

Cook Pond Estates

Templeton

Homes By:

Benjamin Builders

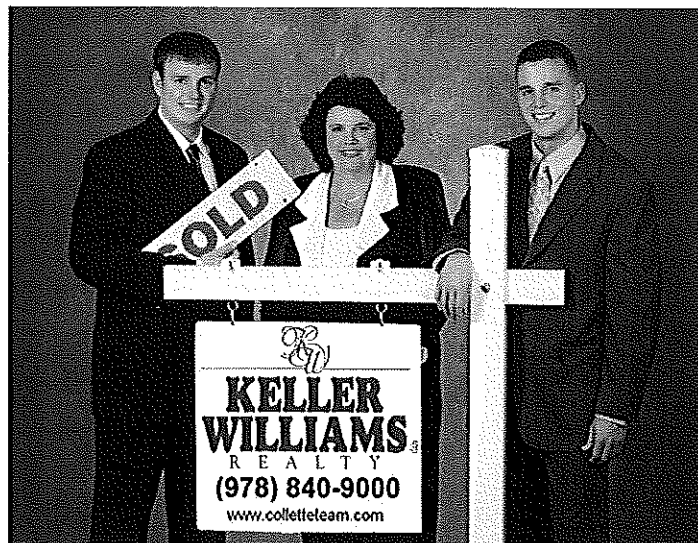
Phase II

Offered By:



Marketed By:

The Collette Team



Paul Collette: 978-815-7288

Patty Collette: 978-815-7128

Shawn Collette: 978-815-8050

Benjamin Builders & Keller Williams

Proudly Present

Cook Pond Estates

Templeton, MA

Listing Agents

Paul Collette 978-815-7288
Patty Collette 978-815-7128
Shawn Collette 978-815-8050

Pre Construction Prices Only

PHASE II
Lots 18-19 & 44-52

Sample House Pricing Effective 10-6-08

Foundation Size	Family Rm	Baths	Garage	Price
24x34 Colonial	No FR	1.5 Baths	2 Car Gar.	\$ 264,900
24x34 Colonial	14x22 FR	1.5 Baths	2 Car Gar.	\$ 288,900
24x34 Colonial	14x22 FR	2.5 Baths	2 Car Gar.	\$ 293,600
24x36 Colonial	No FR	1.5 Baths	2 Car Gar.	\$ 271,900
24x36 Colonial	14x22 FR	1.5 Baths	2 Car Gar.	\$ 295,900
24x36 Colonial	14x22 FR	2.5 Baths	2 Car Gar.	\$ 300,600
24x38 Colonial	14x22 FR	1.5 Baths	2 Car Gar.	\$ 302,900
24x38 Colonial	14x22 FR	2.5 Baths	2 Car Gar.	\$ 307,600

Prices quoted above are for 3 bedrooms.
Other home styles available upon request.

*Prices subject to change and will be finalized
upon acceptable 'Offer to Purchase'*

Amenities include

Custom Oak Cabinets & Vanities
Skim Coat Plaster
Granite Countertops
30 yr architectural shingles
Plywood Siding, Floors and Roof
Vinyl Siding with Decorative Trim

6 Panel Pine Doors
Tile Front Entry
Walk In Master Closet
First Floor Laundry
Cast Iron Boiler
10x10 Deck

Benjamin Builders Inc.

Pre-Construction Option Prices Only

12' X 22' Family Room (264 Sq. Ft.).....	\$ 20,600.00
14' X 22' Family Room (308 Sq. Ft.).....	\$ 24,000.00
2' X 8' Front Entry Jog 1 st Floor.....	\$ 5,000.00
2' X 8' Front Entry Jog 1 st & 2 nd Floor.....	\$ 7,500.00
1' X 8' Front Entry Jog 2 nd Floor.....	\$ 2,500.00
Farmers Porch.....	\$ 7,000.00
Hip Roof.....	\$ 2,000.00
4 th Bedroom (available on 36' wide or greater)	\$ 1,500.00
Extra ½ Bath.....	\$ 2,500.00
Extra Full Bath (includes superstore).....	\$ 4,700.00
Expand ½ Bath into a Full.....	\$ 1,500.00
Two Car Garage Attached.....	\$ 16,000.00
Two Car Garage Detached.....	\$ 20,000.00
Three Car Garage Attached.....	\$ 25,000.00
Two Car Garage Under (if lot allows).....	\$ 6,000.00
Garage Door Openers.....	\$ 550.00
Fireplace.....	\$ 7,000.00
Additional Deck.....	\$ 15.00/ ft ²
Additional Closet.....	\$ 350.00
Additional 6 Panel Pine Door.....	\$ 350.00
Additional Standard Window.....	\$ 350.00
Picture Window in Front Jog.....	\$ 1,500.00
Bay Window.....	\$ 2,400.00
Additional Patio Door.....	\$ 700.00
Kitchen Bar (Return Island).....	\$ 1,000.00
Pantry Closet.....	\$ 400.00
Pull Down Attic Stairs (Pre-Construction Price Only).....	\$ 300.00
2 nd Oak Railing.....	\$ 900.00
Hardwood Treads to 2 nd Floor.....	\$ 2,000.00
200 Amp Service.....	\$ 500.00
Extra Outlets (electric, phones, cable).....	\$ 55.00
Extra Outside Faucet.....	\$ 75.00
Water Line for Refrigerator	\$ 125.00
Paved Driveway One Coat.....	\$ 1.10/ ft ² .

Bow or Other Custom Windows Priced Upon Request.

Sample Option Pricing Effective 10/6/08

Prices subject to change and will be finalized upon acceptable Offer to Purchase

Benjamin Builders Realty Trust

Property Address:

Purchaser:

Style:

Foundation: 10" Poured Concrete Walls.

