

Georgetowne OF NASHUA

Luxury! Location! Lifestyle!

New Townhouse Community

Located off Exit 1 – Abutting Sky Meadow Golf Course

Georgetowne of Nashua condominiums is a small quaint community consisting of 64 townhomes on approximately 20 acres of land abutting the second fairway of the Sky Meadow Country Club.

Georgetowne offers easy carefree living. All units provide a garage with a finished basement, central air conditioning, gas fireplace in living room, brick patio, 1st floor laundry, maintenance-free vinyl siding, 30-year architectural shingles, underground utilities, internal sprinklers, and an irrigation system.

Amenities include a swimming pool, community clubhouse, tot lot and tennis court. The idea behind this small quaint community is to be very efficient. Quality construction with attention to detail avoids long-term maintenance issues, which means lower condo fees.

For the working professional, Georgetowne is conveniently located near shopping, amenities (such as dry cleaners), entertainment, schools, and medical centers. You will enjoy both the suburban lifestyle and proximity to Boston.

Georgetowne is composed of ten buildings of six units and one four-unit building. To complement the Georgetowne theme, each building is named after a president of the United States.

There are three styles that make up the community: “The Monticello”, “The Virginian” and “The Delaware”. The Delaware is approximately 2200 sq. ft., with 2 bedrooms, loft, and 2½ baths. The Virginian and The Monticello offer 3 bedrooms with 2½ baths, the master bedroom suite offers a sitting area as well as a generous walk in closet. Master bathrooms include tiled Jacuzzi, separate shower and double vanity.

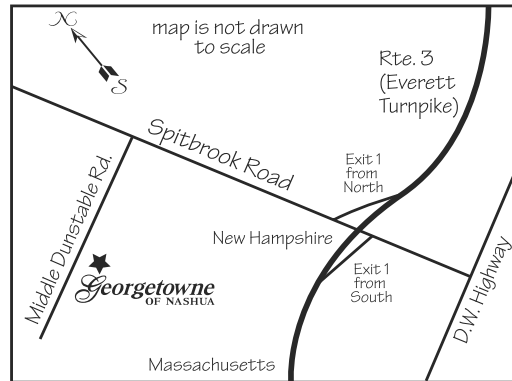
Georgetowne is developed and constructed by Elliot Custom Homes of Nashua, who have over 25 years of experience in the construction industry. They offer builder warranty on all of their new homes. Some of their other projects include the recent completion of Holden Farms detached condominiums, Glenn Abbey, and Compass Point condominiums, as well as single-family homes in the Southern New Hampshire.

Georgetowne OF NASHUA

New Luxury Townhome Community

Location:

- Excellent location: south Nashua/Massachusetts border
- Abutting Sky Meadow Country Club
- Conveniently located near great shopping
- Less than an hour to Boston, ocean and mountains
- Route 3 Exit 1: Spitbrook Road, left on Middle Dunstable Road



Features:

- Choice of 3 styles
- 2 Bedroom w/loft or 3 bedroom
- 2½ Baths
- 1 Car garage with opener
- 2,200 to 2,470 Sq. ft.
- High efficient York furnace
- 2 zone heating system
- Central air conditioning
- High efficient hot water heater
- Finished media/family room
- Gas fireplace with mantle/tile hearth
- 1 Year builder warranty
- Category 5 wiring
- Quality 2x6 construction
- 30 Year architectural shingles
- Vinyl siding
- 10x12 Brick patio
- Tile entry foyer
- City water/city sewer
- Beautifully landscaped
- Irrigation for lawns
- 24 upgrades included as standard

Amenities:

- Community clubhouse
- Swimming pool
- Tennis court
- Tot lot
- Carefree living

Georgetowne of Nashua will consist of 64 townhomes on approximately 20 acres of land.

