

FREQUENTLY ASKED QUESTIONS

Martins Crossing

Hooksett, 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

HOW MANY HOMES ARE THERE?

Martins Crossing will consist of 6 modern townhomes.

IS THERE A NEIGHBORHOOD ASSOCIATION?

Yes, there is a homeowner association. All occupants must be 55+.

HOW MANY DIFFERENT HOME DESIGN ARE AVAILABLE?

All units will have a 1st floor primary bedroom with a 2nd guest room. End units have additional 2nd floor space. Each home has a garage, private outdoor space and oversized windows.

CAN I MAKE CHANGES AND PERSONALIZE THE FINISHES?

All units include premium selections curated by our in-house designer.

WHAT IS THE ASSOCIATION FEE?

The monthly fee is \$440/mo which covers the master insurance, landscaping, snow plowing, salting, trash, management fee and reserves. At time of closing there is a 1 month operating reserve fund (\$880) paid by buyer at closing.

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WHAT IS THE ANTICIPATED OCCUPANCY DATE?

February - 2025

ARE PETS ALLOWED?

Yes, up to 2 household pets are allowed.

HOW ARE THE HOMES HEATED & COOLED?

Each home includes a 95% high efficient hot air furnace heating by propane and central AC controlled by programmable thermostat.

WHO MAINTAINS THE ROAD?

Martins Crossing homeowners association plows and maintains the road and shovels your front walkway and stairs.

WHO PICKS UP THE TRASH?

Martins Crossing homeowners will have weekly curbside pick-up by a private service. Owners can also deliver their own to the Town of Hooksett's transfer station.

WHAT APPLIANCES ARE INCLUDED?

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

WHAT IS THE TAX RATE IN HOOKSETT, NH?

The residential 2024 Tax Rate is \$16.96 per \$1,000 of valuation.

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 MARTINS CROSSING?

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 A PREFERRED LENDER?

Yes, the Builder has a preferred lender that they like to work with. Our preferred lender has many programs to have a wide range of buyers and he leverages technology to take the stress out of the finance process while closing quickly with great rates.

JOE CIPOLLO

Senior Loan Officer at CMG Home Loans
Phone: 603-323-0753
jcipollo@cmgfi.com

ARE THERE ANY COMMON AMENITIES ?

There are no common amenities.

WHO ARE THE UTILITY SERVICE PROVIDERS?

Eversource Electric will provide power and Comcast or Consolidated Communications provide internet and telecommunications services. Individually metered town water and sewer are billed each quarter.






DOES THE BUILDER HAVE A PREFERRED TITLE COMPANY?

Yes, the builder has a preferred title company. The title company's job is to ensure proper ownership transfer and the preferred company keeps up with all properties details from initial offer to closing to ensure that all documents are properly drafted and executed by all parties.

CARL SCHAEFER

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