

ROCKVILLE MEADOWS

MILLIS, MA



ABSOLUTELY, "THE FINEST SETTING"
OF ANY ADULT COMMUNITY



www.RockvilleMeadows.com

ROCHE'S BUILDING CO. INC.
270 EXCHANGE STREET MILLIS, MA.

"Best Built Custom Home"

Exclusively Marketed by:

Carl Rice and Adam Rice
RE/MAX Executive Realty
(508) 533-4500

Rockville Meadows

ABSOLUTELY, "THE FINEST SETTING" OF ANY
ADULT COMMUNITY

Three Distinct Styles

Prices starting at:

THE LARK \$439,900

THE STARLING \$449,900

THE CARDINAL \$479,900

Walk out lots are premium lots additional \$15,000



THE LARK



THE CARDINAL



THE STARLING

A Note from Tom Roche, the builder of Rockville Meadows...

Listed below are some of the quality construction features that you are unlikely to find elsewhere...

but come standard at Rockville Meadows:

Foundation: Each and every foundation wall is supported by poured concrete footings. Also, all building foundations have perimeter drains installed, consisting of 3/4" stone with 4" perforated pipe.

Basement egress: Every home includes basement access through a bulkhead.

Framing: Both first and 2nd floor joists are engineered lumber, which is stronger, with less shrinkage than conventional lumber. 1st and 2nd story floor decking is 3/4" Advantech sheathing. This provides better strength and moisture resistance than plywood.

Garage: Garages are framed "clear span" (no obstruction by Lally column supports).

Party walls: Although the building code only requires a one-hour fire rating, Rockville Meadows homes are built to have a two-hour fire rating. Two layers of dENSGLOSS shaftliner provide this rating and also serves as an excellent sound barrier (60-64 S.T.C.) to help mute noise between common walls.

Insulation: All exterior walls have insulation with an R-13 value, and all ceilings have insulation with an R-30 value. (Typical values are R-11 and R-16 respectively.)

Roof: Roof plywood is covered with 15-lb. felt paper with weather and ice barrier at all eaves and valley locations to help prevent ice dams and backups.

HVAC: Every home has two complete separate systems for each of the first and second floors (as opposed to separate zones on one system).

Electrical: Every home has separate 150 AMP services, enabling future circuits. (Typically only 100 AMP services are provided.)

Hot water: Every home is supplied with a propane gas hot water heater, a more cost-efficient system than the customary electric hot water heater.

Water Services: Every home has its own water meter, as opposed to one master meter for the entire site. This allows for accurate usage fees.

Irrigation: Private on site well provides irrigation throughout site.

The Association fee includes: All exterior building maintenance, complete lawn care and landscape, snow removal, curbside trash removal, well water for the irrigation system, the private septic and comprehensive master insurance. The fee is more inclusive than most other association fee and is only \$285 monthly.

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"BEST BUILT CUSTOM HOMES"