Frame: 2X6 sill, 2X8 floor joists, $\frac{3}{4}$ " plywood sub-flooring, 2X4 walls, 2X8 rafters, 2X10 ridge, $\frac{1}{2}$ " plywood sheathing, $\frac{1}{2}$ " plywood roofing, vented soffit, Vinyl siding. (Colors are buyer's choice)

Roofing: 30-Year Architectural Shingle, Black.

Masonry: (Fireplace is optional at a \$7,000. charge.) 30" opening, brick with clay flue tile lining, cast iron damper one Flue for boiler, second flue for fireplace. No fireplace, jog only is standard if lot allows.

Windows: Glass size according to plans and builders specifications. Thermo-pane windows, screens included. Vinyl windows are white, grids in Standard windows. Shutters included front of house only.

Entrance: Front- 3' wide metal insulated door with two sidelights. Kitchen- 2'8" metal Insulated door (Not supplied when drive under garage). With full cellar, builder will use bulkhead. Rear Deck 10x10 with 6' sliding glass door. If house has drive under garage, basement door will walk out into garage, there will be no bulk head or walk out basement door (available at an additional charge.)

Insulation: R-Factors- Ceiling: R-30 batts, Basement ceiling: R-19, 6" Kraft; Exterior walls: R-13, 3 $\frac{1}{2}$ " friction fit with poly; Stairwell: R-11, 3 $\frac{1}{2}$ " Kraft. Blockers and runners: R-19, 6" Kraft.

Plumbing: One-piece fiberglass tub and shower unit. Water: Copper and PEX tubing supply, plastic Drain pipes in bath to meet Massachusetts Plumbing Codes. All fixtures White unless otherwise specified prior to purchase and sales Agreement. Stainless steel double bowl sink in kitchen. Faucet is Stainless steel. Two outside water faucets

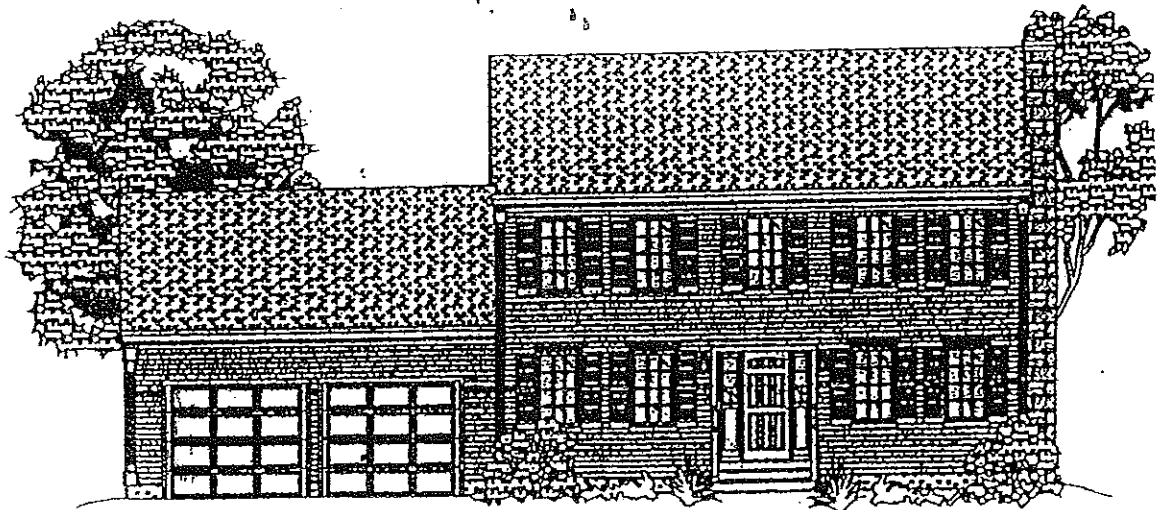
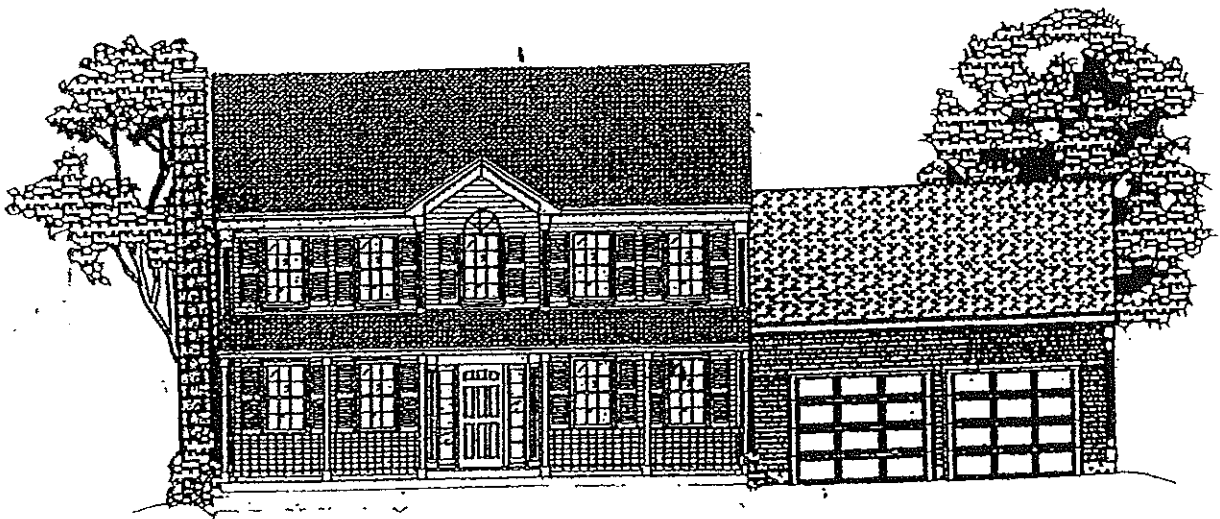
Heating: Forced hot water by oil. Hot water off boiler, tank-less coil. One (1) Zone for one finished level; Two (2) zones for two finished levels. If no fireplace, power-venter used to flue boiler. If warm air heat is selected; one zone will be supplied.

