

SMITHFIELD CROSSING CONDOMINIUMS

www.SmithfieldCrossing.info



SINGLE UNIT

259,900



DUPLEX

Either End Unit - \$239,900



TRIPLEX

Either End Unit - 239,900

Center Unit - \$229,900

Welcome to Smithfield Crossing Condominiums

Smithfield Crossing offers the best townhome values in Lowell.

These quality built homes feature:

- 4 Detached Units
- 20 Townhome Units
- 2 Car Garage
- 2-3 Bedrooms
- Central A/C

*And a long list of custom options
that make your home unique!*

**Don't miss this
terrific opportunity!**

Exclusively Marketed by:

RE/MAX Prestige



Jim Dolliver
978-935-9448

www.JimDolliver.com



SMITHFIELD CROSSING CONDOMINIUMS

Specifications

Unit Styles: 20 Townhouse condominiums with 2 bedrooms, 1.5 baths, 2 car garage and optional loft.
4 detached units with 3 bedrooms, 1.5 baths and 2 car garage

FOUNDATION:

Footings: 10"x20" poured concrete
Foundation Wall: 10" poured concrete

UTILITIES

Sewer Service: City Sewer
Water Service: City Water
Gas Service: Keyspan Gas
Electrical Service: Mass Electric/Underground Phone. Electric and Cable

FRAME LUMBER

Exterior Walls: 2"x6" & 2"x4"
Interior Walls: 2"x4"
Floor Joists: 2"x10"
Roof Rafters: 2"x10"
Wall Sheathing: 7/16" OSB
Sub Flooring: 3/4" T&G Advantech
Roof Sheathing: 1/2" Fir Plywood

WINDOWS

Windows: Merrimack Valley Wood Products
Window Grilles between the glass
Tilt-in Removable Sashes
Screens: All Screens included
Deck: 8x10 Pressure Treated Lumber

EXTERIOR DOORS

Front Door: 3'0" Fiberglass Insulated
Patio: 6'0" Anderson Insulated Glass Slider
Garage Doors: 7'0"x16'0" Steel Carriage Style Insulated Doors

ROOF

Shingles: 30 Year Asphalt Shingles Architectural
8" Drip Edge and 3' Ince and Water Shield
Vent: Ridge Vent

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Specifications continued

PLUMBING & HEATING

Plumbing	Per Building code requirements
Tubs	One Piece Fiberglass in Main Bath
Sinks	Porcelain Drop-in Lavatory
Toilets	1.6 Gallon Flush
Forced Hot Air	Forced Hot Air Furnace by Gas
Hot Water Heater	40 Gallon Gas Hot Water Tank
Central Air Conditioning	Included
Bath Ventilation	All Baths Vented to Exterior
Digital Thermostats	Included
Exterior Spigots	2 Frost Free (1 rear of house & 1 in garage)

ELECTRICAL

Service	100 Amp Underground
Light Fixtures	Builder to supply all light fixtures
Phone Jacks	4 Locations
Cable Jacks	4 Locations
Exterior GFI	2 Locations (Front and Back)
Smoke & Carbon Monoxide Detectors	Installed by Builder

EXTERIOR FEATURES

Siding	Vinyl over Tyvek or Typar, Builder choice of color
Trim Color	Aluminum/White
Shutters	Vinyl, Builder choice of color

INSULATION

Exterior Walls	R13 Fiberglass Batts
Basement Floor	R19 Fiberglass Batts
Ceilings	R30 Fiberglass Batts
Housewrap	Tyvek House Wrap
Interior Vapor Barrier	4 Mil Plastic on Walls

INTERIOR WALLS, CEILINGS

Plaster	1/2" Blueboard Plaster
Ceiling Finish	8' Hand Textured Swirl Ceilings All ceilings will be white
Interior Wall Paint	Two Coats Benjamin Moore Latex Flat
Interior Trim Paint	Two Coats Benjamin Moore Latex Semi Gloss

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Specifications continued

INTERIOR MILLWORK

Baseboard	3.5" Colonial Baseboard
Trim	2.5" Colonial Trim
Doors	2 Panel Masonite-Roman arch
Closets	Closet Maid Shelving

KITCHEN AND BATH

Kitchen Cabinets	Buyer choice of color selection (standard layout)
Bath Vanities	Buyer choice of color selection (standard layout)
Kitchen Sink	Single Bowl Stainless
Kitchen Countertops	Countertops are laminated with 4" backsplash from Builder samples
Bath Countertops	Buyer color choice
Mirrors	Will be sized accordingly for Baths
Appliances	Range Dishwasher - standard 24" Microwave - standard

FLOORING

Tile	Kitchen & baths - Buyer choice from Builder selection
Carpet	Buyer choice of color from Builder selection

LANDSCAPING

All driveways & roadways will be paved
Paved or concrete walkway (builder's discretion)
All grass areas will have sod installed with irrigation system

Note: Builder reserves the right to substitute any of the above materials, at Builders Discretion.

