



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?

Vantage Point will have 29 single family homes.

HOW BIG ARE THE HOME-SITES?

Home-sites are just over half an acre +/-.

IS THERE A NEIGHBORHOOD ASSOCIATION?

Yes, there is a Vantage Homeowner Association yearly fee of \$150/year. Which covers common land insurance and maintenance.

WHAT IS THE ANTICIPATE OCCUPANCY DATE?

We anticipate a Late Summer early Fall 2026 to occupy.

HOW MANY DIFFERENT HOME DESIGNS ARE AVAILABLE?

We offer 16 different three and four bedroom designer homes plans to choose from. Each home has a 2 car garage with optional additional stalls available. We also offer single level, 1st floor primary bedroom and multi-gen living options too.

CAN I MAKE CHANGES AND PERSONALIZE THE FINISHES?

Yes, we have a nearby Design Center, where you can meet with our design consultant to help you make all of your personalized selections and upgrades.

HOW MUCH DOES IT COST TO UPGRADE SELECTIONS A 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 at the design center where you will review all design center options, pricing and make all of you selections. 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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WHO MAINTAINS THE ROAD?

The Town of Sandown plows and maintains the public street.

WHO PICKS UP THE TRASH?

Each owner is responsible to deliver their own trash to the Town of Sandown's Transfer station. There are local curbside trash services available.

WHO ARE THE UTILITY SERVICE PROVIDERS?

New Hampshire Electric Cooperative will provide power and Comcast or Consolidated Communications provide internet and telecommunications services. Public water provided by Hampstead Area Water Services, Co. and private septic. Propane provided by Townsend Energy

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.

WHAT IS THE TAX RATE IN SANDOWN, NH?

The residential 2025 Tax Rate is \$17.80 per \$1,000 of valuation. Town 2024 value ratio is 85.8%

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 VANTAGE POINT?

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

DOES THE BUILDER HAVE A PREFERRED TITLE COMPANY?

Yes, contact our preferred title company for more details.

CARL SCHAEFER

Accurate Title
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