



# WILLOWSIDE

*Inspiring Townhomes for Active Adults*

*WillowsideMedway.com*

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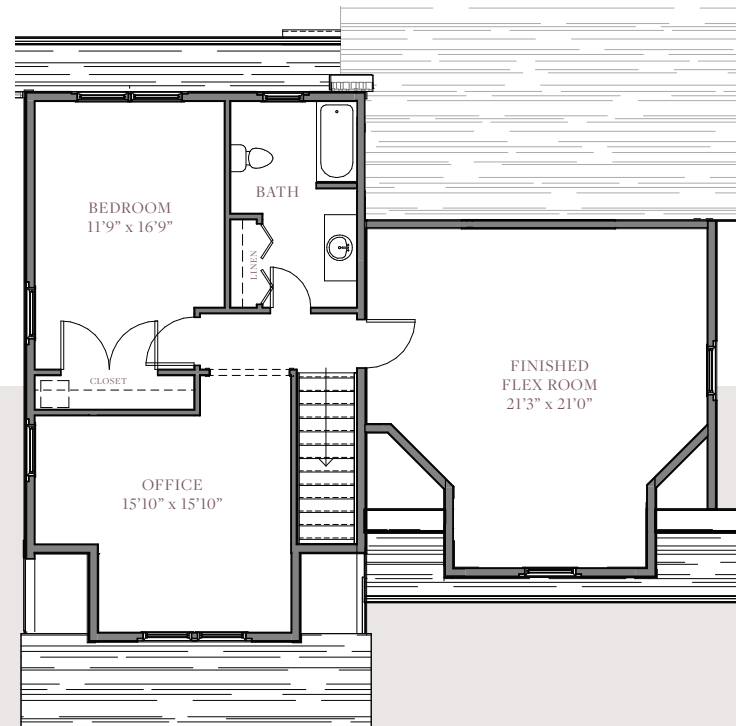
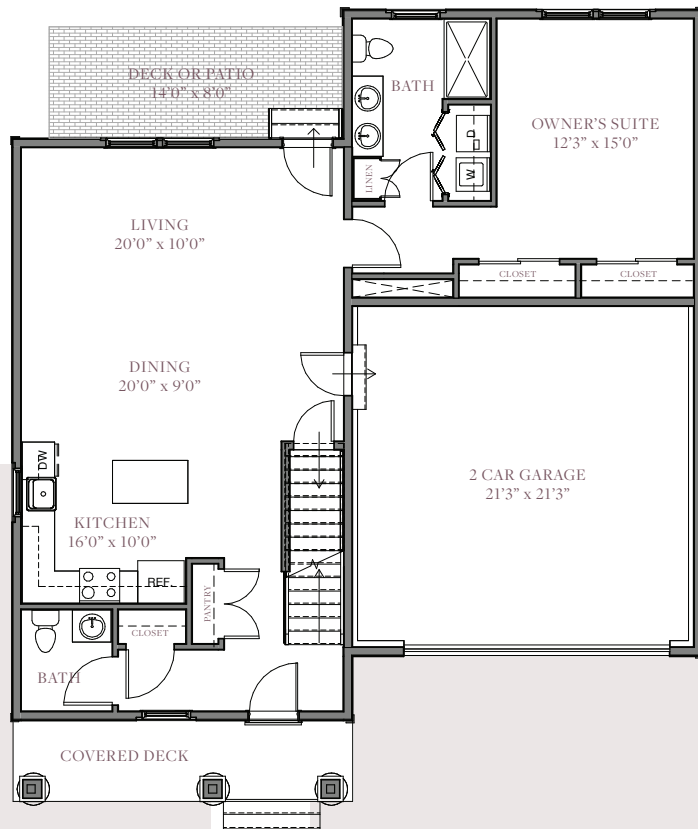
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## The Bluebird Floorplan

2,245 sq.ft. Detached Townhome / 2 Bedrooms / 2.5 Baths  
2 Car Garage / Office / Finished Flex Room



