



Welcome to Laughton Farms

A new neighborhood located in prestigious Westford, Massachusetts that will feature 26 new colonial style homes custom crafted to exacting specifications and constructed utilizing the latest environmentally friendly building practices. This classic New England neighborhood will feature scenic walking trails, recreational facilities that include tennis and basketball courts, and picturesque open space that includes over 300,000 SF of restored riverfront area for passive recreation and enjoyment. All of our homes will be built to meet Energy Star standards for interior comfort and low cost operation. Choose from one of our home plans or custom build to your specifications and select from a long list of options with the latest green technologies available including; solar and geothermal energy as well as technologically advanced insulation systems and environmentally friendly low maintenance landscapes. All of our quality built homes will feature standard premium finishes including custom woodworking, stainless appliances, granite or solid surface countertops, top quality cabinetry, hardwood and ceramic floors and much more. Welcome home at Laughton Farms in Westford!

Exclusively Marketed By

Dennis M. Page

&

Company

RE/MAX Prestige

978-649-5638 Office

978-423-6053 Cell



Homes Constructed by
Jamesco Development



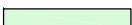
978-265-6915 Tel. | 978-392-1246 Fax

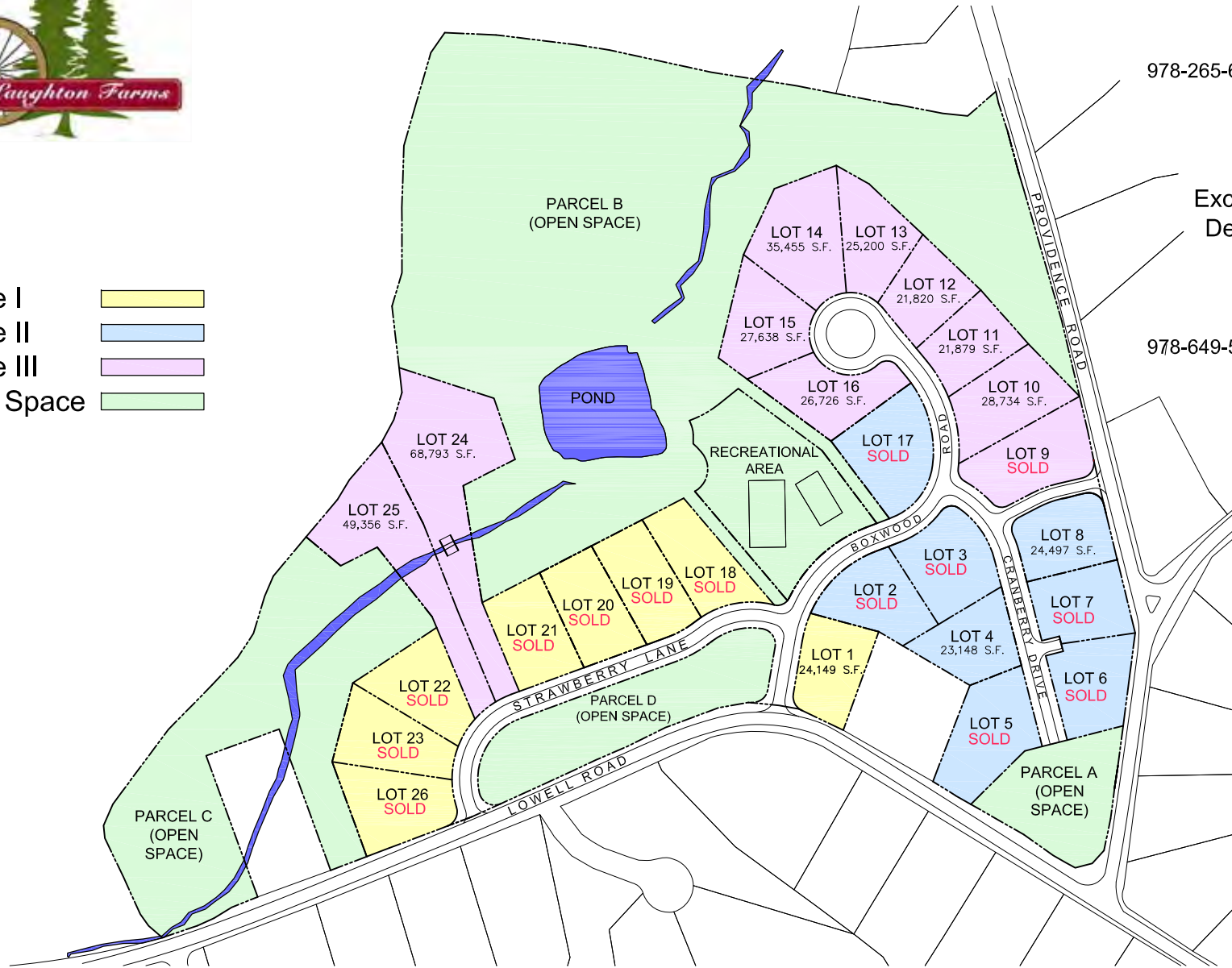
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dpmax@tiac.net