Note: House Plans are approximate; Builder reserves the right to make changes as necessary. Including dimensions, window placement, utility locations, room sizes, etc.

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Options

BUILDING OPTIONS

Central Vacuum	\$ 1,400.00
Crown Molding (Installed in Kitchen/Living Room)	\$ 1,000.00
Chair Rail/Shadow Boxes (Dining Room)	\$ 300.00
2 Piece Crown Molding on entire 1 st floor except laundry. Chair Rail/Shadow Boxes and Upgrade Door & Windows Headers in Dining Area	\$ 2,500.00
3-1/2 Interior Door and Window Trim plus 5-1/4 Baseboard	\$ 1,000.00
Fireplace with Slate Surround and Mantle	\$ 3,500.00
Marble Surround instead of Slate	\$ 500.00
Garage Door Opener	\$ 500.00
Granite Countertops in Kitchen (from Builders Selection includes upgraded undermount sink, faucet and soap dispenser)	\$ 3,000.00
Granite Countertops Master Bath (includes undermount Sink)	\$ 950.00
Granite Countertops in Half Bath (includes undermount Sink)	\$ 450.00
Hardwood Floor in Living Room, Dining Room and Kitchen (From Builders Selection)	\$ 4,700.00
Hardwood Stairs to Bedroom Level or 1 st Floor Level	\$ 2,500.00
Hardwood Floors in View Room	\$ 1,100.00
2 Piece Crown Molding, Chair Rail & Shadow Boxes in View Room	\$ 1,200.00
Finished Loft off Master Bedroom	\$10,000.00
Recessed Lighting (per fixture)	\$ 125.00
Security System	\$ 1,000.00
Stainless Steel Appliances (upgrade)	\$ 1,000.00
Closet Lights	\$ 160.00

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Budget

Annual Proposed Condominium Budget

Management: Owner to provide management until turnover to association

Insurance	\$10,000
Common Area Electric	\$ 800
Common Area Water	\$ 200
Landscaping	\$ 8,000
Snow Removal	\$ 4,000
Trash Pickup	\$ 3,600
Accounting/Legal	\$ 1,200
Minor Repairs	\$ 1,000
Miscellaneous	\$ 1,000
TOTAL	\$29,800

Annual Replacement Reserves Budget

Roof (30 year)	\$ 2,688.00
Road Surface (30 year)	\$ 333.33
Decks (15 year)	\$ 2,000.00
TOTAL	\$ 5,021.33

TOTAL ANNUAL COMBINED \$34,821.33

TOTAL MONTHLY CONDO FEE PER UNIT \$120.91

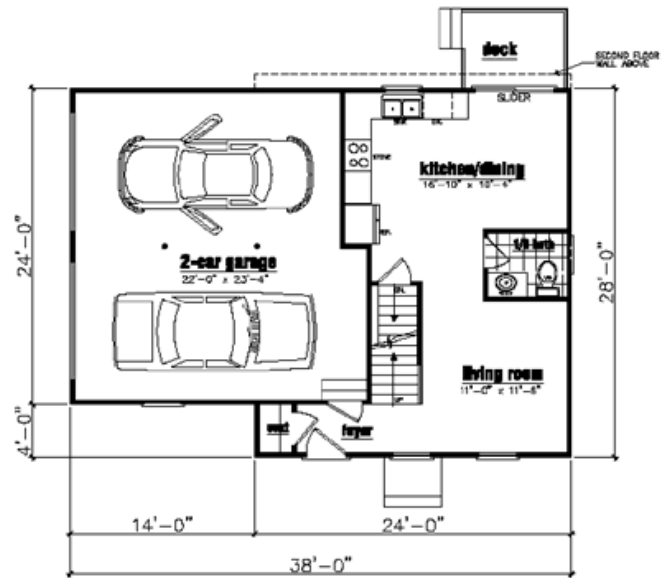
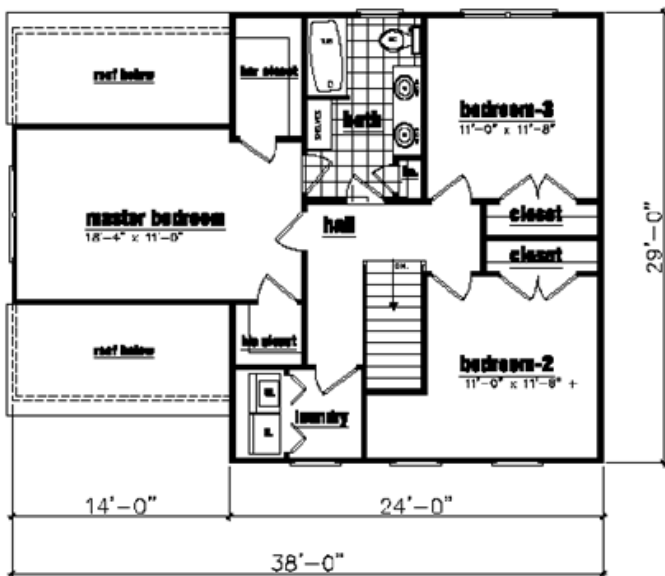
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Sub Division Plan