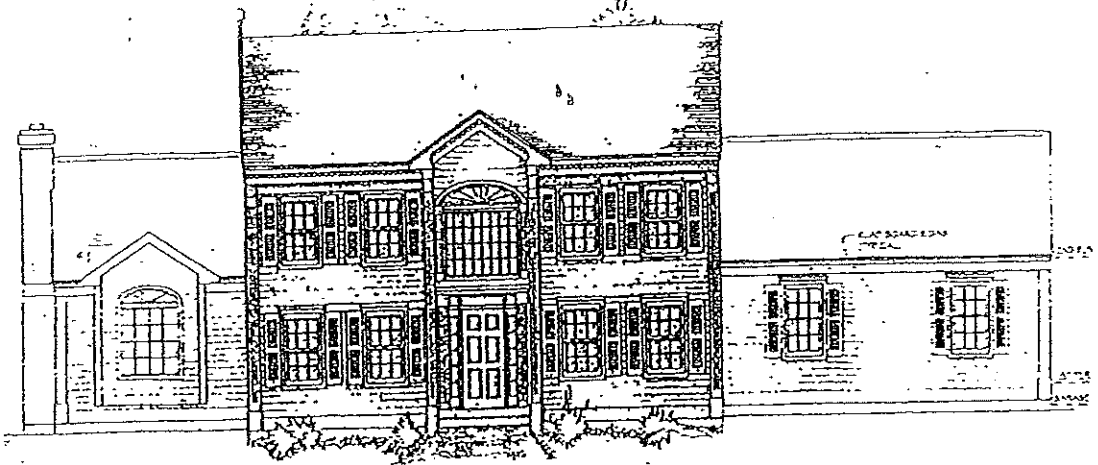
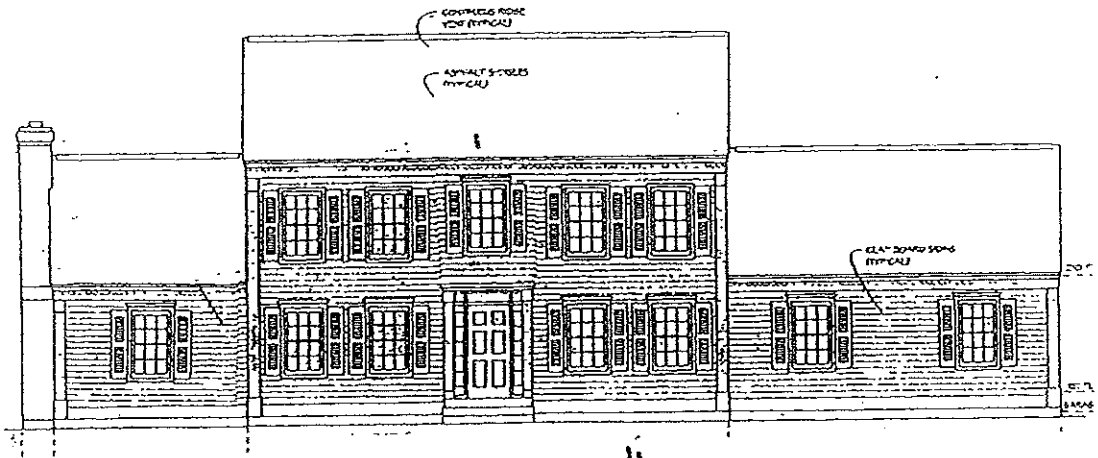
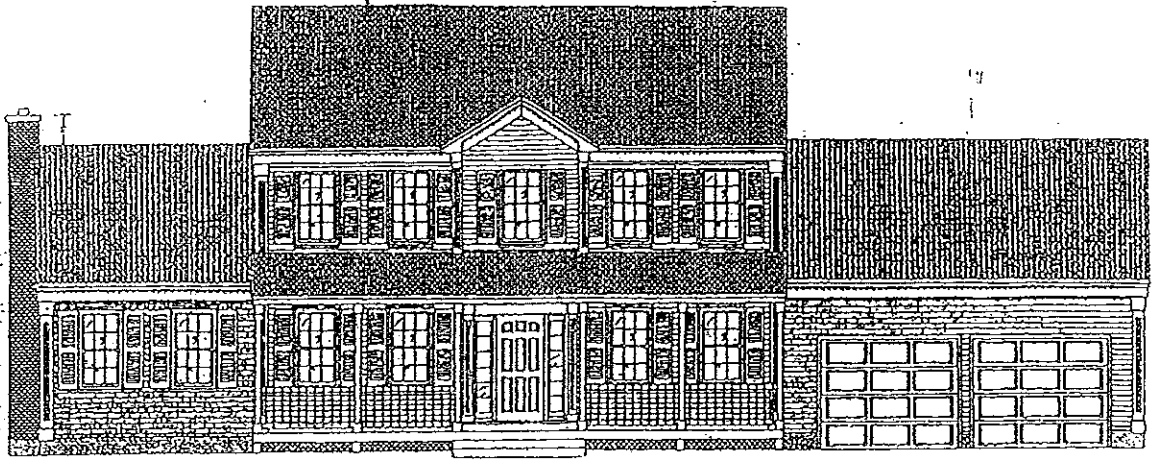
- Lighting:** \$400.00 allowance. Standard fixtures installed unless otherwise specified.
- Wiring:** Kitchen hood fan, laundry outlet, 100 amp overhead service (200 amp service if over 1800 sq ft) to meet Massachusetts Wiring Codes. Living room has switch-activated plugs. Overhead lights in hall, kitchen, dining room, and bedrooms. (Medicine cabinet when supplied by buyer). Two exterior GFI outlets.
- Drywalls:** ½" blue board with skim coat plaster, painted one coat of off white. Textured Ceilings,
- Interior:** Six-panel solid pine doors and Wood trim: one coat of stain with two coats of sealer. Walls: painted linen white. If Masonite doors are selected, then doors and trim will be painted white. Walls will also then be painted white. Ceilings will not be painted.
- Bulkhead:** Precast or poured concrete with metal top, concrete steps. Walkout available if lot contour allows.
- Cabinets:** Oak cabinets in kitchen, matching oak vanities in bath.
- Appliances:** \$800.00 allowance in kitchen includes: Stove, Venthood and dishwasher. No refrigerator or disposal. For appliance upgrades contact Forest Appliance at (978) 597-2616.
- Outside Steps:** Front – 5' pre-cast concrete, railings if over 30" high, 10'x10' deck. Kitchen 4'x4' pressure treated entrance deck if needed.
- Flooring:** All finished rooms; allowance is \$13.50 per square yard installed for carpet and linoleum. Buyer's choice per allowance. Upgrades available at buyer's cost. Carpet, Linoleum and Tile will be selected at Benjamin Builders office
- Driveway:** Paved Driveway 1 coat highway mix, up to 150' from house. 10' – 12' wide (driveway will have turnaround if more than 70 ft from road)
- Finished Grade:** To disturbed area's only up to 30' out around the house. Raked and seeded, as well as six small plantings in front of house. There will be no Hold Back for landscaping.