For more information please refer to:

Georgetowne of Nashua

P.O. Box 6376

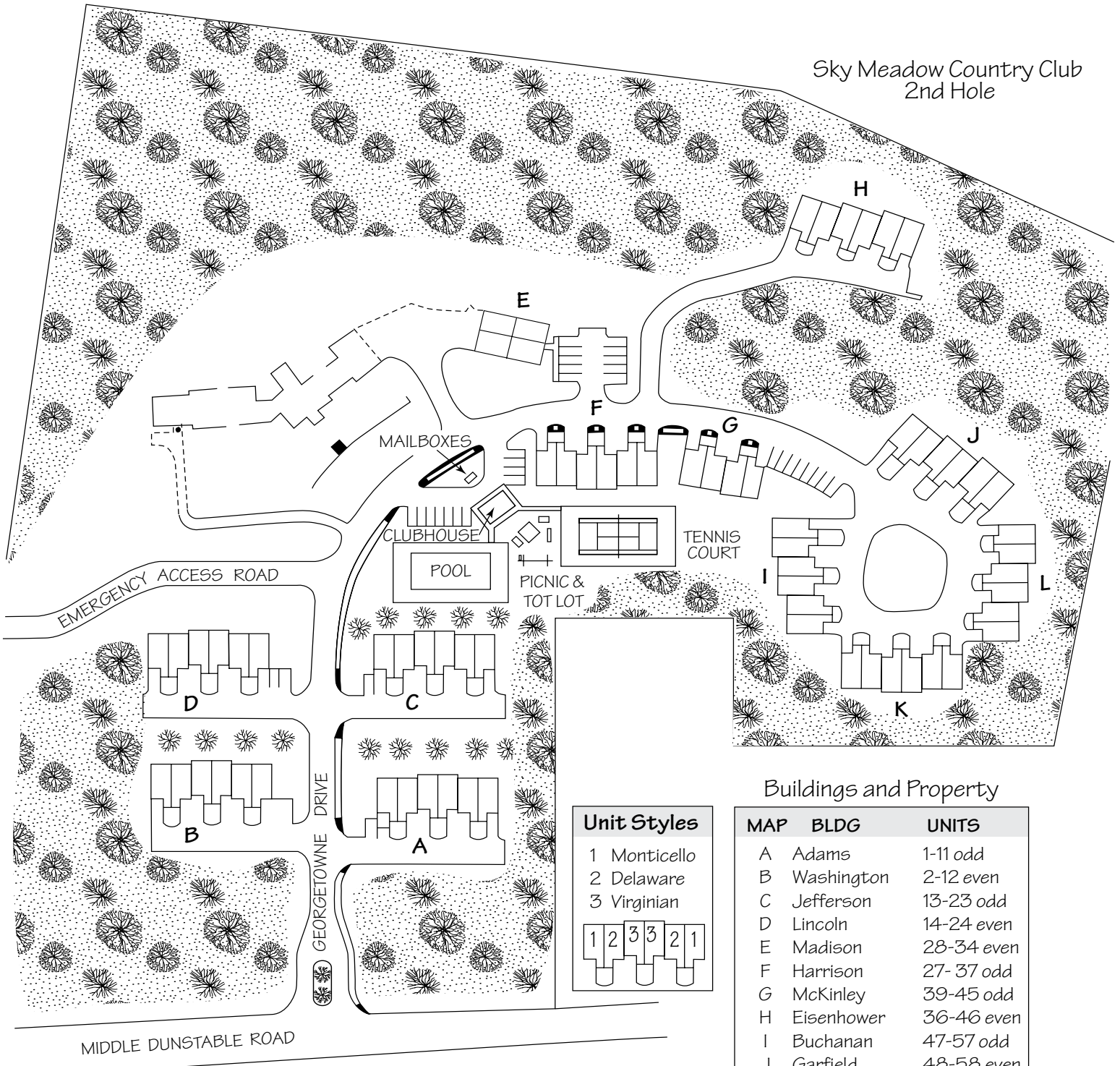
Nashua, NH 03063

Phone: (603) 891-0090

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Georgetown OF NASHUA

Sky Meadow Country Club
2nd Hole



Unit Styles

- 1 Monticello
- 2 Delaware
- 3 Virginian

Buildings and Property

MAP	BLDG	UNITS
A	Adams	1-11 odd
B	Washington	2-12 even
C	Jefferson	13-23 odd
D	Lincoln	14-24 even
E	Madison	28-34 even
F	Harrison	27- 37 odd
G	McKinley	39-45 odd
H	Eisenhower	36-46 even
I	Buchanan	47-57 odd
J	Garfield	48-58 even
K	Van Buren	59-69 odd
L	Roosevelt	60-70 even



Upgrades included as standard

Standard upgrades give you the most comfortable lifestyle at reasonable prices...

