

WHISPERING PINES UNIT SPECIFICATIONS

Insulation:	Walls (R13) Attic Floor—fiberglass or cellulose 9”(R30), Garage Ceiling—fiberglass batts 6” (R19)	Cabinets/ Counters:	Natural maple & oak cabinets standard. Laminate countertops in kitchen & bathrooms. Selected from builder’s samples. All knobs to be brushed nickel. See options list for cabinet upgrades.
Walls:	Skim coat plaster or drywall at builder’s option, primer plus one coat of paint.	Washer / Dryer:	Hook-ups for electric dryer. See options for upgrade purchase.
Ceilings:	Textured ceiling or builder’s choice	Other:	Bath mirrors, towel bars and toilet paper holders are included (Builder’s choice). See options list for upgrades.
Woodwork:	Two panel pre-primed hardboard/masonite doors with arched panel top. Paint grade Pine 2 1/2” Casing on doors and 4 1/4” baseboards.	Roofing:	Asphalt roof shingles (Architectural 30 year)
Paint:	A Style Units - choice of 3 wall colors. Unit Style B - choice of 2 wall colors. White trim. Walls will be flat or matte finish paint. Woodwork will be semi-gloss.	Exterior Siding:	Vinyl
Electrical:	100 amp service and panel	Heated Garage w/Elevator:	1 Space Per Unit under building. Additional spaces available for purchase.
Included:	4 Phone Jacks & 3 Cable TV Jacks. Exhaust fans in all baths separately switched from lights.	Deck:	Balcony is 5’x 8’. Composite decking.
Light Fixtures:	To be supplied by Builder. Builder’s standard package. See options list for upgrades.	Windows:	Vinyl, double- glazed, insulated, with screens.
Plumbing:	Waste piping is PVC One piece fiberglass tub units White fixtures Kitchen sink - stainless double bowl Faucets supplied by builder A Style Units Master Bath - tile shower with standard glass door of Builder’s choice B Style Units Master Bath- fiberglass one piece shower with standard glass door of Builder’s choice. See options list for upgrades.	Security System:	Each unit has a security system. Individual monitoring is available at additional cost.
Heat:	Forced Hot Air by Gas Central Air	Water:	Municipal
Hot Water:	40 Gallon Gas Hot Water Heater	Sewerage:	Municipal
Flooring:	Engineered wood(in Kitchen and Foyer Only), Carpet & Tile.	Condo Fee:	A Style Units - \$207.12 / month B Style Units - \$184.29 / month B1 Style Units - \$198.46 / month (subject to change)
Appliances:	Supplied by builder. Standard dishwasher & gas stove - white or black. See options list for upgrades.	Warranty:	ProHome 1 Year Limited Warranty
Storage:	Additional storage for each unit in Attic (size to be determined).		

Selections By The Buyer: Many items contained in this agreement require selections by the Buyer. It is, therefore, necessary that materials and color selections be completed within ten (10) days of signing the Purchase and Sale Agreement and the Builder advised, as to provide ample procurement and installation time flow and avoidance of delivery delays. If the Buyer fails to select items in a timely manner, Builder will make said selections. Builder reserves the right to substitute materials with equal or equivalent products. Deposits - \$1,000.00 with Offer to Purchase. 5% due with Purchase and Sale Agreement. Any and all extras are payable in advance of work to be done and are non-refundable! Information contained herein may change without prior notice.

Whispering Pines



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SIGNATURE PROPERTIES

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About Whispering Pines - Single Level, Luxury Condominium Homes

At Whispering Pines you can finally live life the way it was meant to be! This new Active Adult (55+) community features 2 midrise buildings with a total of 48 single level, luxury condominium homes. Designed with you in mind, you will enjoy maintenance free living in your new garden style condominium with luxurious amenities such as granite countertops, maple cabinetry, kitchens with center islands, engineered wood flooring, ceramic tile bathrooms, central air conditioning and so much more! Each home will have 1 parking space in the covered garage & will be covered by a ProHome One Year Limited Warranty. Choose your ideal home from 3 open concept floor plan options ranging in size from 1,390 to 1,540 sf. Each condominium will have 2 bedrooms and 2 full bathrooms. Live the lifestyle you have been waiting for at Whispering Pines!



