



**Swift River
Valley**

Conway, NH

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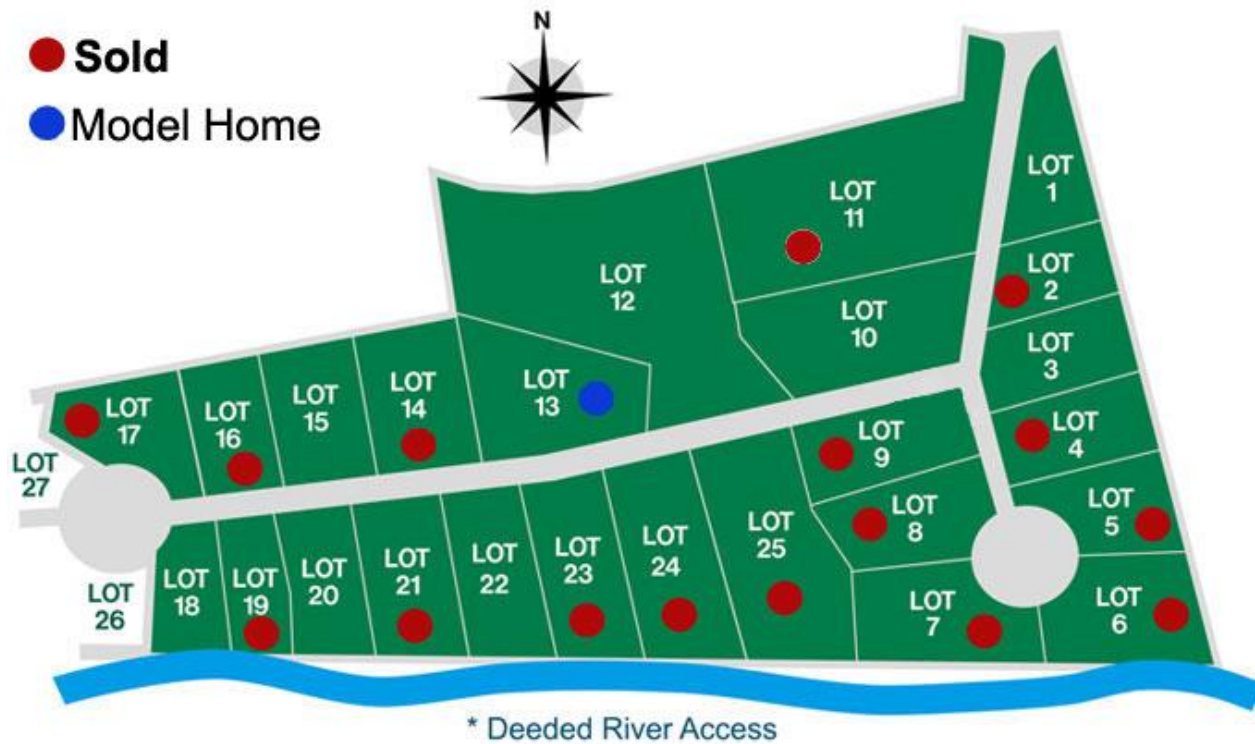


**BERKSHIRE
HATHAWAY**
HomeServices

Verani Realty



Site Plan





Availability

<i>Lot #</i>	<i>Street Name</i>	<i>Acres</i>	<i>Lot Price</i>	<i>Plan Name</i>	<i>Price (Home & Lot)</i>
1	Swift Valley Rd	1.37	\$39,900		
3	Swift Valley Rd	1.15	\$59,900	The Ossipee	\$307,000
9	Oxbow Lane	1.19	\$67,900		
10	Oxbow Lane	1.14	\$67,900		
12	Oxbow Lane	3.00	\$69,900		
13	Oxbow Lane	1.26	\$69,900	The Washington	\$324,900
15	Oxbow Lane	1.79	\$79,900		
18	Oxbow Lane	1.32	\$79,900		\$384,900
20	Oxbow Lane	1.22	\$79,900		
22	Oxbow Lane	1.20	\$79,900		

