



FREQUENTLY ASKED QUESTIONS

WHO IS THE DEVELOPER OF THE HOMES AT IRONSTONE? Edward Frateschi, President of Arraho Realty Trust, brings over 40 years of real estate construction and development experience to his newest community, The Homes At Ironstone. Ed has overseen the construction of more than 350 homes throughout Central Massachusetts and Southern New Hampshire; most recently in Uxbridge, Westminster, and Charlton.

WHERE ARE THE HOMES AT IRONSTONE? The Homes At Ironstone neighborhood offers 51 beautifully-wooded Single Family homesites located just off of the Route I-146 Worcester-Providence Turnpike in Uxbridge, Massachusetts. To find us, please use GPS Address: 210 Chocolog Road, Uxbridge, MA 01569

WHAT STYLE OF HOMES ARE FEATURED AT IRONSTONE? There are 6 Single Family homestyles to choose from, including 3 & 4 Bedroom Colonials from 2,175 to 2,740 Sq.Ft., and 3 Bedroom Single-Level Ranches from 1,800 to 1,825 Sq.Ft.

WHAT IS THE PRICE RANGE? Pricing for The Homes At Ironstone currently ranges from the Mid to High \$400's, depending upon your homestyle and location.

WHAT ARE SOME OF THE INCLUDED INTERIOR FEATURES IN THE HOMES? Luxury finishes abound inside the Homes At Ironstone. Our open-concept homestyles include hardwood flooring on the 1st Floor entertaining areas. Kitchens feature oversized islands, deluxe cabinets, granite countertops. The Master Bedroom Suites offer walk-in closets and an EnSuite Bath with granite counters. Many home styles include a Study and/or Mud Room.

WILL THE HOMES HAVE DECKS OR WALKOUT BASEMENTS? Yes. Every home includes a private, pressure-treated deck. A limited number of homes have a full walkout basement which include windows (# of windows lot-specific) and 9-light pedestrian door. There will be a premium for walkout locations.

WHAT IS THE EXTERIOR BUILDING MATERIAL USED? Our homes are finished with Vinyl Siding.

IS IRONSTONE AN AGE-RESTRICTED COMMUNITY? No. Homeowners of all ages are welcome in our neighborhood!

IS THERE A PREFERRED LENDER FOR THE HOMES AT IRONSTONE? Yes. Please contact Allyson Kreycik, Senior Loan Officer at Guaranteed Rate for more details at:
allyson@rate.com
www.rate.com/allysonkreycik
781.439.9176

WHAT ARE THE RESIDENTIAL TAXES? The 2019 Residential Tax Rate in Uxbridge is currently \$17.35 per \$1,000 of valuation.

VISIT LIVEATIRONSTONE.COM OR CALL 888.856.3223 TO SCHEDULE YOUR PERSONAL PREVIEW

Floorplans, square footage, dimensions, specifications, materials, etc. are estimates only; actual construction may vary according to elevation, construction variance and/or mechanical or structural requirements; and do not take into account potential expandable areas or finishes and options selected. Floorplans, square footage, dimensions, specifications, materials, and availability of homes are subject to change at any time without further notice or obligation. ☺

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IS THIS A PET-FRIENDLY COMMUNITY? Yes. The Ironstone neighborhood also welcomes pets. Owners are responsible for cleaning up after their pets while in the neighborhood.

WHAT PUBLIC SCHOOL SYSTEMS WILL IRONSTONE CHILDREN ATTEND?

Pre-K - Grade 2: Taft Early Learning Center
Grades 3 - 5: Whitin Elementary School
Grades 6 - 8: McCloskey Middle School
Grades 9 - 12: Uxbridge High School

WHAT UTILITIES WILL HOMEOWNERS BE RESPONSIBLE FOR AND WHO ARE THE SERVICE PROVIDERS?

Electric Service: National Grid
Liquid Propane for Heating & Cooling: 500 Gallon buried tank owned by Osterman Propane
Internet/TV/Phone: Charter/Spectrum
Individual Wells
Individual Septic System per Home

HOW WILL THE HOMES BE HEATED AND COOLED? The Homes At Ironstone are heated and cooled by Forced Hot Air fueled by Liquid Propane. Single Level Homes have 1 Heating/Cooling Zone, and Two-Story Homes have 2 Heating/Cooling Zones.

HOW WILL I RECEIVE MY MAIL? USPS mail delivery will be available at a community kiosk.

IS THERE A BUILDER'S WARRANTY? Yes, the Builder shall provide each original Homeowner a written Limited Warranty. This will be provided for review in advance of a Purchase and Sale Agreement. There are no changes to the Warranty.

WHEN IS THE ANTICIPATED OCCUPANCY DATE? The Ironstone Sales Team will be able to provide accurate building timelines based on the progress of the selected Home or Homesite availability. Homes currently released in the build process may be available within 6 months, or sooner.

HOW DO I RESERVE A HOME AT IRONSTONE? A \$1,000 Non-Binding Reservation Agreement starts with the process of securing a Homesite and Homestyle. Upon receipt of your draft Purchase and Sale Agreement and any other necessary documentation, you will have 14 days to authorize the Agreement and a deposit representing the balance of 5% of the Purchase Price will be due.

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