



NORTH VILLAGE CONDOMINIUMS

INFORMATION & PRICING

INTRODUCING NORTH VILLAGE CONDOMINIUMS

COMPASS NORTH REALTY, INC. is proud to introduce North Village Condominiums: A community of 124 duplex style, 3 bedroom, 2 1/2 bath units privately situated within a natural wooded parcel in Douglas, Massachusetts encompassing the luxury of the Blackstone Valley's peaceful and serene country surroundings. Our units feature full basements, select premium lots with walk-out basement features perfect for optional additional finished living areas. Our strategic placement of units maximizes the homeowner's privacy and enjoyment of the outdoor patio area.

Offering two unit style plans to suit your lifestyle —

VILLAGER 1 — Our one-car garage, open concept with soaring cathedral ceiling featured in the living room along with a first floor master bedroom layout has all the conveniences of first floor living in addition to providing two additional bedrooms for guests and a sitting area on the upper level.

VILLAGER 2 — Our two-car garage plan with upper level master bedroom layout and open concept living on the lower level.

We are centrally located to major highways, shopping and amenities.

Just under 5 minutes to Route 146, 20 minutes south of Worcester, MA, 30 minutes north of Providence, RI, and 50 minutes southwest of Boston, MA.

Contact our sales team at Compass North Realty, Inc. for a private tour of the community, model home, and to obtain additional information. For more information and to download a sales brochure, visit us at northvillagecondominium.com.

MODEL	SQUARE FEET	PRICE
VILLAGER 1	1,705	Starting at \$315,900
VILLAGER 2	1,605	Starting at \$299,900

Square footage of all living area disclosures are approximate. Premium lots with walk-out basement features as well as finished basement living area are available for additional fees. Please consult with a sales associate for more details.



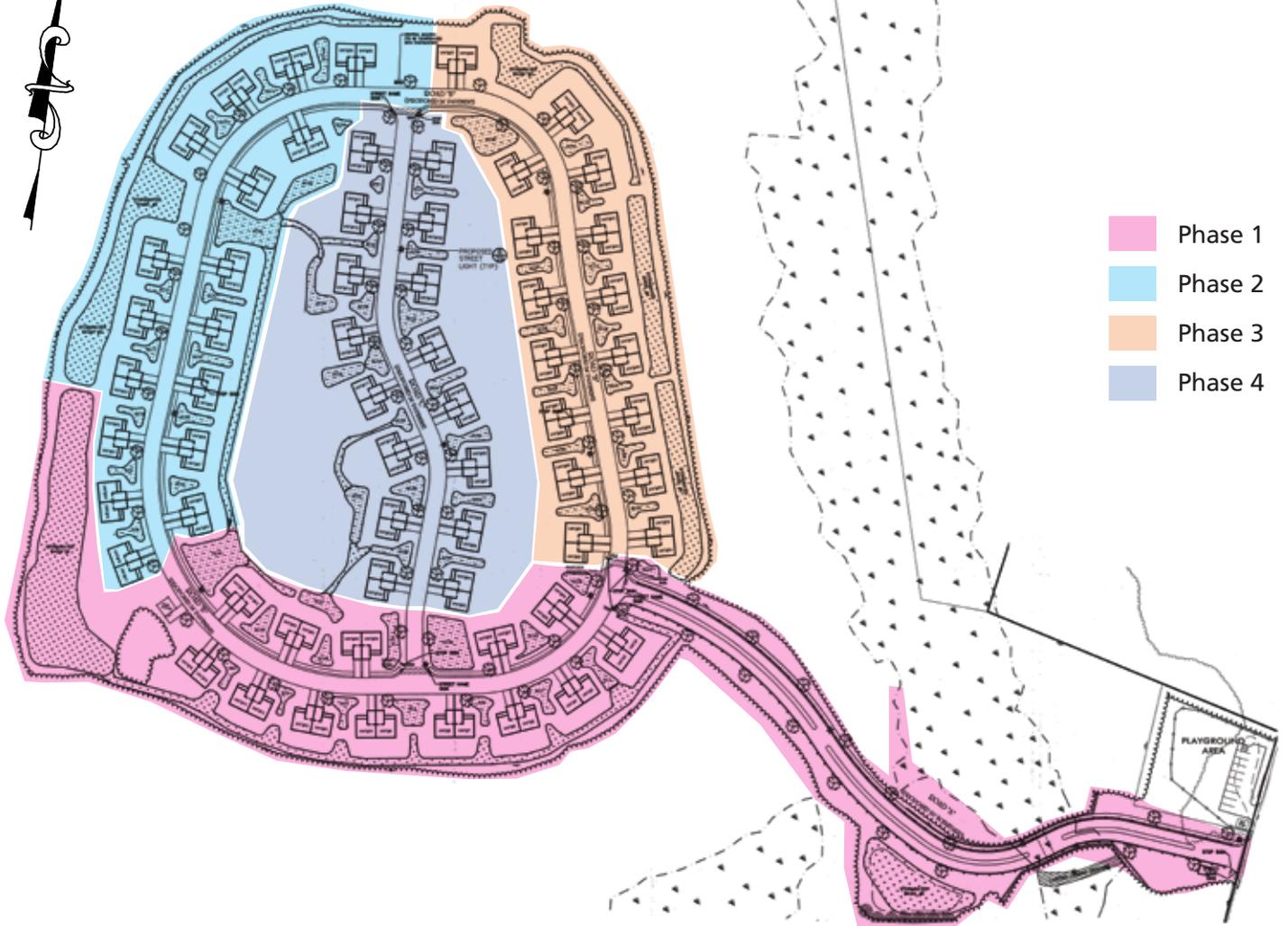
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NORTH VILLAGE CONDOMINIUMS

