

39 Big Rock Trail – Sycamore Model with Loft

Upgrades

- Premium secluded wooded lot (estimated \$25K upgrade at time of construction)
- Loft with Berber carpeting and additional cable hook-up
- Hardwood flooring throughout 1st floor
- Central gas heat and air conditioning
- Natural gas hookup for exterior gas grill
- Cathedral and vaulted ceilings
- Exterior storage shed in back of cottage
- Savona white bead board kitchen and bath cabinets
- Stainless bin-style pulls and knob hardware
- Brushed nickel faucets
- Customized to include open concept kitchen/dining/living area
- Recessed lights throughout open concept kitchen/dining/living area
- Ceiling fans in dining and living area

Standard Features

- 100 amp electrical panel
- Natural gas tankless water heater (in attic eaves)
- 9 foot ceilings in bedrooms
- Oversized Anderson windows with tilt-in wash feature, screens and custom Bali blinds
- Therma-Tru doors
- Full kitchen with GE appliances – gas range, microwave, dishwasher & refrigerator
- Stackable washer/gas dryer
- Exterior spigots for sandy feet and garden watering
- Exclusive use of land area 6 feet from cottage
- Hardi-plank siding
- 30 year Owens Corning architectural roof shingles
- Procell decking on exterior steps

Purchase Includes

- Golf cart
- Weber gas grill (natural gas hook-up)
- TV in living room
- Loft beds, dresser and storage cubbies
- First floor bedroom dressers and beds (decorative iron bedframe in master bedroom to be replaced with a standard Queen bedframe)
- Custom Bali blinds throughout cottage
- Furnishings and decorative items with some exceptions (see separate list)

The Community*

- 159 acre site, including 2,600 feet of water frontage and 105 acres of undeveloped woodlands and fields
- 276 seasonal two-bedroom cottages
- Staffed gatehouse for privacy and security
- Outdoor recreation facilities
 - Sandy beach with lifeguard on duty from Memorial Day through Labor Day
 - Swimming pools (two heated pools – adult and family)
 - Tennis Courts
 - Basketball Court
 - Bocce
 - Shuffleboard and horseshoe areas
 - Synthetic putting green
 - Playground
 - Neighborhood pocket parks with campfire pits
 - Hiking trails
 - Long-Sought-For Pond swimming, canoeing, kayaking, sailing & fishing
- The Lodge
 - Grill/pub room with pool table
 - Library/computer room
 - Screened porch and patio with fire pit
- The Hildreth Gym
 - Fitness center
 - Showers and changing rooms
 - Access to adult pool and hot tub
- The Barn – an old-fashioned General Store
- The Post Office
 - Mail room
 - Screened porch and deck
 - Book swap shelves
 - Community bulletin boards
- The Pavilion
 - Open air activity building featuring family game nights, Friday night movies, live music, neighborhood dances, and more!
 - Arcade
 - Restrooms and changing area for Family Pool

***The 2020 opening and activities of some areas has been impacted by the COVID-19 pandemic.**

Excluded Items**

Light green woven chairs
Wooden buckets of flowers (2)
Clay planter of flowers (on picnic table)
Living room sofa, wing back chair & ottoman, and rug
Decorative iron bedframe in master bedroom

**Seller reserves the right to exclude additional lamps and/or small decorative and personal items.

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