We consider each customer's request for an upgrade as a potential standard item if it will give the very best to our customers and build real value into your home. When upgrades are in the plan, we can negotiate the best prices and build at a lower cost. This adds real value to your home, for your living comfort, at affordable prices.

What does Georgetowne include as standard that would normally be upgrades?

Exterior

Roof systems with the best look and longevity — We have chosen a thirty (30) year architectural shingle both for its look and longevity. We place the shingle over $\frac{5}{8}$ " roof decking and we also install extra ice and water shields to prevent water backup during the winter. (Normal roof systems are twenty (20) years, three tap shingles.)

Low maintenance wall and window systems — We have chosen a lifetime vinyl siding, with an upgraded vinyl window for continued trouble-free protection. The window grills are inside the **glass and the windows tilt easily for cleaning. (This is much better than most construction).**

Separation Wall gives both sound and separation security — We install two layers of 1-inch drywall, plus a 2x4 stud wall insulated against sound, and cover that with a layer of $\frac{1}{2}$ " drywall. The result is a wall both quieter and more secure than the outside wall itself. (We far exceed the building code, which requires only two layers of $\frac{5}{8}$ " drywall.)

Decks and walks add simple elegance — Walks are beautiful Georgetowne brick complemented with real mahogany decks. (Asphalt and pressure treated lumber is the norm.)

Energy efficiency construction for low utility cost — For years, New Hampshire has had the strictest energy code requirements. Georgetowne is 12.5% better than code requirements.

Heating

High efficiency York warm air furnace by gas offers lowest current cost to heat your home — This direct vent unit uses outside air for combustion in a sealed chamber. It runs over 90% efficient, is very clean, and low in maintenance.

Central air conditioning for constant comfort — gives you constant year round climate control with the best efficiency.

Two zone system uniform comfort — The system allows "balancing" the house so there are no extremes in temperature. The two zones give you the ability to heat or cool selected areas, allowing for greater savings and comfort. (Normally, warm air systems are a single zone, where the entire house is controlled by one thermostat usually on the first floor.)

Georgetowne OF NASHUA

Plumbing

High efficiency hot water by gas — this direct vent uses outside air for combustion and was chosen for clean, efficient, low maintenance operation. You can run the hot water while someone is in the shower!

Möen faucets add beauty and functionality — They are single cartridge valves, setting industry standards for reliability.

Aqua glass tubs and showers — feature higher walls, stronger construction, and anti-bacterial guards that will not sustain bacterial growth on its surfaces.

Eljer Patriot toilets and bathroom sinks — are listed in consumer reports as the best flushing and overall performance in their class.

Whirlpool with tile walls and four (4) foot shower — are standard in the “The Monticello” and “The Virginian”.

Ice maker supplies — are installed as a standard.

Sprinkler system gives assurance — with rapid fire extinguishing for the best protection.

Electrical

Lighting fixtures — are chosen for quality, not just price.

Cable — instead of charging for every location, we installed one everywhere we thought you might want one. We also ran two lines from your basement to the exterior panel.

21st Century phone outlets allow a phone/computer network - with jacks placed everywhere in your home. The cable is a four pair Cat 5 wire that will let you have up to four (4) phone lines or network your computers in any room.

Flooring

Carpet and pad — we selected a grade several points higher than builders’ standard and, in most cases, is not upgraded.

Appliance

Garage door opener — the unit is a whisper drive with remote keypad for added convenience and lost keys.

