

Village at River's Edge – Key Facts

Developer:	DDC, DiPlacido Development Corp of Wrentham		
Marketing Agent:	Al Rao, Prudential Page Realty 508-533-5122 Cell#: 508-954-8267		
Concept:	Active Adult (over 55) Community with on-site amenities		
Site details:	Tree lined 51.5 Acre site on Route 115 near the Millis line		
On site amenities:	25,000 sq ft of retail shopping – possible florist, deli, hair salon, etc 150 seat restaurant, Construction of retail shops to begin Spring of 2009 4,000 sq ft clubhouse for the residents to be built in Phase II or III Extraordinary landscaped design by <i>The Landworks Collaborative</i>		
Key Features	All models have complete appliance packages, many quality standard features, 1 st floor master bedrooms, 2 nd floor loft area & guest BR		
Available Models:	Chester	\$369,900	1 Car Garage 1,678 sq ft
	Lenox	\$399,900	1 Car Garage 1,668 sq ft
	Monterey	\$429,900	2 Car Garage 2,150 sq ft
	Huntington	\$459,900	2 Car Garage 2,083 sq ft
	Becket	\$479,900	2 Car Garage 2,222 sq ft
	Charlemont	\$489,900	2 Car Garage 2,377 sq ft
Total Units	136 units to be built – This is a seven to eight year construction project, with each phase requiring an approximate 2-3 year built out.		
Phases/ Time Frame	Phase I	42 Units - Now under construction	2007-2009
	Phase II	62 Units - To be built	2009-2011
	Phase III	32 Units - To be built	2012-2013
	Phase I is 50% SOLD! Many nice sites still available!		
Care Free Living	Lawn & landscape maintenance, trash removal, snow removal, sewer fees, insurance, use of clubhouse all included in monthly fee		
Monthly Condo Fee	Currently \$265 per month for each unit		
Utilities	On site sewerage disposal system managed by the condo association Underground propane gas service – projected gas cost \$1,800-2,400 Underground electric Underground Cable Service & and <i>Verizon Fios</i> (fiber optic cable)		
MLS – Co-broke	Co-op agents MUST accompany their buyers to VARE on first visit. Co-op Buyer's agent fee is 2.0% of the Base Sales Price.		
Financing	Special Financing Provided by Benjamin Franklin Bank, Contact Mary Buck at 508-245-4117		
Reservations	Interested buyers are able to reserve units for up to 30 days with \$1,000 escrow deposits. Any questions, please call Al Rao at 508-541-7560.		