the National Association of Homebuilders. [www.LaMontagneBuilders.com](http://www.LaMontagneBuilders.com)*

### HOW MANY HOMES ARE THERE?

*6 single family homes.*

### HOW BIG ARE THE HOME-SITES?

*Most home-sites are approximately 1.5 acre.*

### IS THERE A NEIGHBORHOOD ASSOCIATION?

*No, there is no homeowner association.*

### WHAT IS THE ANTICIPATE OCCUPANCY DATE?

*We anticipate a 5 to 6 month start to finish construction schedule to occupy.*

### HOW MANY DIFFERENT HOME DESIGNS ARE AVAILABLE?

*We offer 16 different three and four bedroom designer homes plans to choose from. Each home has a 2 car garage with optional additional stalls available. We also offer single level, 1st floor masters and multi-gen living options too.*

### CAN I MAKE CHANGES AND PERSONALIZE THE FINISHES?

*Yes, we have a nearby Design Center, where you meet with our design consultant to help you make all of your personalized selections and upgrades.*

### HOW MUCH DOES IT COST TO UPGRADE SELECTIONS AT THE DESIGN CENTER?

*The sales agents can provide you with a general range of pricing for the design center. This list will give you a general idea of selection options and pricing. Once you have gone through the P&S process, you will be scheduled an appointment at the design center where you will review all design center options, pricing and make all of your selections. An amendment to the purchase and sales agreement will be made to add any upgrade design center costs for a final sales price.*



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#### HOW ARE THE HOMES HEATED?

*Each home includes a 95% high efficient hot air furnace with 2-zone (most plans) heating by propane and central AC.*

#### WHO MAINTAINS THE ROAD?

*The Town of Londonderry plows and maintains the public street.*

#### WHO PICKS UP THE TRASH?

*The Town of Londonderry has weekly trash pick-up and bi-weekly recycling. Residents can bring bulky items to the Drop Off Center, 13 Recovery Way.*

#### WHO ARE THE UTILITY SERVICE PROVIDERS?

*Eversource Electric will provide power and Comcast or Consolidated Communications provide internet and telecommunications services. Individually drilled well and private septic. Propane provided by Townsend Energy*

#### WHAT APPLIANCES ARE INCLUDED?

*All homes will include Whirlpool electric range, dishwasher and microwave. Appliances upgrades are available.*

#### WHAT IS THE TAX RATE IN LONDONDERRY, NH?

*The residential 2022 Tax Rate is \$18.48 per \$1,000 of valuation. Town 2021 value ratio is 77.3%*

#### IS THERE A WARRANTY WITH THE HOME?

*Yes, there is a standard One-Year Limited Warranty Provided.*

#### HOW DO I RESERVE A NEW HOME AT BANCROFT ROADF?

*A \$5,000 deposit is required at time of reservation towards a total of 5% deposit of the final sales price outlined in the purchase and sales agreement.*



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### DOES THE BUILDER HAVE FINANCING AVAILABLE TO BUYERS?

*Yes, contact our preferred lender for more details.*

#### **RAY TWEEDIE**

*Branch Manager at Waterstone Mortgage*

*Cell: 603-842-0286*

*RTweedie@WaterstoneMortgage.com*

*www.WaterstoneMortgage.com*

### DOES THE BUILDER HAVE A PREFERRED TITLE COMPANY?

*Yes, contact our preferred title company for more details.*

#### **CARL SCHAEFER**

*Accurate Title*

*Vice President, Processing Manager*

*Direct: 603-289-2743*

*Carl.Schaefer@accuratetitlenh.com*

*www.AccurateTitleNH.com*

### CONTACT US



*Jeremy Duhamel - 603-717-1591*

*Moe Archambault, Broker - 603-644-2227*



*Bancroft Road - Londonderry NH*



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