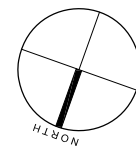
- Phase I 
- Phase II 
- Phase III 
- Open Space 



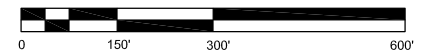
Laughton Farms

Westford, Massachusetts

January 2, 2012

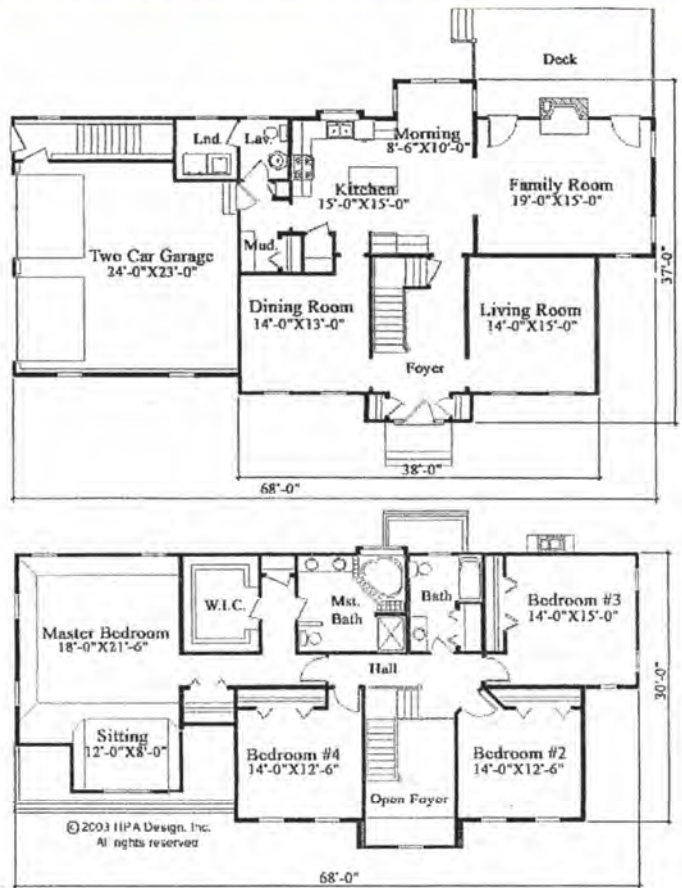