NORTH VILLAGE MAP



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NORTH VILLAGE CONDOMINIUMS

BUILDER'S GENERAL SPECIFICATIONS

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FOUNDATION

- Walls are 10" poured 3,000 psi concrete with concrete footings and damp proof foundation coating.
- 4" PVC foundation perimeter drain with crushed stone base.
- 4" concrete slab floors in full basement and garage to include crushed stone base.
- Walkout basement per plan where applicable. [Additional fees apply.]

FRAMING

- 2" x 6" wall construction.
- Units separated by 2 hour firewall.
- Enlarged 9' ceiling heights on first floor per plan.
- 7/16" ZIP System® wall sheathing with built in water resistant barrier and 30 year manufacturer's warranty.
- 3/4" AdvanTek® tongue & groove sub floor with 50 year manufacturer's warranty.
- Architectural 30 year manufacturer's warranty shingles with ridge vent, metal drip edge, and ice and water shield barrier at roof eaves and valleys.
- 1/2" ZIP System® roof sheathing with built in water resistant barrier and 30 year manufacturer's warranty.
- CertainTeed® vinyl siding.
- Vinyl corner boards, vinyl ventilated soffit, white aluminum fascia.

INSULATION

- R-21 SuperSeal® on all exterior walls.
- R-19 fiberglass on all basement ceiling areas.
- R-38 blown-in cellulose with air baffles and blockers in attic.
- Low expansion foam to surround all exterior doors and windows.

DOORS & WINDOWS

- White insulated steel garage door and garage opener with remote.
- Therma-Tru® fiberglass half light paint grade insulated front door with in pane privacy blinds.
- Therma-Tru® insulated fiberglass full light rear door with tempered glass and in pane privacy blinds.
- Andersen® 400 Series low-E argon-filled insulated glass, double hung windows with GBG grilles between glass and tilt-in operation for ease of wash. Windows accompanied with screens.
- Basement foundation windows provided per plan.

HEATING & COOLING

- Forced hot air system fired by propane.
- Central air conditioning system.
- On demand hot water heater fired by propane.
- Programmable thermostats on each floor.