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Single Units



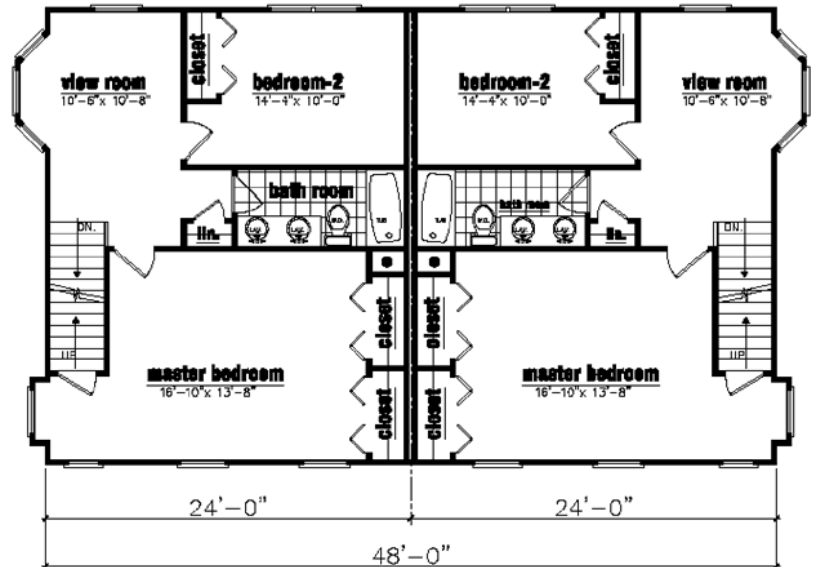
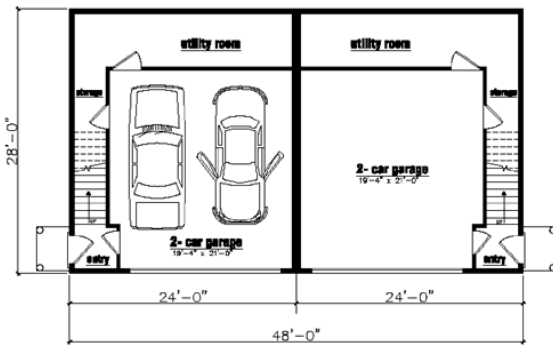
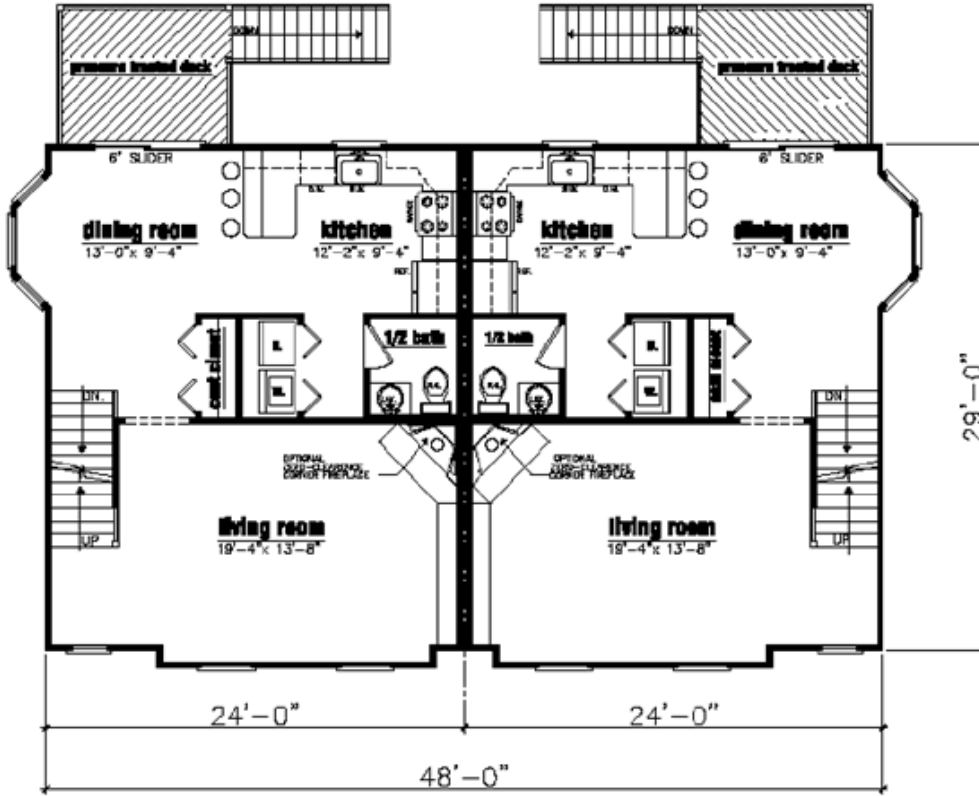
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Duplex Units