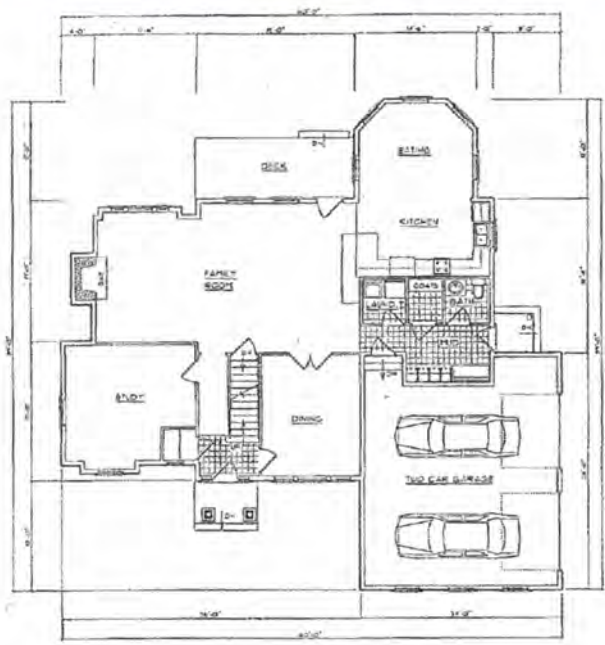
GRAPHIC SCALE



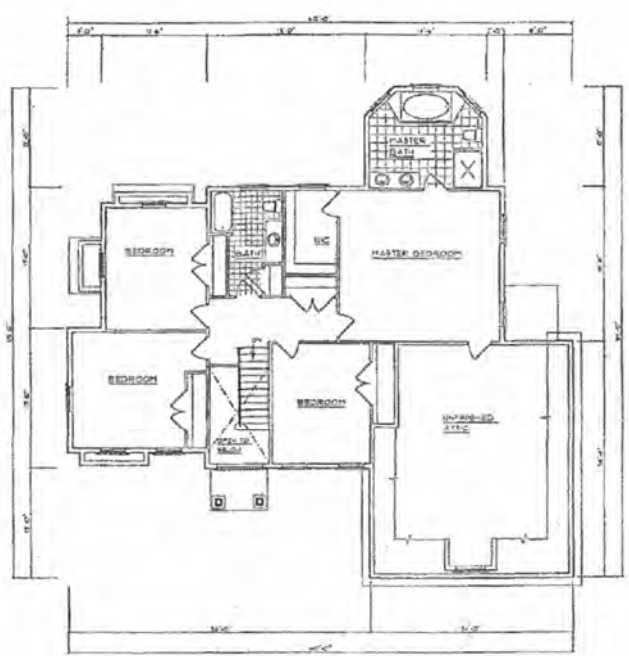


\$749,900





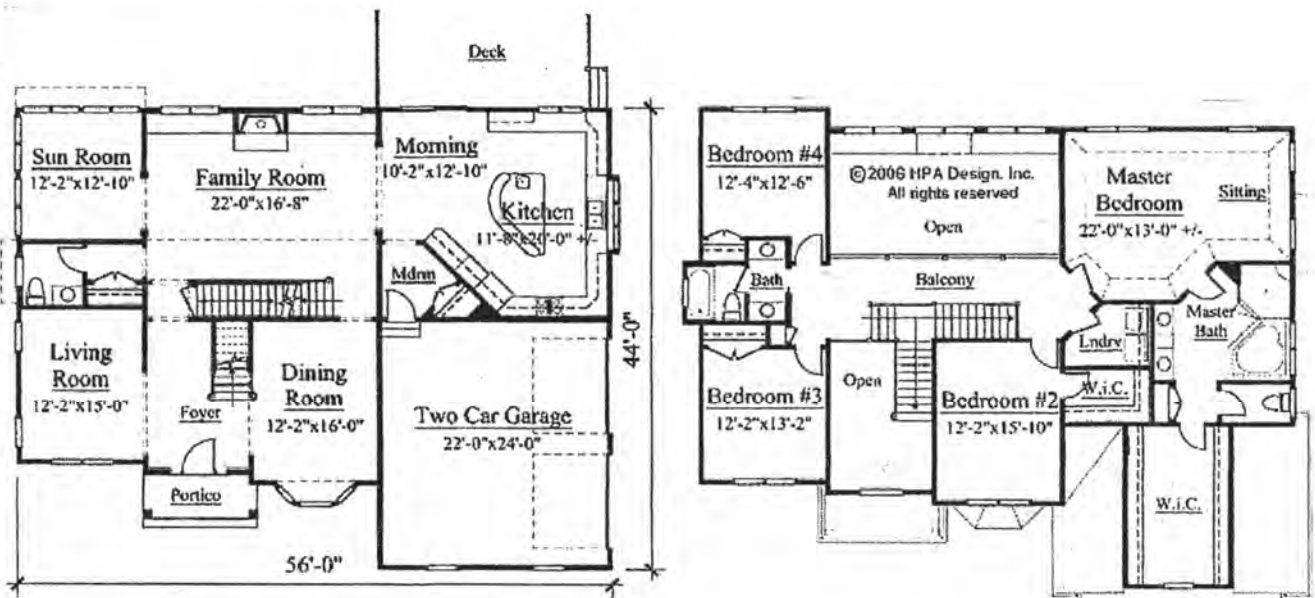
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