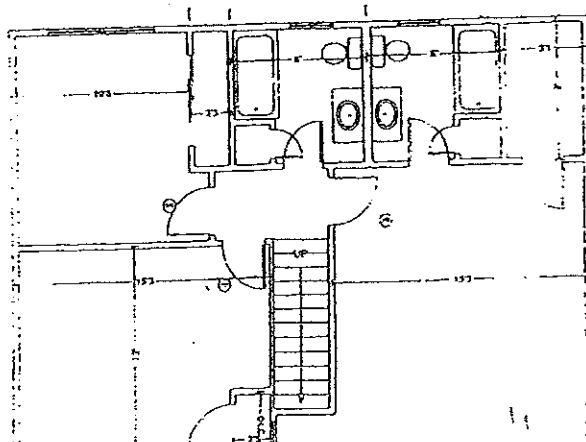
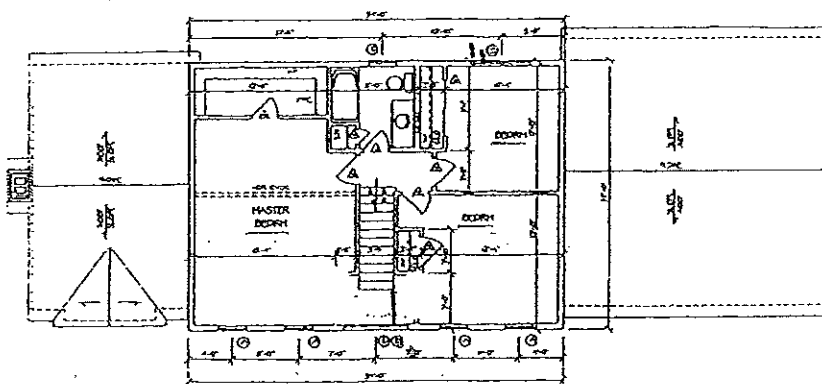
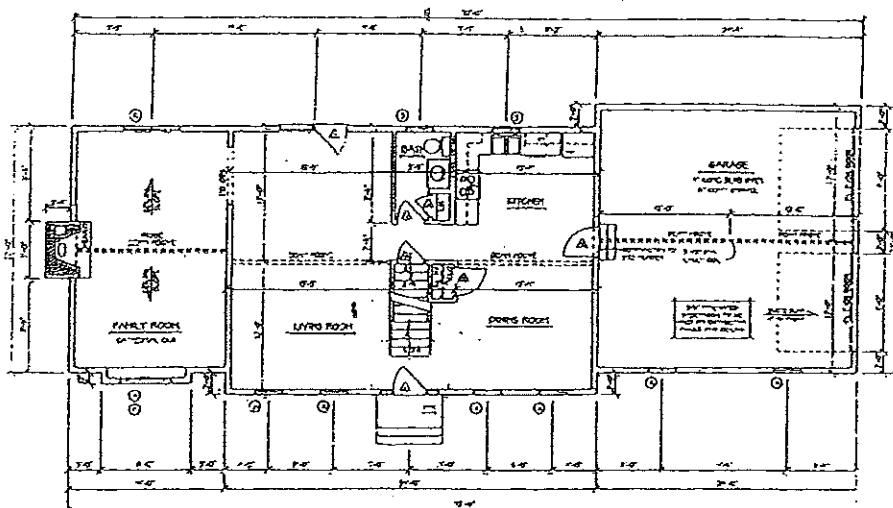
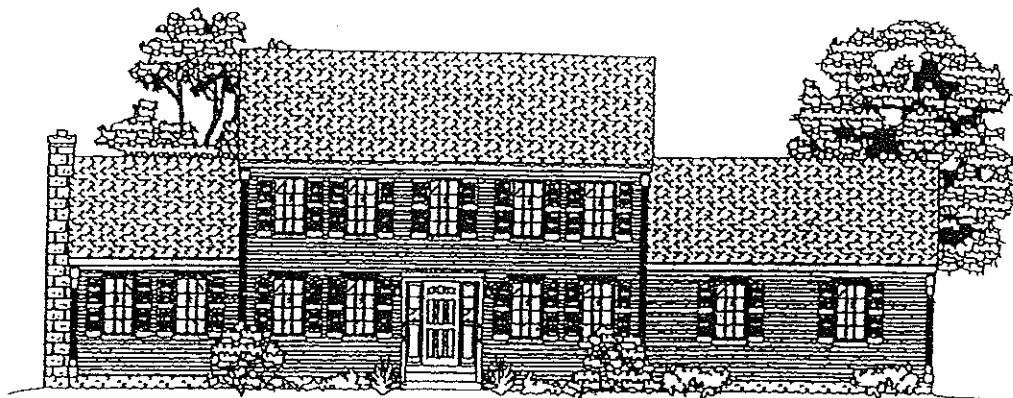
*****NOTE: All specifications are subject to coincide with specific house plans. The builder reserves the right to additionally charge the buyer per change after the Purchase and Sales Agreement has been signed. The additional charge is \$200.00 per change in addition to materials, labor and engineering (if necessary) costs.**