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INTERIOR FINISH

- Walls are 1/2" blueboard with smooth plaster finish.
- Ceilings and closets are plastered with old world style rough textured finish.
- Factory primed trim woodwork with one coat of semigloss paint ("Decorator's White").
- Two coats of a flat finish paint on all walls.
- White painted finish on ceilings and in closets.
- Wainscotting to include beadboard and hanging hooks in mudroom entry with built-in cubbies for storage and in master bedroom hall to include beadboard and hanging hooks.
- Craftsman style 2-panel doors with brushed nickel hardware.
- Craftsman style flat casings and 5 1/2" baseboards throughout.
- 3 1/2" crown molding on main living level.

PLUMBING

- Plumbing lines supplied for laundry area.
- Icemaker line installed in kitchen.
- Plumbing lines supplied for dishwasher in kitchen.
- Kohler® polished chrome fixtures from builder's selections.
- Fiberglass tub/shower and fiberglass soaking tub.
- Master bath vanity with dual porcelain sinks and granite countertop.
- Common bath vanity with single porcelain sink and granite countertop.

- Elongated porcelain toilets.
- Pedestal sink provided for half bath.

EXTERIOR FEATURES

- 3 1/2" vinyl trim on front windows.
- Front door composite porch with covered entry and decorative columns.
- Carriage style garage door with window lights and decorative hardware.
- 10' x 10' composite rear deck/patio per plan.
- Seamless aluminum gutters and downspouts.
- Front and rear water spigots.
- Light receptacles at front door, garage center, and rear patio.
- GFI (ground fault interrupt) exterior outlets (front and rear).

UTILITIES

- Cable / electrical / telephone — underground unless otherwise required.
- Underground service for a 100-Amp circuit breaker system.
- Town water supply and public sewage removal.

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FLOORING

- Oak hardwood staircase with natural polyurethane finish on treads, handrail and white painted risers to include craftsman style boxed newel posts and balusters.
- Sand finished oak hardwood floors on first floor to include half bath.
- Ceramic tile installed in the master bath, common bath, and laundry area from builder's selections.
- Carpet with 6 lb bonded padding from builder's selections installed on second floor.

KITCHEN

- Cabinets and granite countertops from builder's selections.
- Single bowl stainless steel sink.
- Appliances to include stainless steel range, self-venting microwave, refrigerator, and dishwasher from builder's selections.

LANDSCAPING

- A variety of shrubs and mulched beds in the front of the home.
- Concrete walkway from driveway to front door.
- Privacy wall on rear patio deck provided.
- 3" asphalt driveway to include base and top coat.

INTERIOR LIGHTING AND ELECTRICAL

- Nine (9) recessed lights throughout first floor and one (1) shower recessed.
- One (1) telephone jack in kitchen, four (4) cable jacks located in bedrooms and family room over fireplace.
- Photoelectric hardwired smoke/carbon monoxide detectors with battery backup.
- GFI (ground fault interrupt) outlets provided in garage, kitchen, bath areas, and basement.
- Heat sensors provided in garage.
- Plug installed for dryer.
- Exhaust fans with light provided in master bath and common bath. Exhaust fan provided in half bath.
- Attic / cellar / garage porcelain fixtures provided by builder.
- Interior outlets to code with white cover plates.

FIREPLACE

- Zero clearance direct vent gas fireplace with granite surround and hearth.
- Craftsman style painted solid wood mantle and surround.

MISCELLANEOUS FEATURES

- White wire shelving in all closets.

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DISCLOSURES

- Contract for the delivery of liquid propane shall be the responsibility of the buyer.
- All utility connections and service agreements with said companies are the responsibility of the buyer and service shall be arranged in advance of closing.
- As in all new construction, phone and cable service may be delayed until after you occupy your home. It is up to the individual utility company as to when and if they will provide service to any customer.
- Outside drawing elevation of plan is an artist's rendition only. Certain features and trim details, including landscaping, may not be standard features of the home.
- Developer retains the right to modify or change plans and specifications.
- Developer retains the right to substitute materials or brand names mentioned with equal quality without notice.
- Some features shown in floor plans, photographs, and renderings may not be standard features. In the event of a discrepancy, builder's specifications and standard features shall take precedence over floor plans, renderings, and photographs.
- Homes are prepared for a 30" slide in electric range with self-venting microwave. Appliances requiring additional installation labor will incur additional charges.
- All room dimensions are approximate.
- Upon completion of the selection meeting for interior finishes, buyer understands that these final choices are immediately placed into production and cannot be changed.
- For exterior features, please note that the developer retains the right to substitute materials or brand names of equal quality without notice.
- Interior lighting and electrical package is provided from builder's selections per plan.