[WillowsideMedway.com](http://WillowsideMedway.com)

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COMMUNITIES



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## The Neighborhood

See updated Available Homes at [WillowsideMedway.com/Neighborhood](http://WillowsideMedway.com/Neighborhood)

-  Current Phase
-  Future Release
-  SOLD Homes



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## *Features & Specifications*

### EXTERIOR CONSTRUCTION

#### *Foundation*

- 10" poured concrete wall with footing
- Foundation to be damp-proofed per MA Building Code

#### *Frame of House*

- Constructed per plan with 2x6 exterior walls at 16" on center
- Interior walls 2x4 or 2x6 walls at 16" on center
- ¾" tongue and groove sub-floor glued and ring-nailed
- ½" sheathing and tape exterior wall, ½" roof sheathing and tape

#### *Utilities/Drainage*

- Installed, per builder; perimeter drains installed around foundation
- Electrical, telephone/cable, installed
- Public Water/Public Sewer

#### *Concrete Floors*

- 4" poured slab over compacted base with expansion joints where necessary

#### *Exterior*

- Vinyl siding or equivalent with soffits, white trim: pre-selected color schemes
- Vinyl trim around front door and garage door
- Vinyl exterior trim and corner boards
- Front door is painted fiberglass

#### *Windows*

- White, all vinyl, tilt-in windows with Low-E argon glass
- Full window screens

#### *Garage*

- Single steel raised panel garage door
- Operator with two (2) openers included on garage door
- Exterior keypad for garage door
- Garage walls and ceiling to be skim coat plaster, textured finish, unpainted
- Garage is insulated where required by MA Building Code

#### *Front Door*

- Fiberglass, insulated door
- Schlage® or equivalent lockset

#### *Roof*

- 30-year black architectural shingles with felt underlayment, ice barrier per MA Building Code

#### *Porches*

- Front porch: Composite decking and composite columns\*
- Rear patio or deck: 8' x 14', composite decking\* with stairs leading to grade level or pavers
- Composite railing and balusters where required by code

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### *Gutters*

- Aluminum – white, main roof of house and garage in locations indicated on plan

### *Walkway*

- Patio pavers

### *Driveway*

- Gravel base with asphalt driveway

### *Landscaping*

- Loam and seed disturbed areas (by builder)
- Mulched beds around front walkway and facing the road
- Shrubs per builders plan
- Irrigation of lawn only, included

## INTERIOR CONSTRUCTION

### *Insulation*

- Per MA Building Code: R20 Walls, R30 Basement, R38 Attic

### *Walls*

- Blue-board with skim coat plaster, smooth finish

### *Painting*

- Walls: one coat primer, two coat finish, flat finish
- Trim: one coat primer, two coat finish, white, semi-gloss finish
- Two Benjamin Moore or equivalent brand wall colors included (darker colors may result in additional fees)

### *Ceilings and Closets*

- Ceilings: 9' first floor, 8' second floor
- All ceilings to have skim coat plaster with textured finish
- All closets to have textured walls and ceilings
- All ceilings and closets to be painted white
- Stairway to basement will be skim coat plaster, textured finish, unpainted
- Laundry walls and ceiling to be textured plaster, painted white

### *Interior Finish*

- Two-panel hollow core square panel Masonite® with smooth finish
- 5 ¼" colonial baseboard, paint grade, on first floor
- 5 ¼" colonial baseboard, paint grade, on second floor
- 3 ½" window and door casing throughout
- 2-piece crown molding in foyer
- Chair rail and wainscoting panels in foyer
- Basement stairs: plywood

### *Hardware*

- Brushed nickel knobs with brushed nickel hinges
- Privacy sets to be installed on all bathrooms

### *Cabinets and Counters*

- Cabinet from builder's standard selection in kitchen and bathrooms with soft close
- Hardware from builder's standard selection for all doors/drawers
- 36" height upper cabinets with crown molding
- Quartz countertops with 4" backsplash from builder's standard selection in kitchen