Bathroom vents — are installed in all bathrooms.

Zero clearance gas fireplace — not only does it provide a wonderful atmosphere, it will warm your home in the event of power failure, without the mess.

Stove — is a self-cleaning unit.

Dishwasher and garbage disposal — are included as standard.

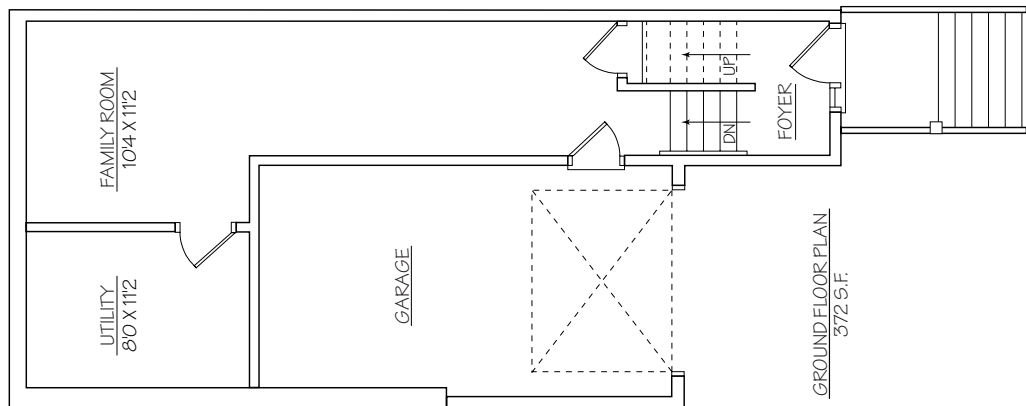
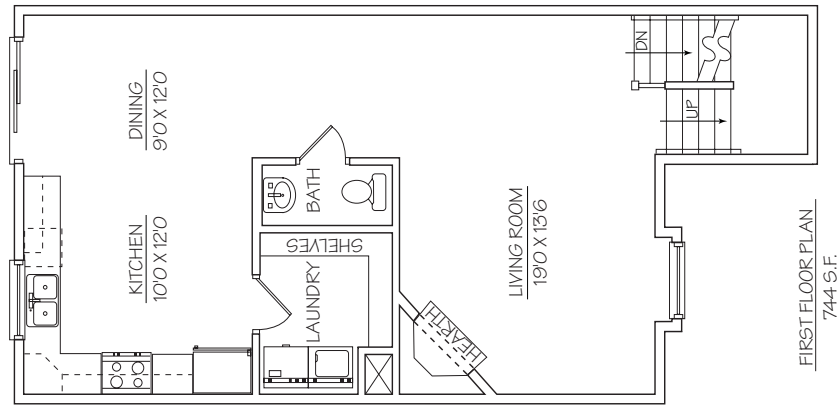
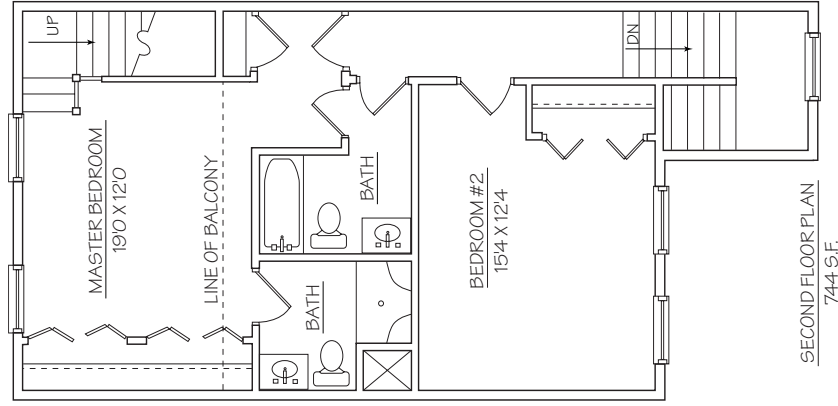
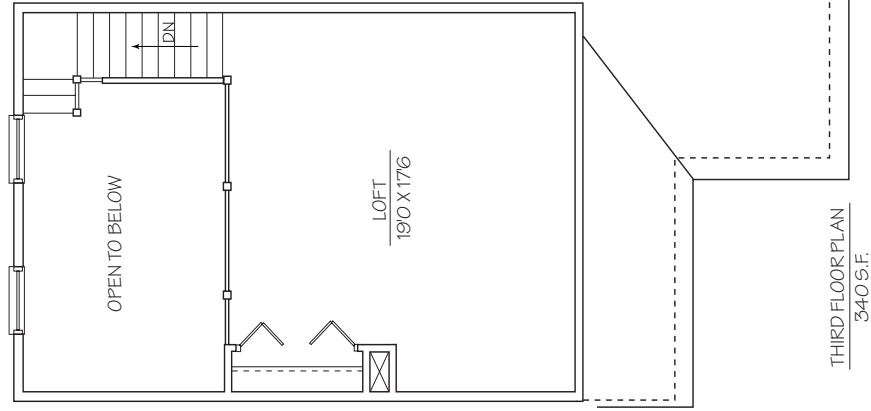
Landscape