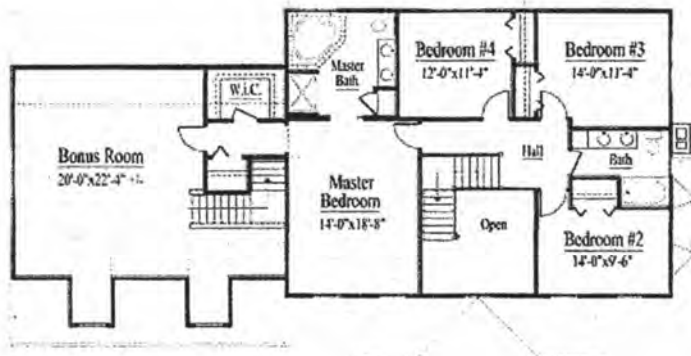
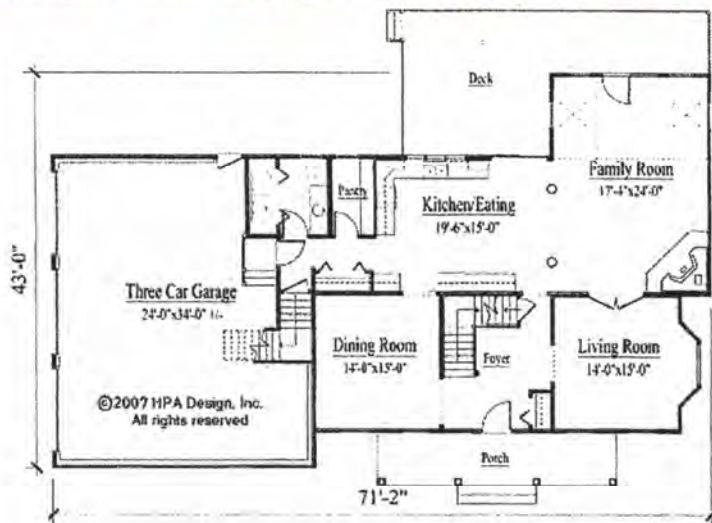
\$796,500





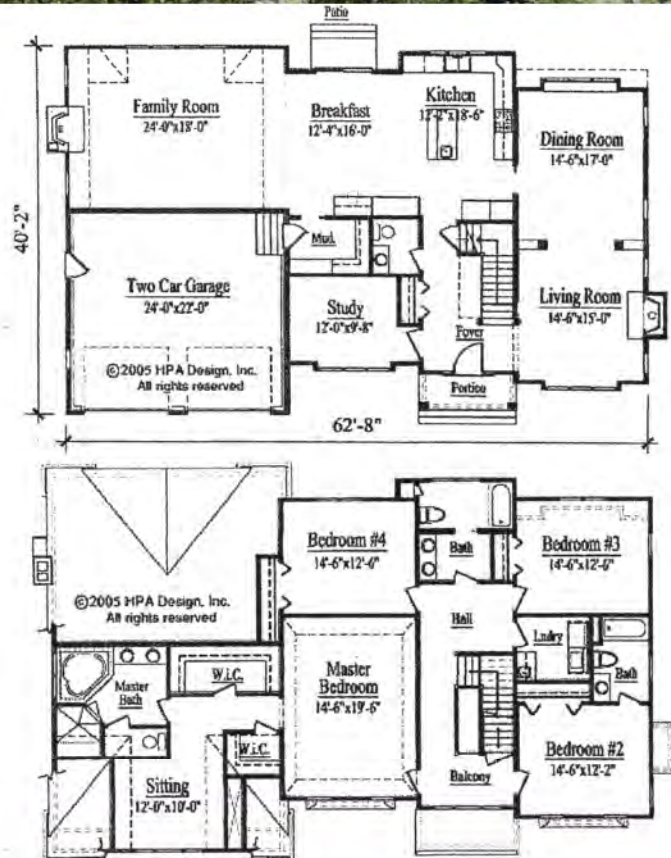
Laughton Farms

\$799,900





\$834,500





New Construction Specifications

Laughton Farms
Westford, MA

Home Style and Details- Per attached plans.

Water Supply- Town Water

Sewer- Subsurface Septic System meeting all State and Local regulations for a 4 bedroom home.

Foundation- 10 Inch poured concrete water sealed below grade and rated at 3000 PSI.