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- Granite countertops with 4" backsplash from builder's standard selection in owner's suite bathroom, half bathroom and second floor bathroom

### *Appliances*

- Stainless steel appliances from builder's standard selection
- Refrigerator, electric stove/oven, dishwasher, and microwave
- Water line to refrigerator included
- Energy-saving washer and dryer in owner's suite bathroom

### *Main Staircase*

- Post-to-post with 3/4" oak treads and handrail
- Painted balusters and risers
- Two coats of clear polyurethane for treads and handrail
- Additional fee applies for staining of stairs and/or hand rails

### *Flooring*

- 3 1/4" pre-finished wide red oak flooring in family room, foyer, kitchen and dinette
- Ceramic tile floor from builder's standard selections (12x24 from with straight or brick pattern) in laundry and all bathrooms
- Ceramic tiled owner's shower from builder's standard selections. Shower wall tile to be installed horizontally as standard
- Carpet from builder's standard selections in all bedrooms, closets, second floor office/den/loft

### *Heating and Cooling*

- 2-zone heating/cooling warm air furnace by natural gas
- Programmable thermostat for each zone

### *Plumbing*

- Owner's suite bathroom: tiled shower pan and walls, corner seat and 2 corner shelves in shower, double

- vanity with 2 oval china sinks, 2 chrome 4" center set faucets
- Second floor full bathroom: 5-foot fiberglass tub/shower, 1 oval china sink, 1 chrome 4" center set faucet
- Half bathroom: 1 oval china sink, 1 chrome faucet
- Standard height, white, toilet with soft close lid in all bathrooms
- Kitchen – stainless steel single bowl sink, single lever faucet with sprayer
- All fixtures to be white
- Energy-saving Washer and Dryer in Owner's suite bathroom
- One (1) exterior spigot in the front of the home and one (1) exterior spigot in the rear of the home
- Gas fired energy efficient hot water heater
- Optional gas fireplace with stone surround and standard wood mantel painted white, where applicable per floorplan

### *Shower Door*

- Clear glass, semi-frameless door, with chrome hardware on owner's bathroom shower

### *Electrical*

- 200 amp underground service
- One (1) exterior GFI electrical outlet in the front of the home and one (1) exterior GFI electrical outlet in the rear of the home
- 1 telephone jack and 4 cable jacks
- Electric dryer outlet in laundry area
- Exhaust fans in all full bathrooms
- Wiring for microwave, refrigerator, and dishwasher
- Electrical outlets per MA Building Code
- Piping for CATV to street
- Twelve (12) recessed lights: ten (10) interior and two (2) on front porch
- \$1,000 lighting allowance (details following)
- Hardwire smoke detectors with battery back-up
- Carbon monoxide detectors
- Wiring provided for one (1) ceiling fan located in owner's suite bedroom

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### *Lighting Allowance*

- \$1,000 lighting allowance to be used for:
  - Foyer/Entry hallway: 1
  - Kitchen pendants: 3
  - Family room: 1
  - Owner's suite bedroom fan: 1
  - Owner's suite bathroom vanity: 2
  - Hallway to owner's suite bathroom: 1
  - Half bathroom vanity: 1
  - Second floor bedroom: 1
  - Second floor office: 1
  - Second floor bathroom vanity: 1
  - Second floor hallway: 1
  - Closet lights: 2 (second floor bed: 1, laundry: 1)

### *Shelving*

- White vinyl-coated metal shelving in all closets
- One (1) row of shelving installed in all bedroom closets, coat closets, and above washer/dryer
- Four (4) rows of shelving installed in all linen and pantry closets

### *Basement*

- Bulkhead or standard 3'0" door for walkout basements
- Unfinished

### *Attic*

- Scuttle access

### *Disclaimers*

Seller reserves the right to substitute like kind without notice to the buyer based on availability. Specifications are subject to change without notice. All allowances include installation, delivery, taxes and fees. All materials and labor will be supplied by the Builder and Builder's vendors.

