

## FREQUENTLY ASKED QUESTIONS



DEARBORN VILLAGE

G O F F S T O W N , N H

### 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](http://www.LaMontagneBuilders.com)*

### HOW MANY HOMES ARE THERE?

*Dearborn Village will consist of 26 modern townhomes.*

### IS THERE A NEIGHBORHOOD ASSOCIATION?

*Yes, there is a homeowner association and it is professionally managed.*

### WHAT IS THE ASSOCIATION FEE?

*The monthly fee is \$395/mo which covers the master insurance, landscaping, snow plowing, salting, trash, management fee and reserves. At time of closing there is a 2 month operating reserve fund (\$790) paid by buyer at closing.*

### HOW MANY DIFFERENT HOME DESIGN ARE AVAILABLE?

*There are two different - three bedroom floor plans. Each home has a garage, private outdoor space and oversized windows.*

### CAN I MAKE CHANGES AND PERSONALIZE THE FINISHES?

*Each home features designer-curated finishes for a polished, move-in ready look. Buyers also have the opportunity to add a few personal touches to make the space their own. An amendment to the purchase and sales agreement will be made to add any upgrade design center costs for a final sales price.*

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### WHAT IS THE ANTICIPATED OCCUPANCY DATE?

*We anticipate a Fall 2025 to occupy.*

### ARE PETS ALLOWED?

*Yes, upto 2 household pets are allowed.*

### HOW ARE THE HOMES HEATED?

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

### WHO MAINTAINS THE ROAD?

*Dearborn Village homeowners association plows and maintains the road and shovels your front walk and stairs.*

### WHO PICKS UP THE TRASH?

*Dearborn Village homeowners will have weekly curbside pick-up by a private service. Owners can also deliver their own to the Town of Goffstown's transfer station.*

### WHAT APPLIANCES ARE INCLUDED?

*All homes will include a GE range, dishwasher and microwave.*

### WHAT IS THE TAX RATE IN GOFFSTOWN, NH?

*The residential 2024 Tax Rate is \$20.44 per \$1,000 of valuation. Town 2023 value ratio is 93.5%*

### 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 DEARBORN VILLAGE?

*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 FINANCING AVAILABLE TO BUYERS?

Yes, contact our preferred lender for more details.

#### JOE CIPOLLO

Senior Loan Officer at CMG Home Loans

Phone: 603-323-0753

[jcipollo@cmgfi.com](mailto:jcipollo@cmgfi.com)

### DOES THE BUILDER HAVE A PREFERRED TITLE COMPANY?

Yes, contact our preferred title company for more details.

#### CARL SCHAEFER

Accurate Title

Vice President, Processing Manager

Direct: 603-289-2743

[Carl.Schaefer@accuratetitlenh.com](mailto:Carl.Schaefer@accuratetitlenh.com)

[www.AccurateTitleNH.com](http://www.AccurateTitleNH.com)

### ARE THERE ANY COMMON AMENITIES ?

There are no common amenities, although Dearborn Village homeowners will have access to the Goffstown Rail Trail.

### WHO ARE THE UTILITY SERVICE PROVIDERS?

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

### CONTACT US



Nicholas Papp - 603-361-8537

Jeremy Duhamel - 603-717-1591



Dearborn Village - Goffstown, NH



[www.lamontagnebuilders.com](http://www.lamontagnebuilders.com)



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