Frame and Insulation- 2x6 exterior wall sheathed with Advantech Engineered plywood. Sills constructed of pressure treated lumber. All other frame elements to meet or exceed state building codes.

Exterior walls insulated with 6 inch fiberglass (R21). Basement ceilings insulated with 11 inch fiberglass (R30). Attic insulation is blown in (R30). House is insulated and sealed to meet Energy Star standards.

Exterior Siding- Hardie Plank (fiber cement siding) with painted pine trim or Premium Pointe Vinyl with vinyl and metal trim. Buyer to have color selection from builder's standard samples.

Shutters- Buyer's choice of color from builder's standard samples. Installed on front elevation only.

Windows- Anderson 200 Series vinyl clad thermo pane Low-E Energy Star Rated tilt in windows supplied with screens (except feature windows which do not open) and integrated grilles (note that casement windows and sliding glass doors do not have grilles)

Roof- 30 year GAF architectural asphalt roof shingles. Buyer to have color choice from builders standard color selections if selected prior to installation.

Interior Woodwork- Paint grade 5.5 inch Colonial baseboard with paint grade 3.5 inch Colonial window and door trim. All interior doors are 2 panel solid core Masonite. Dining room to include crown molding with a chair rail and picture frame panel finish below. Formal living room (if applicable) to include crown molding. All woodwork and trim will be painted semi-gloss white.

All exterior doors are insulated fiberglass. Exterior doors to be painted (buyers choice of exterior color, interior color to be semi-gloss white).

Smoke and carbon monoxide detectors- per town requirements will be installed by builder.

Flooring- \$ 25.00 per square yard carpet allowance including installation through Builder's supplier.

Builder will provide and install 3 ¼ inch red oak (select or better grade) hardwood flooring in the Dining room, Living Room, foyer and entry hall.

Ceramic tile flooring from builder's selection is included in all baths and kitchen (hardwood flooring in kitchen in place of ceramic tile is a no cost option).

Appliances- Builder will supply and install stainless steel GE Profile or equivalent natural gas range, dishwasher and over the stove microwave with a recirculating fan. Any other appliances or specialty appliances to be installed at an extra charge to be quoted upon request. There is a charge of \$ 150.00 for the installation of a refrigerator water line.

Lighting- \$ 2000.00 allowance for fixtures at Westford Home Lighting. In addition to the lighting fixture allowance, the builder will supply and install 20 recessed lights in locations selected by the Buyer.

Cabinets- Builders selection of Armstrong maple cabinetry with soft close drawer hardware. Standard kitchen is an "L" shape layout with Center Island and will include granite countertops from builder's selection of stone. Vanity tops are granite from Builder's selections. Cabinet and Granite upgrades are available; cost to be quoted upon request.

Plumbing- Design built in compliance with state and local building codes. All fixtures are Kohler or equivalent in white or off-white.

All faucets are Delta or equivalent. Kitchen and bath sinks to be under mount style from builder's standard selections.

Hot water to be supplied with a Rinnai tankless natural gas hot water heater.

All half baths include a pedestal sink (no vanity) which is included as part of the standard plumbing fixtures.

Main Bath includes a vanity with double sink and a one piece fiberglass tub and shower unit.

Master bath includes Buyers choice of either a stand up fiberglass shower (size TBD based on layout) with corner Kohler Jacuzzi unit or in lieu of the Jacuzzi tub the shower will be upgraded to a custom walk in shower that has 4 plumbing devices, ceramic tiled walls and floor and a frameless glass door.

No shower or bath glass doors are included except in the custom shower (if applicable).

Washer and Dryer hookups provided. Dryer is plumbed for a natural gas unit. Hookup of washer and dryer are the responsibility of the Buyer.

Electrical – 200 Amp service with circuit breakers. Outlets, switches and lighting provisions are design built to comply with all local and state building codes. All switches and outlets are conventional style white. Different switches and outlets (i.e. Decora) are available at additional cost which varies based on house style. Kitchen, Dining and foyer to have dimmers for lights. Family room to include pre wiring for speakers for a surround sound system (all other wiring at additional charge quoted upon request).

Cable and Phone outlets- Six of each (combination jack) will be supplied and installed by builder and installed in locations determined by the Buyer (4 bedrooms and 2 other locations). Extra connections at additional charge.