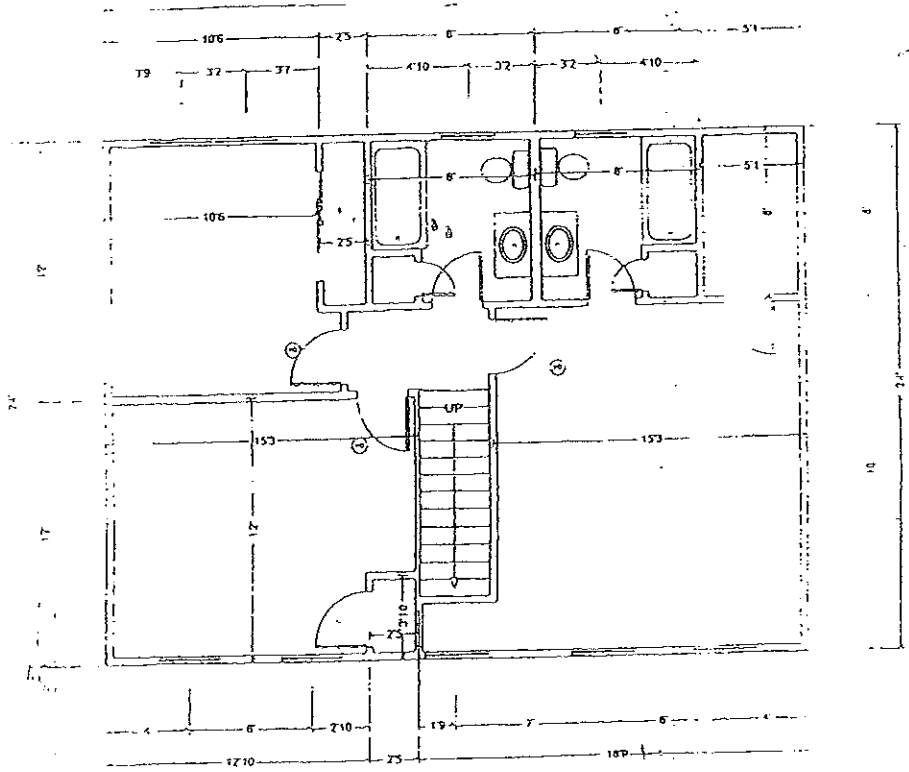
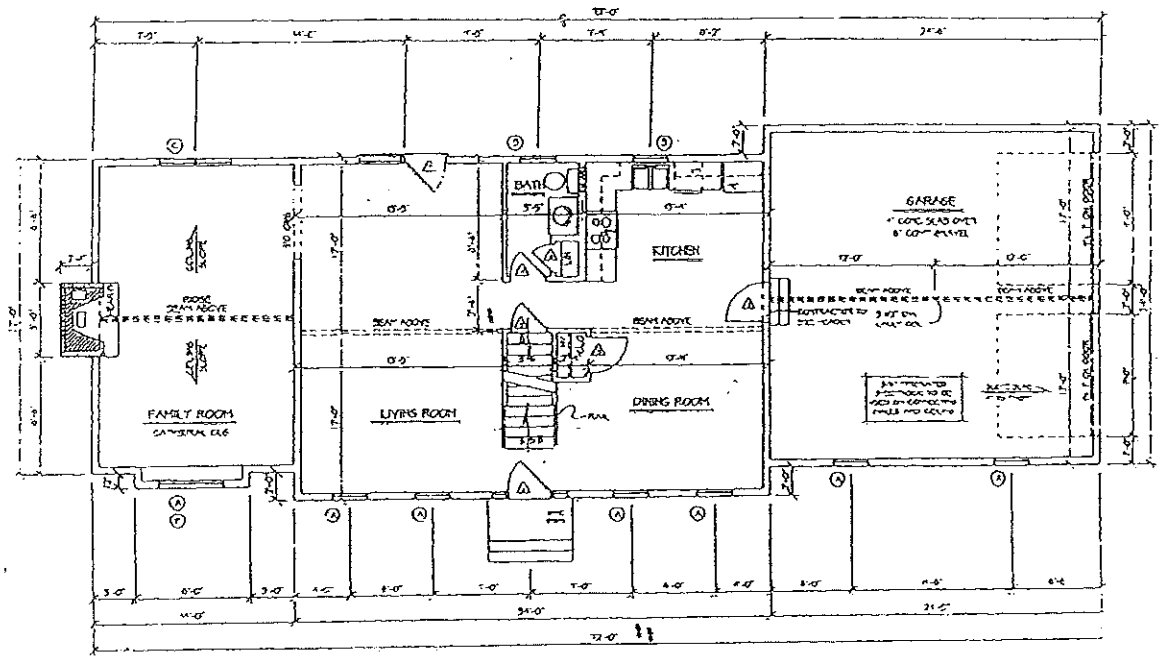
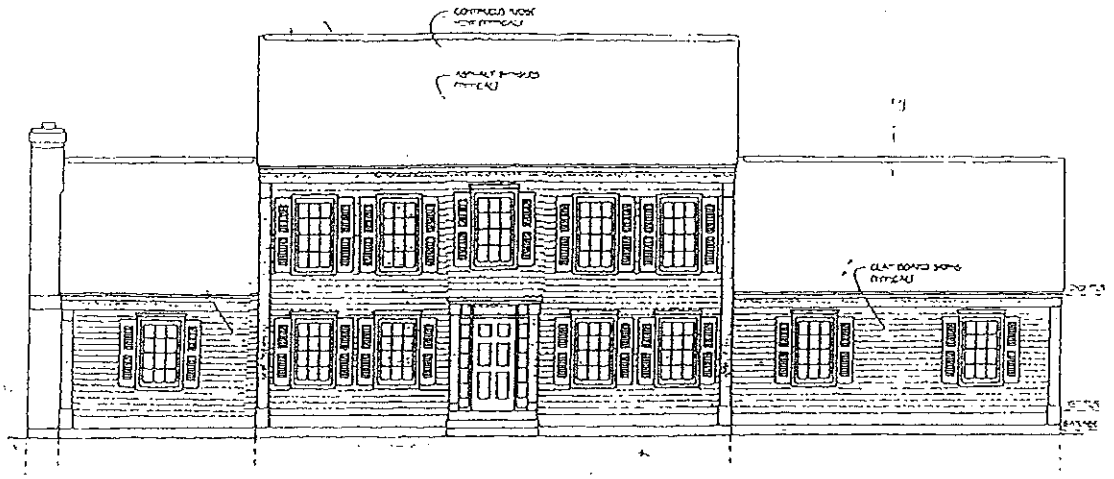
BUYERS INITIALS _____

