



WILLOWSIDE

Inspiring Townhomes for Active Adults

WillowsideMedway.com

888-474-1744

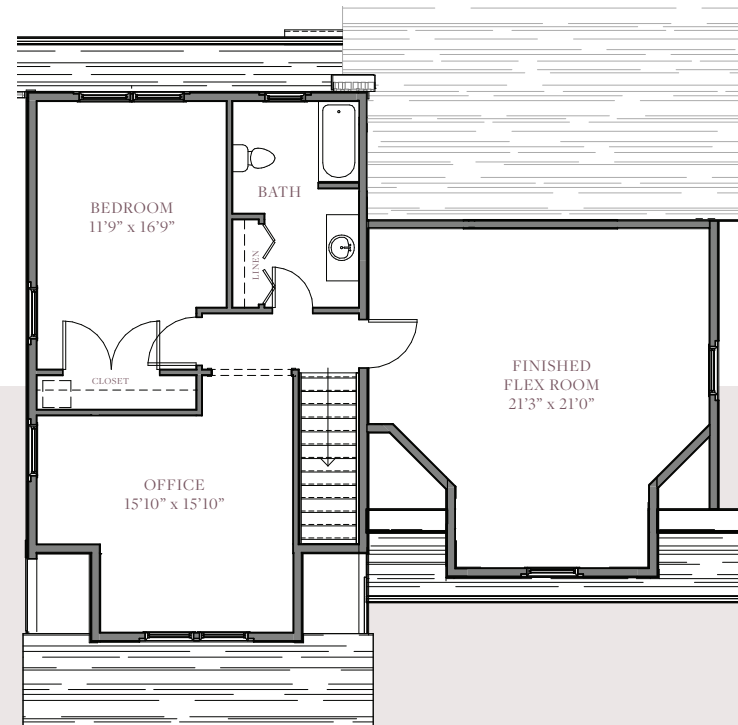
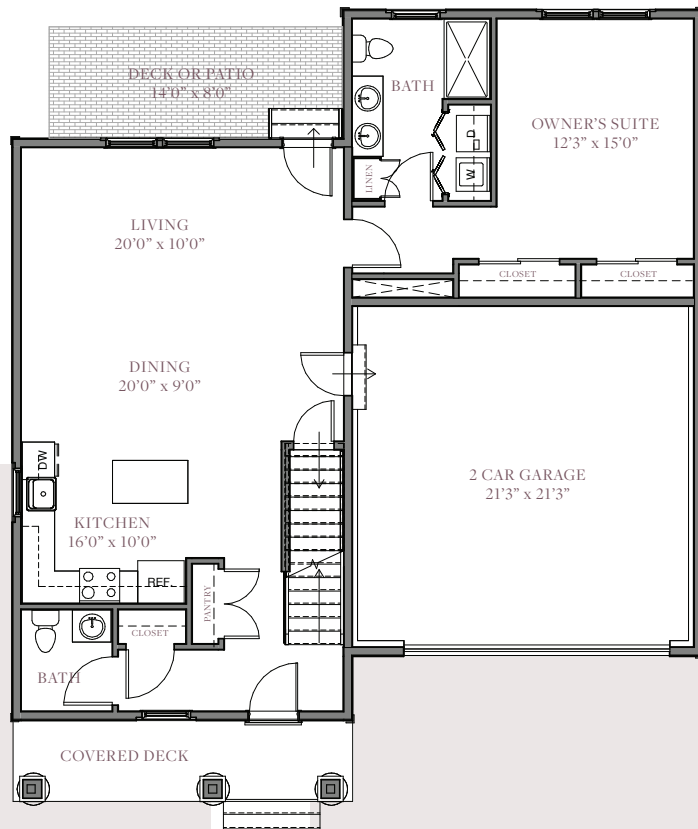
A JOHN BURNS COMMUNITY FROM BLACK BROOK REALTY



WILLOWSIDE

The Bluebird Floorplan

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



WillowsideMedway.com

888-474-1744

A JOHN BURNS COMMUNITY FROM BLACK BROOK REALTY

Floorplans, square footage, dimensions, specifications, materials, and availability of homes, etc., are estimates only for marketing purposes and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance and/or mechanical or structural requirements and does not take into account finishes and options selected. © 2022 - 2023 Willowside and Black Brook Realty. Bluebird Version 120423.