BUYER's making any upgrades and/or allowance over-rides must sign an "Additional Work Authorization" accompanied by a 100% non-refundable deposit prior to the commencement of any additional work being performed by the SELLER.

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## *Frequently Asked Questions*

*Who is the builder?* John Burns, Manager of Black Brook Realty LLC, in Hopkinton, Massachusetts.

John has been in the construction industry for more than 38 years, and is one of the area's most respected homebuilders. He has managed and developed residential, condominium, and commercial properties in 10 states and is a licensed Construction Supervisor and Certified Green Building Professional.

In addition to building Willowside Medway, Black Brook Realty is currently building new condominiums at Cobblers Creek in Upton, Massachusetts. John is also passionate about giving back to the community and serves on multiple boards and committees.

*How many homes are there?* Willowside is comprised of 54 maintenance-free townhome-style condominiums alongside the winding banks of the Charles River.

*What type of homes are available?* Our current phase features freestanding detached townhomes.

*What is the price range?* Starting from the High \$600,000's.

*What is the anticipated occupancy date?* We welcomed our first homeowners in the Fall of 2022.

*Are pets allowed?* Yes, Willowside welcomes your furry family members! Two dogs or cats are allowed per home. Review the Condominium Documents for more details.

*What are some of the included features?* Townhomes at Willowside offer transitional styling with an open concept first floor layout featuring hardwood flooring and detailed molding. Stone countertops adorn the Kitchen and Baths, and the first floor Owner's EnSuite includes a tile-built shower and laundry closet.

Each home also features a second floor Bedroom, Home Office, a finished Flex Room, a 2 Car Garage, a Covered Deck entryway, and Rear Deck or Patio.

*Can I customize my new Willowside home?* Yes, during the pre-construction phase you may choose from a variety of finishes from the Builder's Selections. The opportunity to customize an under-construction homes depends on the stage of buildout at the time of reservation.

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*How are the homes heated and cooled?* Each home features two zones with a natural gas-fired furnace and central air conditioning.

*What is the monthly condominium fee, and what does that include?* Fees are estimated between \$373 to \$384 per month and services include but are not limited to: landscaping maintenance, snow removal for roadways, driveways, and walkways, street light electricity, refuse removal, and master insurance for the community.

*How are trash and recycling handled?* Trash and recycling are collected by a privately contracted company.

*What utilities will I be responsible for, and who are the service providers?*

Natural Gas & Electricity: Eversource

Water & Sewer: Town of Medway

*What is the tax rate in Medway, and how are the homes assessed?* The FY2024 Residential Tax Rate in Medway is \$15.15 per \$1,000 of valuation. We advise homeowners to assume 100% assessment for the calculation of real estate taxes. In other words, the total purchase price of your home.

*Is there a warranty with the home?* Yes, all Willowside homes come with a one-year limited builders warranty included in the Purchase and Sale Agreement.

*Are grills allowed?* Yes.

*Are there decks or patios?* Each home features a front Covered Deck as well as a rear Deck or Patio. Homes not on grade will have steps leading to the ground level. Depending on the homesite, a patio may be available as a personal choice.

*Are there any common amenities?* Homeowners have access to walking trails and a launching point for kayaks and canoes on the Charles River.

*How do I receive my mail?* There are a number of mailbox banks throughout the community.

*Is this an age-restricted community?* Yes, Willowside is designed for active adults 55+.

*Are rentals allowed?* No.

*Does the Builder have financing options available to Buyers?* Yes, contact our preferred lender for more details:

Allyson Krecyk, Sr Loan Officer at Guaranteed Rate:

781-439-9176 | [allyson@rate.com](mailto:allyson@rate.com) | [www.rate.com/allysonkrecyk](http://www.rate.com/allysonkrecyk)

*How do I reserve a new home at Willowside?* The purchase process begins by signing a non-binding Reservation Agreement and submitting a \$5,000 refundable deposit. Contact the Sales Team for more details!