Irrigation — will maintain a pleasant green environment throughout the summer months.

We hope you are happy with the decisions that were made on your behalf and continue to enjoy them for many years. Please feel free to give us your insight, because we want the very best for you.

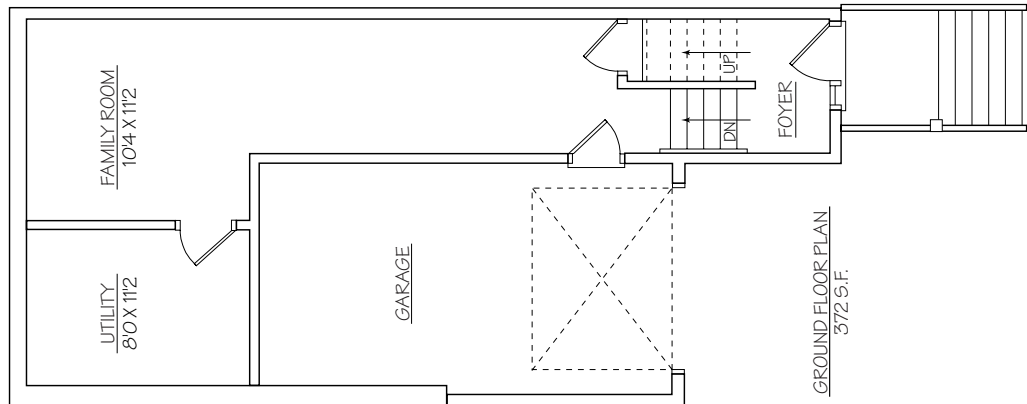
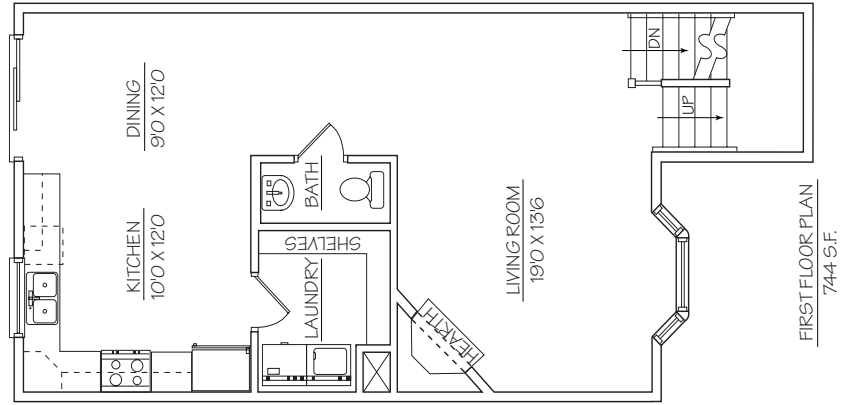
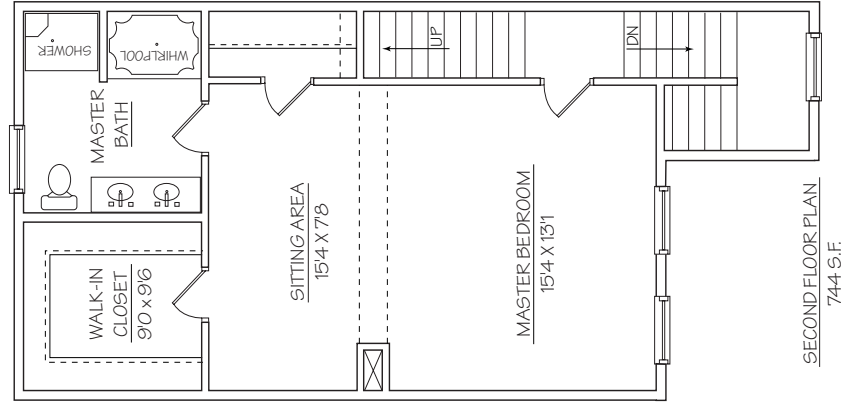
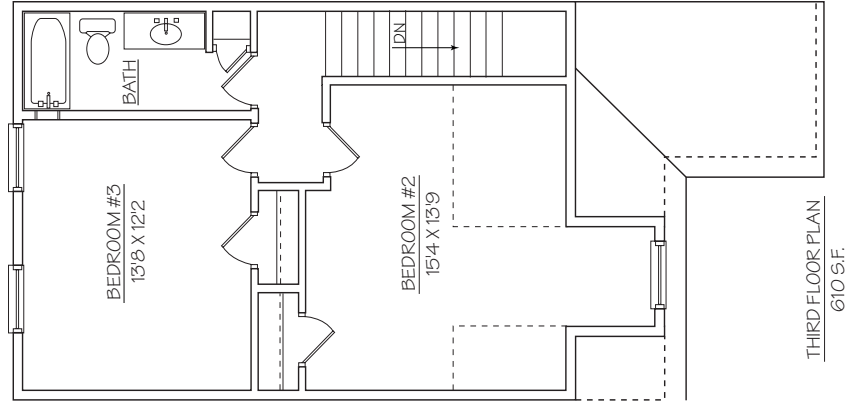
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The Delaware 2,200 SF



