

# FREQUENTLY ASKED QUESTIONS

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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 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.

Sidebar images of previously built homes. Similar to be built. Some options shown. 🏠

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**GRIST MILL**  
CHELMSFORD CENTER

**Who is the builder/developer?** Grist Mill Chelmsford is being developed by Grist Mill Chelmsford, LLC, which is a partnership between the Katz Group, Finnegan Development, and Winstanley Enterprises, LLC. For more information, visit: [KatzGroupNH.com](http://KatzGroupNH.com) | [FinneganDevelopment.com](http://FinneganDevelopment.com) | [WinEnt.com](http://WinEnt.com)

**How many homes will there be?** There will be 32 single-level homes.

**How many floorplans are there to choose from?** There are 4 floorplans to choose from.

**What is the price and square footage of the homes?** The homes at Grist Mill Chelmsford start in the mid \$400,000's with floorplans ranging from approximately 1,400 to 1,800 SF.

**How many bedrooms are there?** All homes will feature 2 bedrooms and 2 full bathrooms.

**How many floors in the building?** There will be one mid-rise building consisting of 4 residential floors with underground parking. An elevator and stairways service all floors.

**Where is parking located?** A heated parking garage is located underneath the building with additional outside parking available for residents and guests. Each home will be assigned 1 parking space.

**What are the condominium fees?** Fees are estimated between \$330 to \$420 per month and are based on the square footage of the home.

**What will be included in the condominium fee?** Grist Mill Chelmsford is intended to be a maintenance-free community where items such as snow removal and lawn care are handled by the condominium association. See the full condominium budget and what is included on [GristMillChelmsford.com](http://GristMillChelmsford.com)

**What is the tax rate in Chelmsford?** The Fiscal Year 2019 Residential Tax Rate is \$16.35 per \$1,000 of valuation.

**GristMillChelmsford.com**  
**978-289-9590**  

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**How are the homes being assessed?** We advise homeowners to assume 100% assessment for the calculation of real estate taxes. In other words, assume the total purchase price of your home.

**Is there a warranty with the home?** Yes, Grist Mill Chelmsford, LLC offers a one year limited warranty. A dedicated customer service representative will handle all issues during this period.

**Will the homes have outdoor spaces?** Yes, all homes include a private patio or deck (depending on the residence level), approximately 5'-6" x 10'9".

**Will the homes have storage?** In addition to ample closet space within the home, each home will be assigned a secure storage unit in the underground heated garage approximately 5' x 8' in size.

**How do we receive our mail?** Each home has a mailbox located in the 1st floor foyer next to the elevator.

**Are rentals allowed?** Yes, for a minimum period of one year as allowed by the condominium documents

**Are pets allowed?** Yes, as allowed by the condominium documents.

**What type of utilities are provided?** Public water and sewer, electric, natural gas, and phone/cable/internet by Comcast.

**How will the trash be handled?** There will be a trash and recycling room located in the garage.

**How do I purchase a home at Grist Mill Chelmsford?** It starts by selecting your new home and signing a non-binding Reservation Agreement and putting down a \$10,000 refundable deposit. The next step is signing a purchase contract.

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