To avoid confusion, we offer you this Overview of Realtor/Builder Procedures

1. Offer to Purchase should be made to “Brendon Properties Five Realty Trust” with a deposit of $1,000.00. Offer to be presented to builder via Coldwell Banker Residential Brokerage.

2. Buyer should make a list of changes or pertinent questions for builder/buyer meeting within 24 hours of accepted offer. Any minor questions will be answered by Michael L. Durkin or AnnMarie Lemaire of Coldwell Banker Residential Brokerage.

3. Realtor to send the buyer’s list of questions to builder prior to builder/buyer meeting for builder review. Meetings to be held between 8:00am and 4:00pm Mon-Thurs. All questions and pricing will be finalized at the builder/buyer meeting or shortly afterwards. Coldwell Banker representatives will draw up a list of items to be included into the purchase and sales agreement, which will be prepared as quickly as possible.

4. Purchase and sales agreement to be signed within 7 days of buyer/builder meeting, with the 10% deposit due at P&S.

5. Realtor/Buyer to pickup selection packages at Coldwell Banker. Selection sheet must be filled out by buyer and returned with package to Michael Durkin at Coldwell Banker within 10 working days.


7. Change orders - per written agreement signed by both parties and paid in full at time of change order. The builder reserves the right not to accept any changes after the signing of the purchase and sales agreement, or there will be a charge of $500.00 plus the cost of the change.

8. Substantial completion, (approximately 6 months after start of construction).


10. Finish punch list (by Builder).


12. All sizes, dimensions & prices quoted in this brochure are approximate only and are subject to change by the builder.
Farm View
of Shrewsbury MA
Site Plan

**Site plan is approximate, is subject to phase release and prior sale. Please refer to “As Built” plan for final lot revisions.

All sizes, dimensions & prices quoted in this brochure are approximate only, and are subject to change by the builder.
## Farm View Estates

<table>
<thead>
<tr>
<th>MODELNAME</th>
<th>SQUARE FOOTAGE</th>
<th>PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Buckman</td>
<td>2817</td>
<td>$699,900</td>
</tr>
<tr>
<td>The Emerson</td>
<td>2892</td>
<td>$720,900</td>
</tr>
<tr>
<td>The Wachusett</td>
<td>2956</td>
<td>$729,900</td>
</tr>
<tr>
<td>The Roseland</td>
<td>2966</td>
<td>$745,900</td>
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<tr>
<td>The Salisbury</td>
<td>3020</td>
<td>$735,900</td>
</tr>
<tr>
<td>The Blackstone</td>
<td>3155</td>
<td>$779,900</td>
</tr>
<tr>
<td>The Lyman</td>
<td>3448</td>
<td>$809,900</td>
</tr>
</tbody>
</table>

*The prices, square footage and availability of homes on this price sheet are for information purposes only and are subject to change without notice.*
OUTSIDE YOUR HOME
• Meandering neighborhood
• Front stairs: custom stone/brick
• Paved drive with custom paver stone walkway
• Front and rear deck electrical outlets
• 2 water spigots, per plan
• Fiberglass architectural roof shingles with 30 year warranty
• Cement board siding
• Azek window trim – two coats of paint
• Builder’s approval of colors
• Exterior sheathing: Advantech zip system
• Deck: pressure-treated frame with composite decking and rails per plan
• Landscaping package: 14 shrubs with mulch, hydroseed disturbed areas, one designer tree or evergreen

INSIDE YOUR HOME
• Hardwood foyer
• Hardwood staircase
• Hardwood formal living room and dining room, accented by Brendon Deluxe Trim
• Living room, dining room and foyer with 2 piece crown molding
• Dining room and foyer with astragal moldings and chair rail
• 9’ ceilings - first floor
• Carpet and padding: family room, upstairs hall, study and bedrooms ($20.00 per yard installed)
• Bathrooms: tile flooring or hardwood from builder’s selections (allowance is $7.00 s.f. installed)

YOUR KITCHEN:
Cabinets, backsplash, bathroom vanities and countertops $20,000 Appliance allowance: $3,000 to include range, range hood, dishwasher Hardwood or tile flooring for kitchen: tile flooring from builder’s selections, (allowance is $7.00 s.f. installed)

ADDITIONAL SPECIFICATIONS:
• Framed 2x4 construction
• Town water, Town sewer, gas
• Textured ceilings all rooms
• Walls – Imperial blue board – skim coat plaster
• Colonial 6-panel masonite interior door, solid in bedrooms and baths, hollow elsewhere
• Windows: Jeldwen Energy Star compliant
• Glass with screens, grills per plan
• Skylight – per plan Velux or equal
• Brick flat or raised hearth fireplace with bluestone
• Heating: Forced hot air, gas
• Insulation:
• Bib system: Energy Star compliant
• Basement ceiling R19
• Smoke detector as per code
• Poured 10” concrete foundation walls
• Finish security