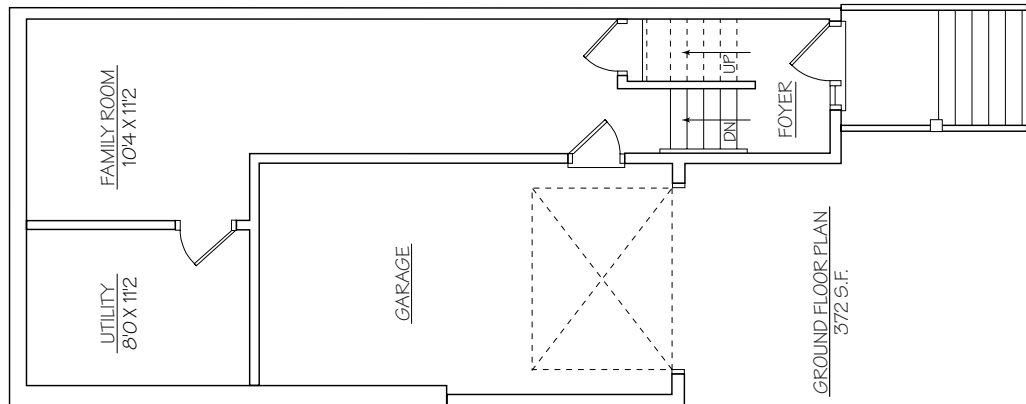
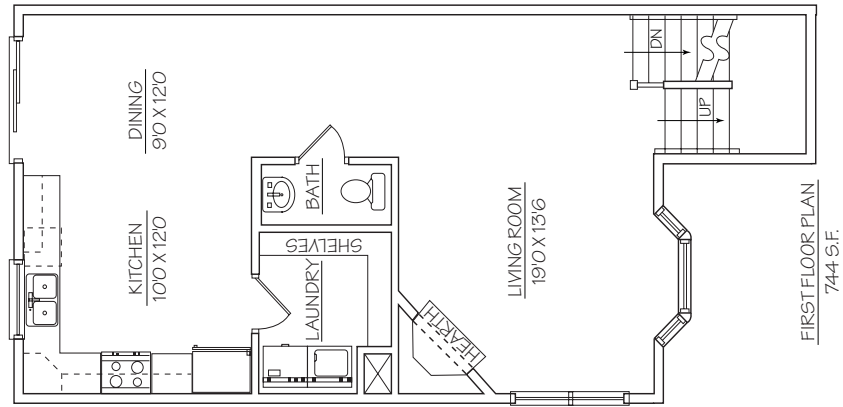
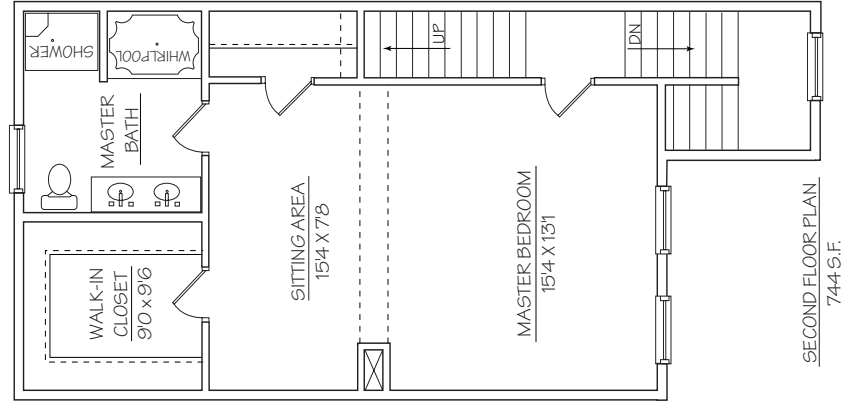
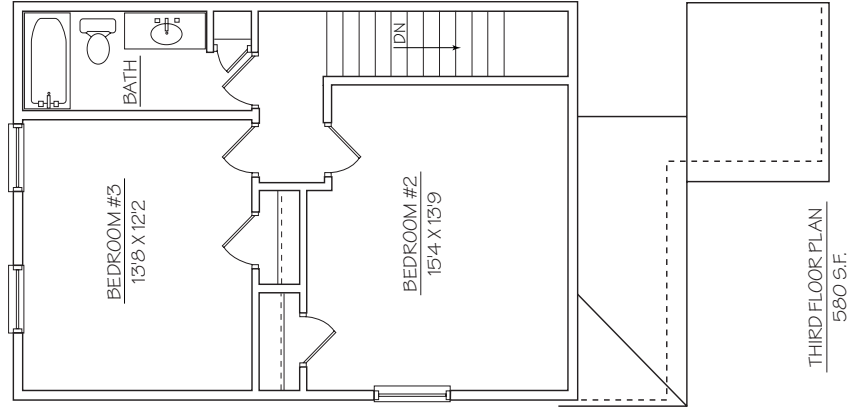
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The Virginian 2,470 SF



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The Monticello 2,440 SF



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Georgetowne Condominium Association 2000 Budget

Income	
Condominium Fees	\$96,000
Fleet savings Interest	
Total Income	\$96,000
Expenses	
Pool	\$5,500
Clubhouse	\$1,200
Landscaping	\$35,700
Insurance	\$10,240
Trash Removal	\$8,640
Electricity	\$500
Snow Removal	\$10,400
Management Fees	\$12,288
Admin/ Mailing/Bank/Charges	\$600
Legal/Audit	\$750
Maintenance	\$3,500
Reserves	\$6,282
Bad Debt	\$400
Total Expenses	\$96,000
Condominium Fee per Unit per month	\$125
Based on 64 units	