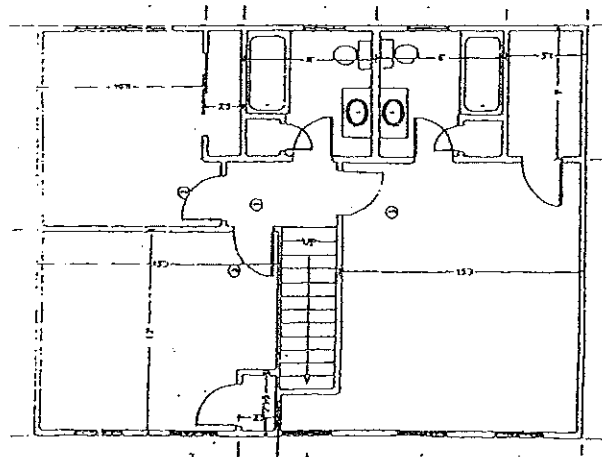
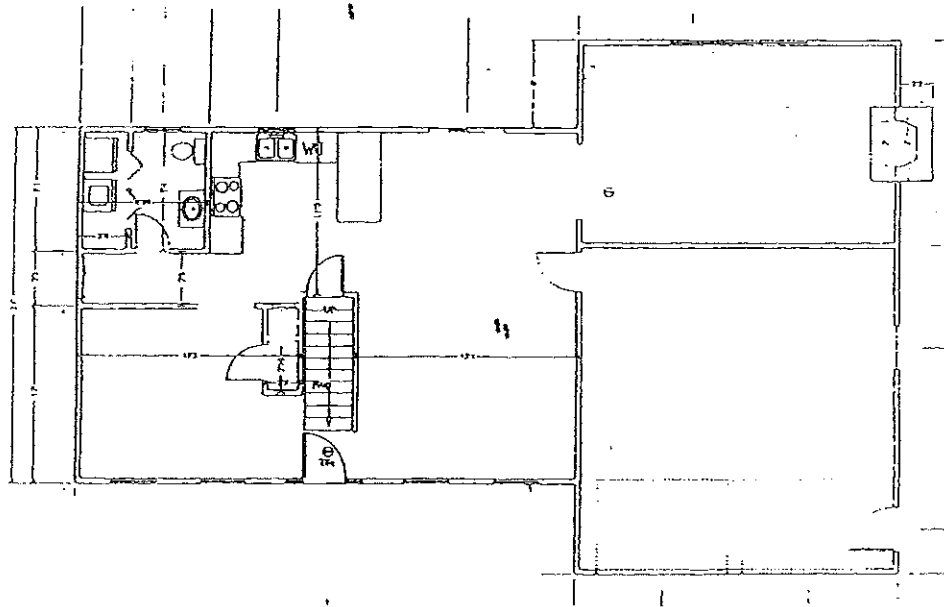
BUILDERS INITIALS _____

