

## FREQUENTLY ASKED QUESTIONS

**17 & 19  
Griffin Road  
Hudson, NH**

### 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?

*2 single family homes.*

### HOW BIG ARE THE HOME-SITES?

*Home-sites are approximately 1 acre.*

### IS THERE A NEIGHBORHOOD ASSOCIATION?

*No, there is no homeowner association.*

### WHAT IS THE ANTICIPATE OCCUPANCY DATE?

*We anticipate a Fall 2025 to occupy.*

### HOW MANY DIFFERENT HOME DESIGNS ARE AVAILABLE?

*There will be 2 single family - four bedroom designer homes. Each home has a 2 car garage.*

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

*All homes include premium selections curated by our in-house designer.*

### HOW ARE THE HOMES HEATED?

*Each home includes a 95% high efficient hot air furnace with 2-zone heating by propane and central AC.*

### WHAT APPLIANCES ARE INCLUDED?

*All homes will include GE electric range, dishwasher and microwave. Appliances upgrades are available.*



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### WHO MAINTAINS THE ROAD?

*The Town of Hudson plows and maintains the public street.*

### WHO PICKS UP THE TRASH?

*The Town of Hudson has weekly trash pick-up and bi-weekly recycling. Residents can bring bulky items to the Drop Off Center, Old Landfill Road.*

### WHO ARE THE UTILITY SERVICE PROVIDERS?

*Eversource Electric will provide power and Comcast or Consolidated Communications provide internet and telecommunications services. Individually drilled well and private septic. Propane provided by Townsend Energy*

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

*The residential 2024 Tax Rate is \$16.45 per \$1,000 of valuation. Town 2024 value ratio is 81.1%*

### 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 GRIFFIN ROAD?

*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)*

### CONTACT US



*Jeremy Duhamel - 603-717-1591*

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*Griffin Road - Hudson, NH*



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