ELECTRICAL:
• $2,000 allowance to include interior, exterior doorbells and chimes
• Recessed lights per plan (10)
• 200 amp electrical service
• Laundry room electric (220 line) as per plan
• 6 locations pre-wired for telephone
• 6 locations for CATV
• Rough wiring for surround sound in family room

PLUMBING:
• Kitchen sink Kohler undermount
• White Kohler fixtures, or equal from builder’s selection
• Master bath has whirlpool & tile shower
• Secondary bath has fiberglass tub/shower
• Faucet – Kohler from builder’s selections
• Water piping to be PVC

**All allowances include sales tax.

Notes:
• Built-ins & kitchen layouts that are illustrated on the architectural plans are optional.
• Please inquire on current pricing.
• Builder reserves the right to change the specifications without notification.
• All change orders must be agreed to, signed and paid for prior to the start of construction. The change order shall not interfere with the construction schedule.
Blackstone Model

3155 SF
Buckman Model
2817 SF
Emerson Model
2892 SF
Lyman Model
3448 SF
Wachusett Model
2956 SF
Farm View Estates  
The Developer

**Brendon Homes — A family tradition of excellence.**

For more than 30 years, family owned and operated Brendon Homes has established an unwavering reputation for quality craftsmanship in some of the best communities in the MetroWest area and Central Massachusetts including Westborough, Northborough, Southborough, Sutton and Shrewsbury.

As residential and commercial developers, both Kevin Giblin and Brendon Giblin continue to build and develop exceptional properties which retain the same high level of distinction which has been a hallmark of Brendon Homes since 1979.

Recognized as a leader in residential construction in Massachusetts, Brendon Homes has won numerous regional and national awards including the National Association of Home Builders’ Gold Award for Adams Farm in Shrewsbury. This luxury community was honored in 2008 by NAHB’s 50-Plus Housing Council as the Best Small Active Adult Community in the United States.

In addition to awards won for specific communities, Brendon Homes has been named Builder of the Year by the Builders Association of Central Massachusetts for 2008. When you choose to live at Farm View Estates, you’re choosing to be part of a neighborhood built on a foundation of excellence brought to you by national award-winning, luxury home developer and builder Brendon Homes.

**Winner of**
3 National Awards  
3 Prism Awards  
2 Cornerstone Awards
Coldwell Banker and Michael L. Durkin, CRS, ALC, CBR

Coldwell Banker with offices worldwide and a strong local presence offers clients a complete range of professional real estate services to fit a variety of needs. With our office in Northborough, Massachusetts, we are situated within a high technology area that beckons new homeowners and others who are relocating. Here, they find the professionalism and experience they require as they pursue their relocation dreams. Our association with a worldwide relocation network provides us with extended networks throughout the world to make the process of relocating either into or out of the area easier.

You will find our office fully staffed seven days a week with the following hours: Weekdays from 9:00 am to 6:00 pm and on weekends from 9:00 am to 5:00 pm. Voice mail also is available to keep us in constant communication with our customers, or we can be reached via email at keepdurkin@yahoo.com

Michael L. Durkin and his Assistant, AnnMarie Lemaire are proud to have been selected by Brendon Homes to work with discerning buyers interested in this Brigham Woods neighborhood.

Michael brings nearly 3 decades of professional service to Coldwell Banker Residential Brokerage. He currently is the Sales Director for Barn Hollow at Schipper Farms in Southborough; a premier setting by Brendon Homes, and just completed a Brendon Homes neighborhood at Southwoods in Shrewsbury. As a true professional in the real estate field, he has received numerous awards for both high dollar volume and number of sales on an annual basis.

Mr. Durkin is actively involved with state and national Realtor organizations: past President of the Mass. Chapter of the Realtors Land Institute, an elite group of land professionals who specialize in land planning and land use and sales. He has served on the Land Use and Property Rights and Environmental Committee of the National Association of Realtor for the past 4 years, and the Governmental Affairs Committee for the MA Association of Realtors. He has earned the coveted Certified Residential Specialist designation from the same organization as well as a classification as a Certified Buyer’s Representative. He was past chairman of the Northborough Planning Board in the late 1980’s and is still very active in the town on a personal and professional basis.

To assist him with his busy schedule, Michael is fortunate to have the services of AnnMarie Lemaire. Michael and AnnMarie bring a wealth of experience and knowledge. They are proud to be associated Brigham Woods representing the premier building team at Brendon Homes.

*Michael L. Durkin and AnnMarie Lemaire can be reached at: 508-365-5250  
Email: keepdurkin@yahoo.com*