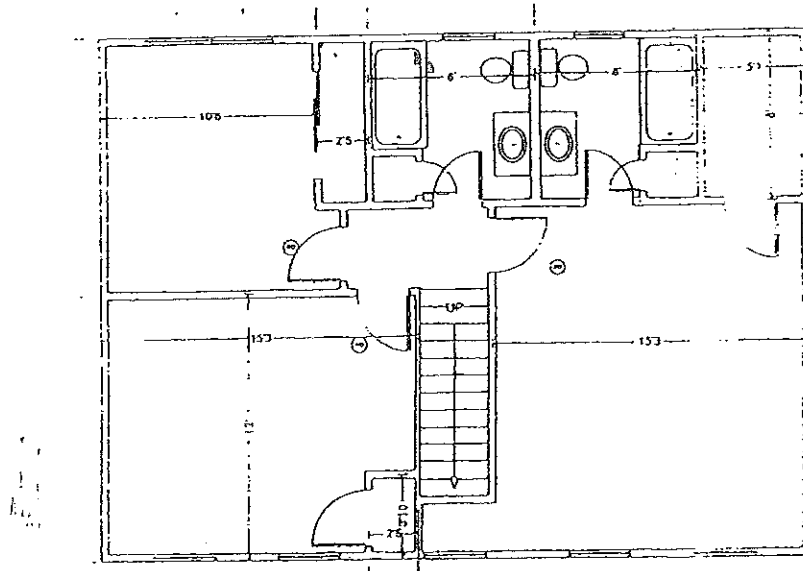
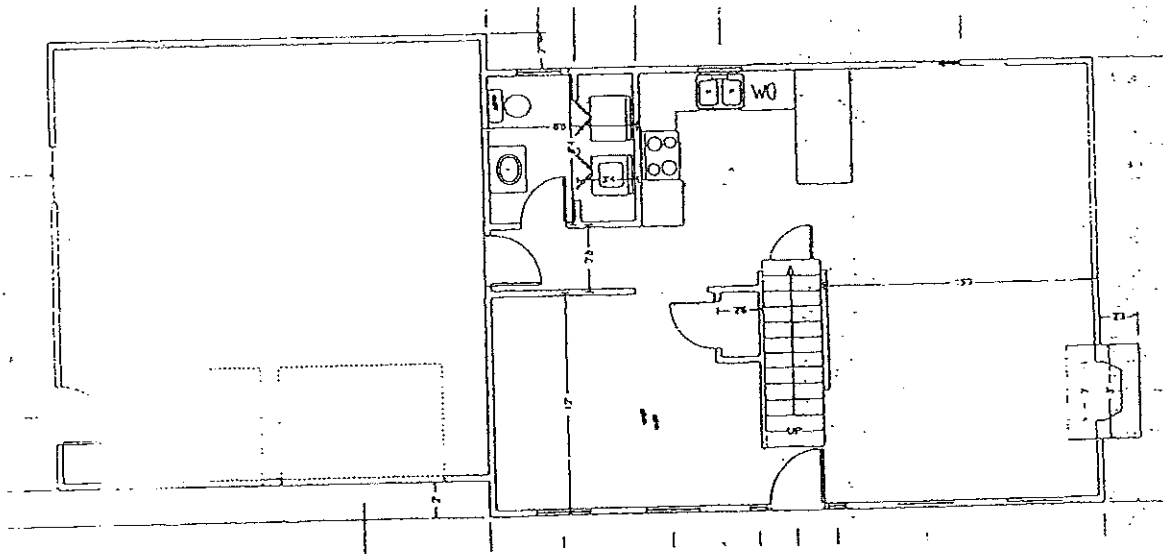