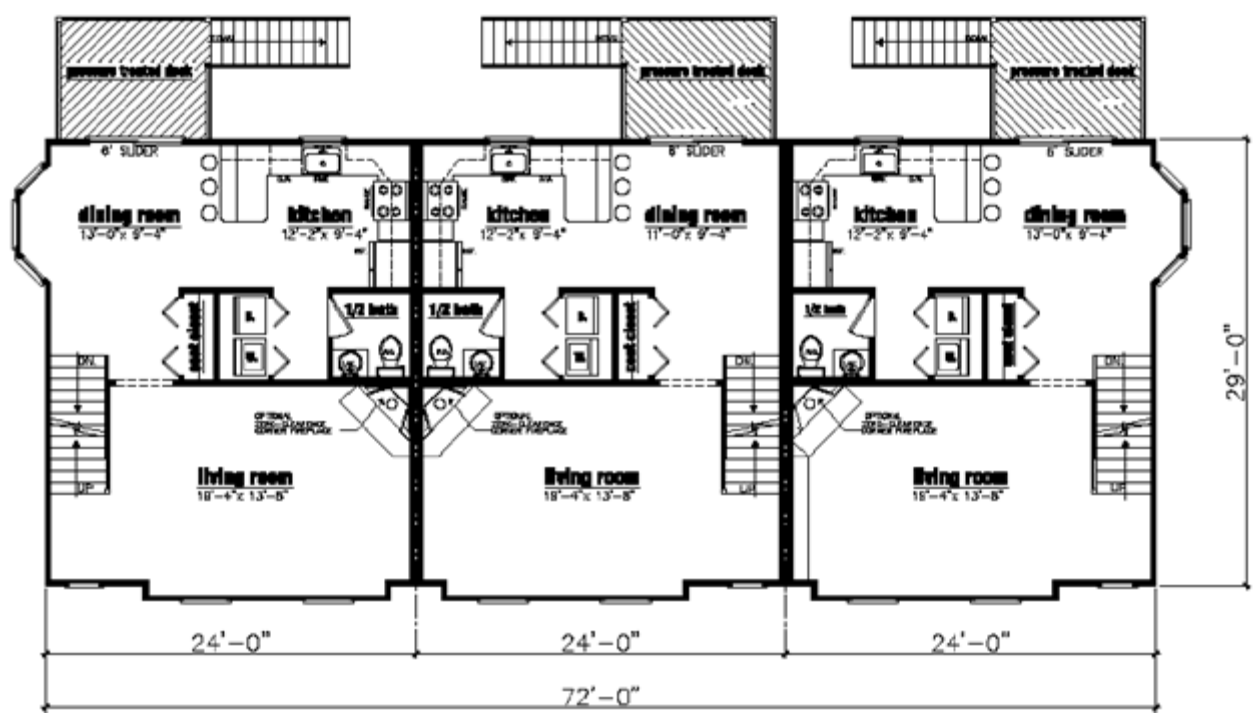
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Duplex Units continued



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Triplex Units



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Triplex Units continued