WILLOWSIDE

The Neighborhood

See updated Available Homes at WillowsideMedway.com/Neighborhood

-  Current Phase
-  Future Release
-  SOLD Homes



WillowsideMedway.com

888-474-1744

A JOHN BURNS COMMUNITY FROM BLACK BROOK REALTY

Floorplans, square footage, dimensions, specifications, materials, and availability of homes, etc., are estimates only for marketing purposes and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance and/or mechanical or structural requirements and does not take into account finishes and options selected. © 2022 - 2023 Willowside and Black Brook Realty. Version 082323.

MARKETED BY
STREAMLINE
COMMUNITIES



WILLOWSIDE

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

WillowsideMedway.com

888-474-1744

A JOHN BURNS COMMUNITY FROM BLACK BROOK REALTY

Floorplans, square footage, dimensions, specifications, materials, and availability of homes, etc., are estimates only for marketing purposes and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance and/or mechanical or structural requirements and does not take into account finishes and options selected. © 2022 - 2023 Willowside and Black Brook Realty. Units 20-30 WaterSide Run updated 082523.

MARKETED BY
 **STREAMLINE**
COMMUNITIES

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

WillowsideMedway.com

888-474-1744

A JOHN BURNS COMMUNITY FROM BLACK BROOK REALTY

Floorplans, square footage, dimensions, specifications, materials, and availability of homes, etc., are estimates only for marketing purposes and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance and/or mechanical or structural requirements and does not take into account finishes and options selected. © 2022 - 2023 Willowside and Black Brook Realty. Units 20-30 Waterside Run updated 081623.

MARKETED BY
 **STREAMLINE**
COMMUNITIES

- 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

Main Staircase

- Post-to-post with ¾" 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

- ¾" 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, 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
- Washing machine hookup provided in laundry area
- 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

WillowsideMedway.com

888-474-1744

A JOHN BURNS COMMUNITY FROM BLACK BROOK REALTY

Floorplans, square footage, dimensions, specifications, materials, and availability of homes, etc., are estimates only for marketing purposes and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance and/or mechanical or structural requirements and does not take into account finishes and options selected. © 2022 - 2023 Willowside and Black Brook Realty. Units 20-30 WaterSide Run updated 082523.

MARKETED BY
STREAMLINE
COMMUNITIES

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.

WillowsideMedway.com

888-474-1744

A JOHN BURNS COMMUNITY FROM BLACK BROOK REALTY

Floorplans, square footage, dimensions, specifications, materials, and availability of homes, etc., are estimates only for marketing purposes and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance and/or mechanical or structural requirements and does not take into account finishes and options selected. © 2022 - 2023 Willowside and Black Brook Realty, Units 20-30 Waterside Run updated 081623

MARKETED BY
 **STREAMLINE**
COMMUNITIES



WILLOWSIDE

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.

WillowsideMedway.com

888-474-1744

A JOHN BURNS COMMUNITY FROM BLACK BROOK REALTY

Floorplans, square footage, dimensions, specifications, materials, and availability of homes, etc., are estimates only for marketing purposes and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance and/or mechanical or structural requirements and does not take into account finishes and options selected. © 2022 - 2023 Willowside and Black Brook Realty. Version 092123.

MARKETED BY
 **STREAMLINE**
COMMUNITIES

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 FY2023 Residential Tax Rate in Medway is \$15.94 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 | 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!

WillowsideMedway.com

888-474-1744

A JOHN BURNS COMMUNITY FROM BLACK BROOK REALTY

Floorplans, square footage, dimensions, specifications, materials, and availability of homes, etc., are estimates only for marketing purposes and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance and/or mechanical or structural requirements and does not take into account finishes and options selected. © 2022 - 2023 Willowside and Black Brook Realty. Version 082323.

MARKETED BY
 **STREAMLINE**
COMMUNITIES



WILLOWSIDE

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

WillowsideMedway.com

888-474-1744

A JOHN BURNS COMMUNITY FROM BLACK BROOK REALTY

Floorplans, square footage, dimensions, specifications, materials, and availability of homes, etc., are estimates only for marketing purposes and are subject to change at any time without further notice or obligation. Actual construction may vary according to elevation, construction variance and/or mechanical or structural requirements and does not take into account finishes and options selected. © 2022 - 2023 Willowside and Black Brook Realty. Version 040522.

MARKETED BY
 **STREAMLINE**
COMMUNITIES