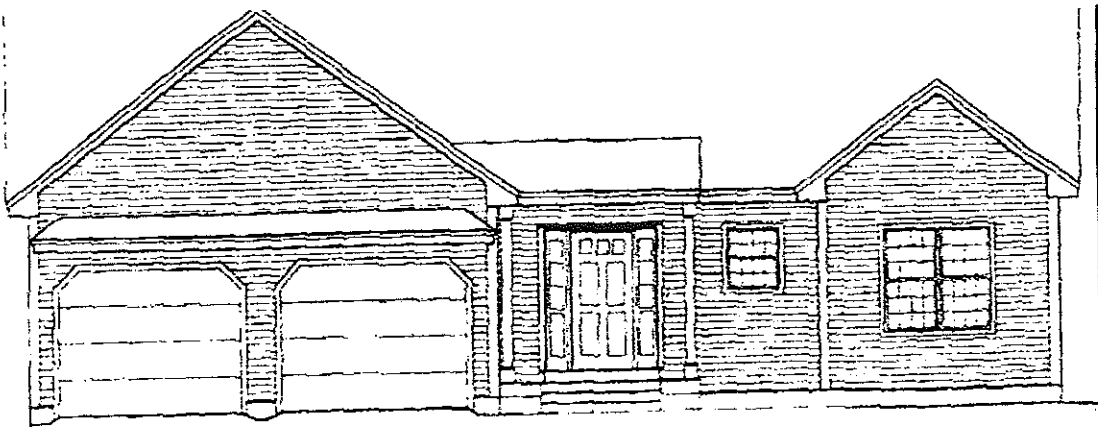




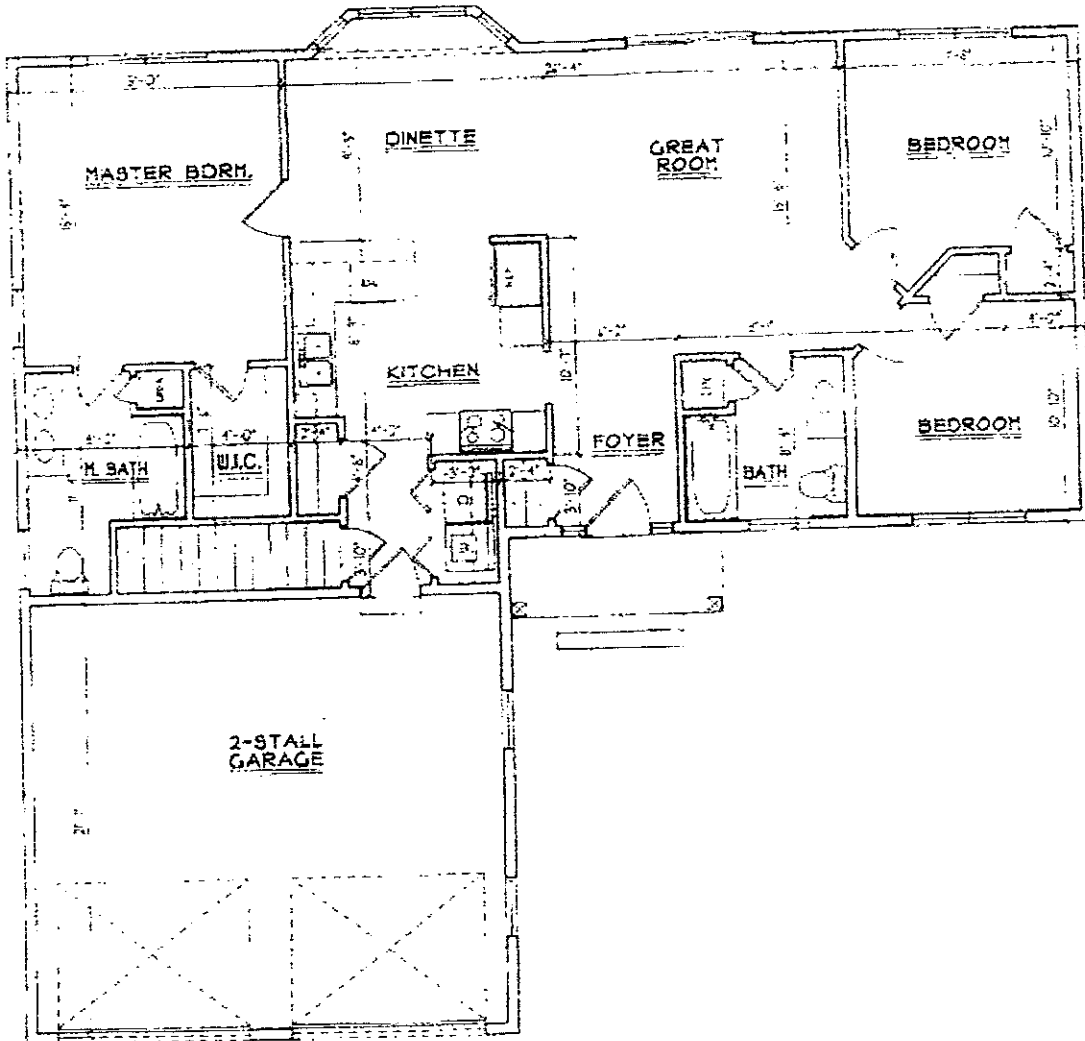
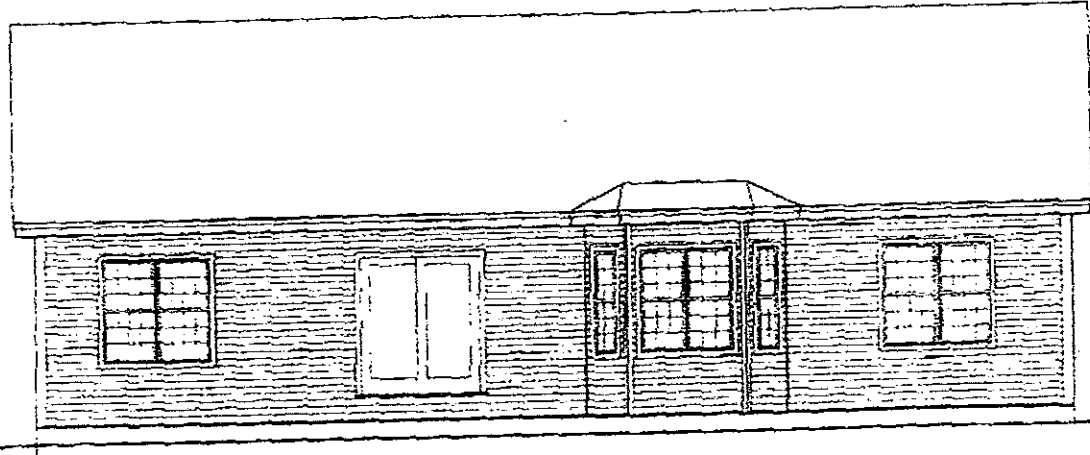








FRONT ELEVATION



Cook Poud Estates
Lots sizes in acres

	30. 1.37
	31. 1.71
1. 1.01	32. 1.35
2. 1.12	33. 1.00
3. 1.93	34. 1.01
4. 1.03	35. 1.00
5. 1.55	36. 1.00
6. 1.09	37. 1.01
7. 1.03	38. 1.02
8. 1.02	39. 1.02
9. 1.00	40. 1.00
10. 1.04	41. 1.46
11. 1.15	42. 2.51
12. 1.03	43. 2.15
13. 1.03	44. 1.18
14. 2.19	45. 1.35
15. 2.00	46. 1.48
16. 1.24	47. 1.49
17. 1.09	48. 1.53
18. 1.72	49. 1.47
19. 1.34	50. 1.01
20. 1.12	51. 2.36
21. 1.13	52. 1.97
22. 1.02	53. 3.39
23. 1.03	54. 1.12
24. 1.03	55. 1.00
25. 1.03	56. 1.00
26. 1.00	57. 1.03
27. 12.99	58. 1.00
28. 1.44	59. 1.00
29. 1.33	60. 1.01

LOT RESERVATION AGREEMENT

Date: _____

Lot #: _____ Address: _____

Benjamin Builders Realty Trust, owner of record as the Seller and:

Buyer: _____

Address: _____

Phone#: _____ Email: _____

Known as the Buyer, and both Seller and Buyer collectively known as the Parties, hereby agree to enter into a Standard Purchase and Sale Agreement within 14 days of the acceptance of the terms and conditions set forth herein:

1. The Parties mutually agree upon the plans and specifications of the house to be built.
2. The Parties mutually agree upon the price of the house to be built.
3. An additional deposit of 5% is due at the signing of the Purchase and Sale Agreement, also a pre-qualification letter from a recognized lending institute.

Keller Williams acknowledges receipt of \$500.00 from the Buyer as a good faith reservation deposit. In the event the Parties agree to enter into a Purchase and Sale Agreement, then the reservation deposit shall be applied to the additional deposit for the Purchase and Sale Agreement. In the event the Parties do not enter into a Purchase and Sales Agreement by _____. This agreement will be void and the deposit shall be refunded in full to the buyer.

Received deposit: \$ _____ from _____ as Buyer

Buyer: _____

Participating Salesperson: _____

Listing Agent: _____

Seller: _____

Benjamin Builders Realty Trust, Gary B. Lorden, Trustee

COOK POND ESTATES

PHASE II