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## Local Area Attractions

### Food & Drink

Acapulcos  
 Amato's  
 Applebee's Grill + Bar  
 Basic Batch Donuts  
 Bellingham House of Pizza  
 Bento Sushi  
 Big Beef  
 Burger King  
 Chipotle Mexican Grill  
 Country Kitchen Donuts  
 Domino's Pizza  
 Dunkin'  
 Elizabeth's Bagels & More  
 Famous Medway Pizza  
 Galante's Restaurant  
 Hang Tai Too  
 Il Cigno  
 Italian Groceria Millis  
 Jalapa Mexican Grill  
 Kravings Pizza and Ice Cream  
 Lilac House  
 Mariscos Lagunas Mexican Restaurant  
 McDonald's  
 Medway Cafe  
 Medway Lotus Restaurant  
 Medway Village Pizza  
 Mickey Cassidy's  
 Millis House of Pizza  
 Muffin House Cafe  
 Napper Tandy's  
 Nirvana Tea House & Cafe  
 Outback Steakhouse  
 Panera Bread  
 Papa Gino's  
 PJ's Smoke 'N' Grill

Prezo Grille & Bar  
 Primavera  
 Red Heat Tavern  
 Restaurant 45  
 Sky Buffet  
 Speedy Pizza & Wings  
 Milford  
 Stack'd Pizza & Sandwiches  
 Starbucks  
 Supreme Pizza  
 Szechuan Garden  
 Table Top Pizza  
 Tingley's  
 Twist Bakery & Cafe  
 UNO Pizzeria & Grill  
 Victory Lane  
 Yama Fuji Restaurant

### Shopping

Crossroads Shopping Center  
 CVS  
 Enchanted Fox  
 Fairmount Fruit Farm  
 Gould's Colonial Plaza  
 Loyal Companion  
 Market Basket  
 Medway Commons  
 Medway Shopping Center  
 Michaels  
 Milliston Common  
 Ocean State Job Lot  
 Roche Bros.  
 Shaw's  
 TJMaxx & HomeGoods  
 Target  
 The Home Depot  
 The Medway Mills

Walgreens  
 Walmart  
 Whole Foods Market  
 Wrentham Outlets

### Recreation

Medway Historical Society  
 Next Venture Farm  
 Patriot Place  
 Rabbit Hill Historic District  
 Regal Bellingham RPX  
 Ryan Family Amusements  
 Southwick's Zoo

### Outdoors

Choate Park  
 Idylbrook Recreation Area  
 Medway Community Farm  
 Noon Hill Reservation  
 Oakland Park

### Fitness

Anytime Fitness  
 Dacey Fields Disc Golf  
 Encompass Fitness  
 Orangetheory Fitness  
 Planet Fitness  
 The Adirondack Club  
 The Yoga Studio Millis

### Golf Courses

Cassidy's Clubhouse  
 Hopedale Country Club  
 Maplegate Country Club  
 Pinecrest Golf Club

### Beauty

b.LUXE Hair and Makeup Studio  
 Bandeaux Boutique Salon  
 Health Spa  
 Rose Spa Massage Therapy  
 Salon Amalfi  
 Willow Salon & Day Spa

### Healthcare

Framingham Union Hospital  
 Medfield State Hospital  
 Metrowest Medical Center  
 Milford Regional Medical Center  
 MinuteClinic  
 Tri County Medical Associates

### Petcare

Acorn Animal Hospital  
 All Fur Love Pet Grooming  
 Dog Barn  
 Homeward Bound  
 Veterinary Services  
 Main Street Veterinary Hospital  
 Medway Animal Hospital  
 Medway Dog Wash  
 Metrowest Veterinary Associates  
 Millis Animal Hospital  
 The Delighted Dog  
 Top Dog Daycare

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