Consult with a sales associate for clarification.
Modifications are available for most plans. Consult
with a sales associate for optional layouts and pricing.



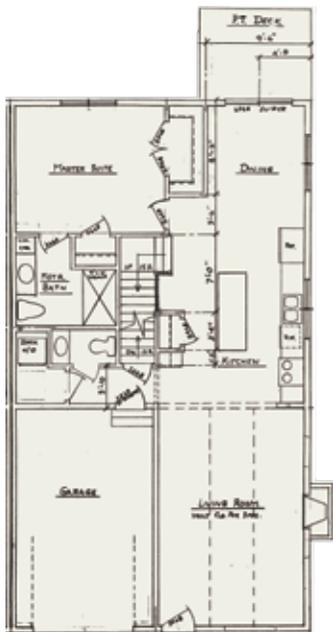
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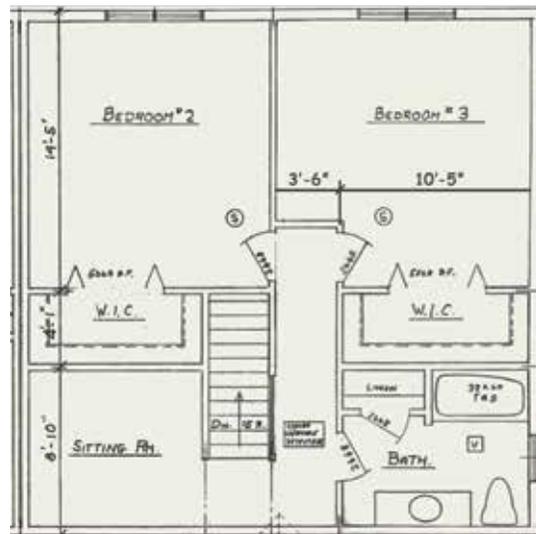
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VILLAGER I

