



FREQUENTLY ASKED QUESTIONS



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

HOW MANY HOMES ARE THERE?

Sheffield Place will consist of 44 modern townhomes.

IS THERE A NEIGHBORHOOD ASSOCIATION?

Yes, there is a homeowner association and it is professionally managed. 80/20 one occupant must be 55+ and no more than two occupants per unit.

WHAT IS THE ASSOCIATION FEE?

The monthly fee is \$340/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 (\$680) paid by buyer at closing.

HOW MANY DIFFERENT HOME DESIGN ARE AVAILABLE?

There are two different two bedroom floor plans with a 1st floor primary bedroom. Each home has a garage, private outdoor space and oversized windows.

CAN I MAKE CHANGES AND PERSONALIZE THE FINISHES?

Buyers are invited to choose their personalized selections with our in-house designer.

HOW MUCH DOES IT COST TO UPGRADE SELECTIONS AT THE DESIGN CENTER?

The sales agents can provide you with a general range of pricing for the design center. This list will give you a general idea of selection options and pricing. Once you have gone through the P&S process, you will be scheduled an appointment with our designer, where you will review all design options, pricing and make all of your selections. An amendment to the purchase and sales agreement will be made to add any upgrade design costs for a final sales price.

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WHAT IS THE ANTICIPATED OCCUPANCY DATE?

While construction time could vary between units, some could be ready in 30-60 days and others could be a few months 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 propane and central AC controlled by programmable thermostat.

WHO MAINTAINS THE ROAD?

Sheffield Place homeowners association plows and maintains the road and shovels your front walk and stairs.

WHO PICKS UP THE TRASH?

Sheffield Place homeowners will have weekly curbside pick-up by a private service. Owners can also deliver their own to the Town of Londonderry's transfer station.

WHAT APPLIANCES ARE INCLUDED?

All homes will include a Whirlpool range, dishwasher and microwave.

WHAT IS THE TAX RATE IN LONDONDERRY, NH?

The residential 2023 Tax Rate is \$15.65 per \$1,000 of valuation.

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 SHEFFIELD PLACE?

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.

RAY TWEEDIE

Branch Manager at Waterstone Mortgage
Cell: 603-842-0286
RTweedie@WaterstoneMortgage.com
www.WaterstoneMortgage.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
www.AccurateTitleNH.com


ARE THERE ANY COMMON AMENITIES ?

There are no common amenities, although Sheffield Place homeowners will have access to a community gazebo and nature trail.

WHO ARE THE UTILITY SERVICE PROVIDERS?

Eversource Electric will provide power and Comcast or Consolidated Communications provide internet and telecommunications services. Individually metered town water and community septic.

CONTACT US

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 Sheffield Place - Londonderry, NH

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