The Location



Town Common

Whispering Pines is located in the town of Wilmington, a suburban community with a mix of residential neighborhoods and commercial districts. The town's reputation for being a haven of single-family homes, its close proximity to the Interstate, two commuter train lines to Boston and activities aimed at families, make Wilmington an attractive place to live.

Evidence of the town's community spirit can be found throughout the year at various activities held on the Town Common. The yearly Easter Egg Hunt, Community Craft Fair, Summer Concerts on the

Common, week-long Fourth-of-July Festivities and the annual Tree-Lighting Ceremony are just some of the events that provide families and friends an opportunity to come together.

Wilmington is located in Middlesex County and is bordered by the town of Andover to the north; North Reading and Reading to the east; Woburn to the south; and Burlington, Billerica, and Tewksbury to the west. The town is approximately 11 miles southeast of Lowell and just 15 miles north of Boston. Wilmington is the place to live for people on the go with easy access to all points in New England and beyond via its close proximity to I-93, I-95 & 495.

Whispering Pines Features

Exterior Features

- * Low Maintenance Vinyl
- * Architectural Roof Shingles
- * Professionally Landscaped
- * Well Water Irrigation System
- * Private Balconies

Interior Features

- * Assigned, Heated Garage Parking
- * Two Panel Arch Topped Doors
- * Vinyl Coated Closet Shelving
- * Engineered Hardwood Flooring
- * Ceramic Tile
- * Wall to Wall Carpet
- * Pre-Wired Fiber Optic Wiring for Cable TV & Internet
- * Lever Door Handles
- * Each Unit has a Front Door Video Monitor
- * Security System in Each Unit (Monitoring is Optional)
- * All Pre-Wired for Surround Sound

A Units: Pre-wired music distribution: Kitchen, Study & Balcony

B Units: Pre-wired music distribution: Kitchen & Balcony

Energy Features

- * Central Air Conditioning
- * Forced Hot Air by Gas
- * 40 Gallon Hot Water Heater
- * Paradiam Low E Thermo Tilt-in Windows

Common Area Features

- * Elevator
- * Resident Mail Boxes in Vestibule
- * Extensive Trim & Molding
- * Secure Storage for Residents in Garage & Attic Levels
- * Interior Fire Sprinkler System

Kitchen Features

- * Granite Countertops
- * JennAir Downdraft Stove
- * Maytag Jet Clean Quiet Series 300 Dishwasher
- * Stainless Steel Double Bowl Undermount Sink
- * Moen Single Lever Faucet
- * Maple Cabinets

Bathroom Features

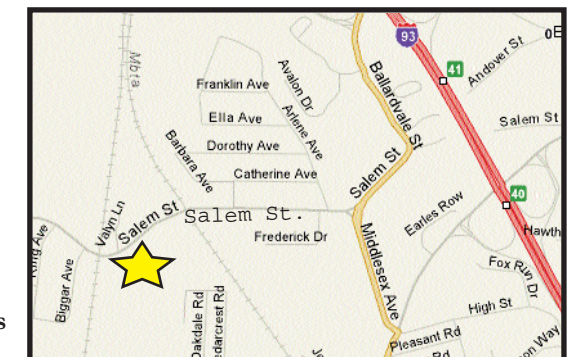
- * Granite Countertops
- * Mirrors Included
- * Tile & Fiberglass Shower
- * Moen Faucets
- * Bath Accessories Included
- * Maple Cabinets

Additional Features

- * ProHome Warranty - 1 Year

Directions

- * Take Route 93 to Exit #41 (Route 125)
- * Follow Rt. 125 towards Wilmington
- * Bear right at fork onto Salem Street
- * Entrance to Whispering Pines is on Left



Exclusively Marketed By: Lillian Montalto Signature Properties (888) 681.0001