Heating and Cooling- heating and cooling supplied by a high efficiency Carrier forced hot air system fired by natural gas. The standard HVAC system consists of 2 units, one in the basement that controls the first floor and one in the attic that controls the second floor. Central Air Conditioning and high efficiency air filtration are included in the standard HVAC system. Central humidifiers are optional and will be quoted on request. All homes at Laughton Farms are built to meet **Energy Star** standards.

Fireplace- Zero clearance natural gas in Family room to be finished with a painted wood mantle and absolute black granite tile surround.

Walls and Ceilings- Skim coat plaster painted to Buyer's choice of Benjamin Moore paint (up to 6 wall colors included at no additional cost). Additional paint colors or textures are optional and will be quoted upon request. All walls are painted with an eggshell finish, doors and finish trim are painted with a semi-gloss finish and ceilings are painted with a flat finish.

Ceilings are smooth finished on first floor and texture finished on second floor or in cathedral areas. Standard ceiling height is 9 feet on the first floor and 8 feet on the second floor (excepting cathedral or vaulted areas.).

Bath Accessories- Builder will install a 6 foot (or vanity sized if less than 6 feet) beveled glass mirror in the main bath and master bath (not the half bath). All other bath accessories (towel racks, toilet paper holders etc.) are the responsibility of the Buyer after closing.

Landscape- Disturbed areas will be loamed and hydro seeded and 15 trees/shrubs selected by the builder will be installed by the builder. Paver Walkway to front door and an irrigation system (basic 6 zones to cover lawn areas only) will be supplied by the builder.

Deck- A 12x12 deck is standard. Frame constructed with pressure treated lumber, rails are constructed with a composite Timbertech Radiant Rail system and decks are constructed with Azek composite decking. All materials from builder's standard selections. (Porches if applicable are constructed with the same components). Larger decks and patios in place of decks are available and will be quoted upon request.

Driveway- Will be paved with a 1.5 inch binder coat and a 1.5 inch finish coat of hot top over a 4-6 inch base of processed gravel. Driveway layout is determined by the builder, any additional paving above the standard builder layout will be at additional cost to be quoted upon request. Builder's choice of Garage door openers with a keypad entry are included with every home.

Radon- the Seller will provide PVC piping from below the basement slab through the roof for use of a Radon Air mitigation system; any other required components of a mitigation system (fans, electrical, gauges etc.) are the responsibility of the BUYER.

Extra Items- Any items not included in this agreement and requested after the signing of the Purchase and Sale agreement will be quoted upon request and must be paid for in full at the time of order and are non-refundable.

General- All materials that are to be supplied for your home will be supplied by vendors that have been selected by the builder; we do not allow substitution of any vendors, suppliers or subcontractors. Any manufacturers rebates will be credited to the builder not the buyer. Builder reserves the right to make changes to these specifications and materials provided that the changes are of equal or better quality than what was originally planned.



OPTIONS LIST

ITEM	PRICE
Increase Deck Size (all composites)	\$ 65/Sq. Ft.
Central Vacuum	\$ 3000
Round Oak Starter Step (1 Side)	\$ 2000
Round Oak Starter Step (2 Sides)	\$ 3000
Whirlpool Tub	\$ 5000
Alarm System (Rough Only)	\$ 650
Alarm System (Complete)	\$ 1850
Additional Palladium Window	\$ 3500
Additional Double Hung Window	\$ 500
Additional Double Mullion Double Hung Window	\$ 1000
Additional Insulated Single Exterior Door	\$ 750
Kitchen Upgrades	On Request
Under Cabinet Lighting	\$ 1500
Over Cabinet Lighting	\$ 1500
In Cabinet Lighting	\$ 1500
Fan Rated Ceiling Electrical Box w/switch	\$ 200
Additional Electrical Outlet	\$ 150
Recessed Light	\$ 175
Additional Cat 5/Telephone	\$ 100
Ice/Water Line for Fridge	\$ 150
Washer Dryer Hook Up	\$ 325
Emco/Anderson Full View Storm Door	\$ 500
4 inch exterior vent	\$ 800
Extra Fiberglass Shower in Half Bath	\$ 1500
Skylights (Fixed Panel) starting at	\$ 600 each

All Prices subject to change without prior notice.