1,705 Square Feet



FIRST FLOOR



SECOND FLOOR

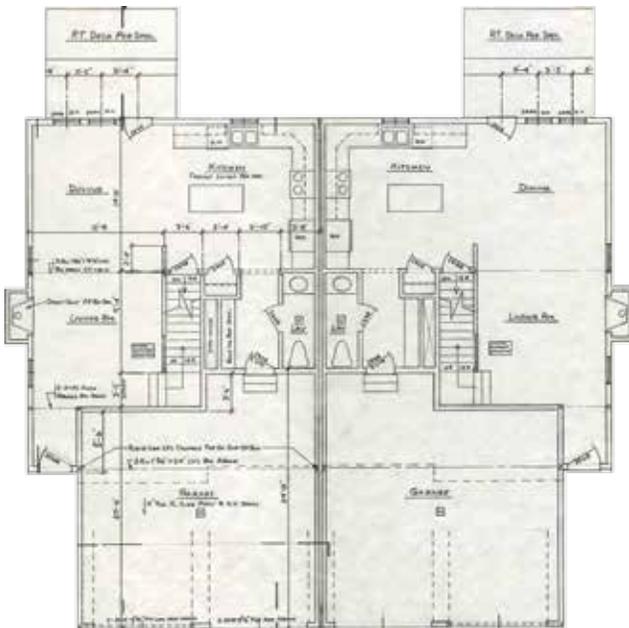
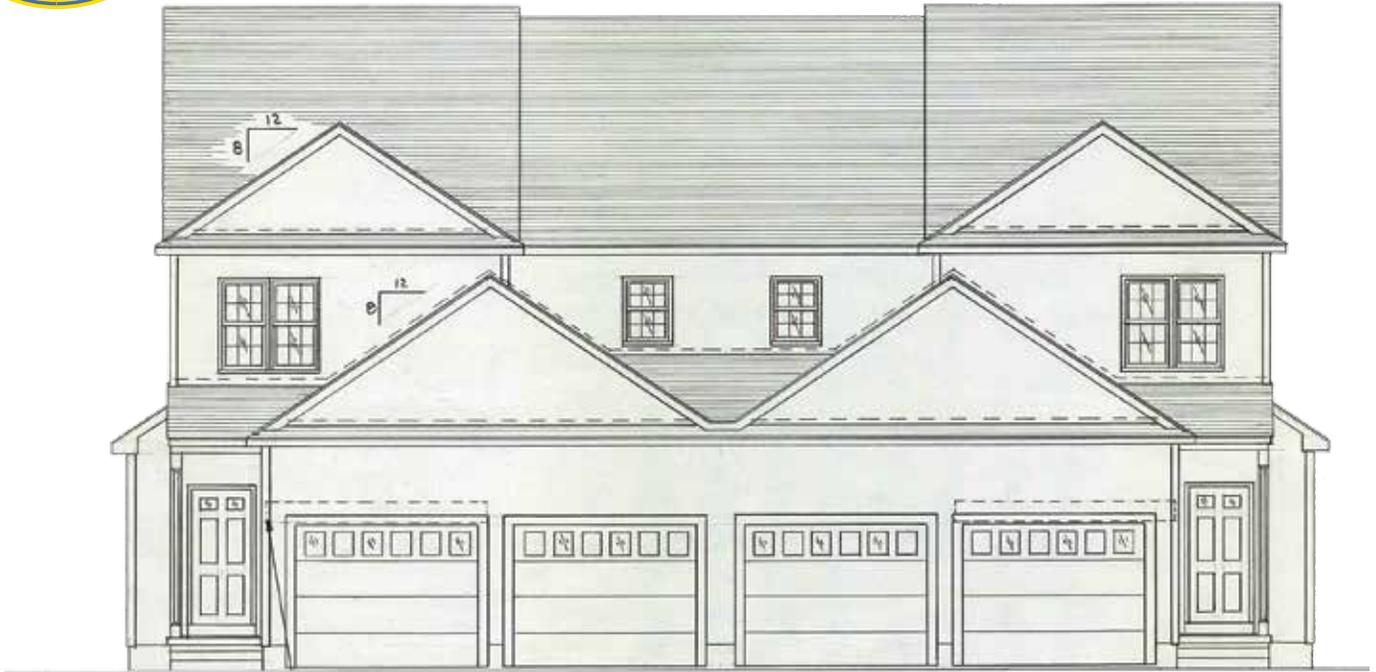
Some features shown in artist's renderings may not be standard features. Square footage of all living areas is approximate. Consult with a sales associate for clarification. Modifications are available for most plans. Consult with a sales associate for optional layouts and pricing.



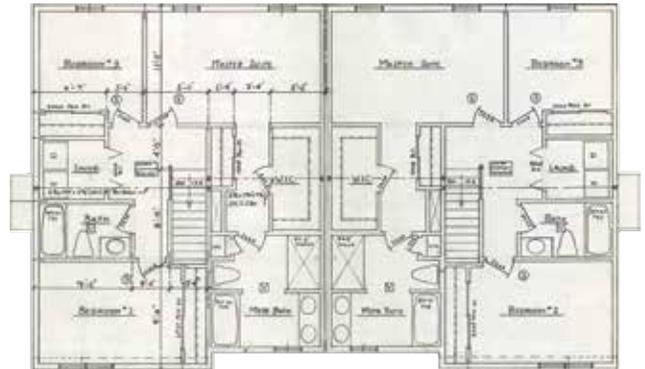
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VILLAGER 2

1,605 Square Feet



FIRST FLOOR



SECOND FLOOR

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