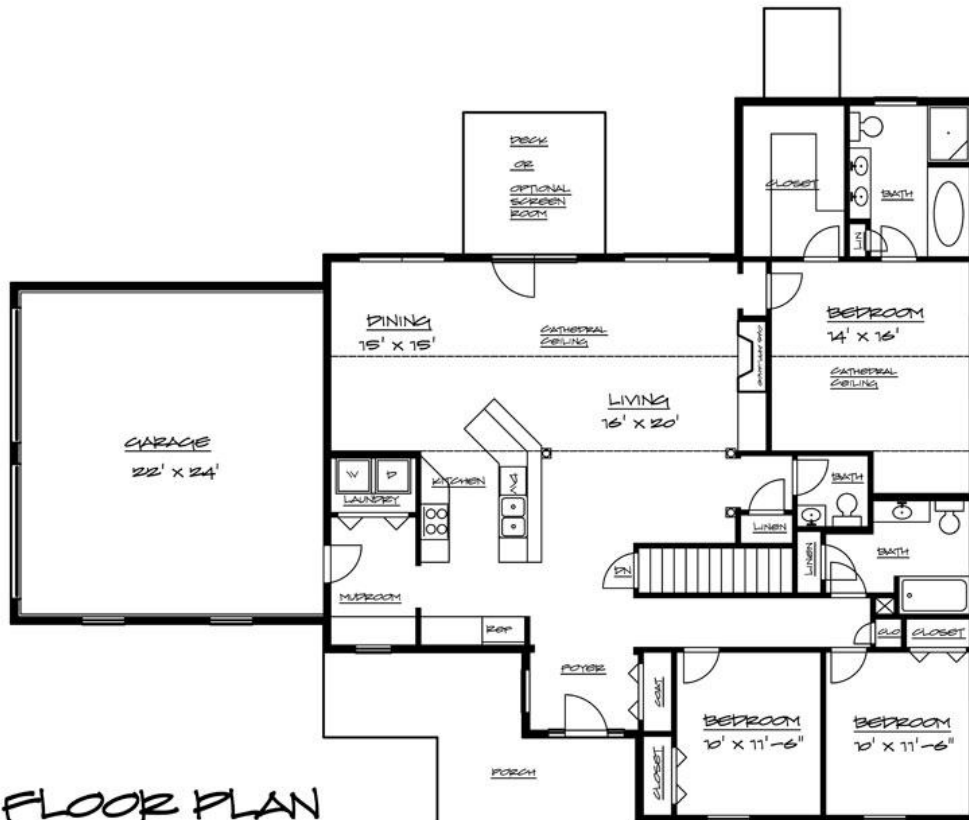


Swift River
Valley



SWIFT RIVER VALLEY
CONWAY, NH

LOT # 3



FLOOR PLAN

1800 SQUARE FEET



SWIFT RIVER VALLEY
CONWAY, NH

LOT # 13





General Building Specifications

1. Landscaping:

- A. Disturbed areas will be landscaped
- B. Existing top soil will be spread, York raked and seeded
- C. Builder is not responsible for growth of lawn

2. Driveway:

- A. Gravel
- B. Turn around will be provided when needed

3. Foundation:

- A. Footings: 3,000 LB poured concrete
- B. Foundation Walls: 3,000 LB poured concrete, 8" thick
- C. Foundation will be damp proofed with mastic foundation coating
- D. Sills will be 2x6 pressure treated over sill seal

4. Basement Floor:

- A. Basement and garage floors will have a power steel trowel finish
- B. Builder cannot control minor cracking in floor due to settling

5. Framing:

- A. Floor Joists: 2X10
- B. Exterior Walls: 1/2" OSB
- C. Roof Sheathing: 5/8" OSB
- D. Sub-Flooring: 3/4" Advantech
- E. Step Flashing: Aluminum
- F. Roof Venting: Ridge ventilation system & continuous soffit venting
- G. Structural Lumber: Construction & standard grades
- H. Exterior Walls: 2X6 construction 16" O.C.
- I. Floor Joists: 2X10 construction 16" O.C.
- J. Rafters: 2X10 construction 16" O.C.



6. Roofing:

- A. Shingles: 25 Year Architectural
- B. Ice & Water Shield: 1 Row & Valleys

7. Insulation:

- A. Exterior Walls: R21
- B. Ceilings: R49
- C. Basement Ceilings: R30

8. Siding:

- A. Vinyl with shutters on front of house
- B. Tyvex air infiltration barrier under siding

9. Doors & Windows:

- A. Windows: Vinyl tilt out double hung
- B. Patio Door/Slider to Deck: Vinyl
- C. Interior Doors: Six panel masonite
- D. Closet Doors: Bifold, sliding or hinged
- E. Front Door: Steel with window
- F. Garage Doors: Steel insulated
- G. Electrical garage door opener available at buyer's expense.

10. Interior Walls & Ceilings:

- A. Interior Walls & Ceilings: Finished drywall, 3 coats taping & sanded
- B. Ceilings: Drywall with textured finished
- C. Wall Paint: Primed & one coat of linen white paint
- D. Builder not responsible for settling cracks in drywall

11. Interior Finish:

- A. Trim: 2 ½" painted white colonial
- B. Closets: Metal shelves & hangers

12. Rear Deck:

- A. Size: 12x16
- B. Construction & Finish: Pressure treated frame with PVC deckboard & rails
- C. Stairs: To grade



13. Electrical:

- A. Wiring: In accordance to code, ordinances & local requirements
- B. Any additional wiring will be at buyer's expense
- C. Electrical Service: 200 amps, underground, circuit breakers
- D. Smoke Detectors: Per code on all levels & in bedrooms
- E. Closet Lighting: Master bedroom closet will have switched light. All other closet lighting at buyer's expense
- F. Light Fixture Allowance: \$600

14. Heating System:

- A. Type: Forced hot water boiler & baseboard
- B. Zones: Two
- C. Fuel: LP
- D. Thermostats: Digital

15. Septic System:

- A. Size: Three Bedroom
- B. Type: Stone & Pipe leach field with 1,250 gallon concrete tank
- C. Designed, approved and installed per State of NH DES & local regulations

16. Water System:

- A. Type: Drilled well on site (\$9,000 Allowance)
- B. Quality: EPA potable water standards
- C. Any upgrades to water quality will be the responsibility of the buyer & at their expense

17. Plumbing:

- A. Interior Drain Pipes: PVC
- B. Water Pipes: PVC
- C. Hot Water: On demand from boiler

18. Cabinets, Vanities & Counter Tops: \$8,000.00 Allowance

19. Flooring:

- A. Ceramic Tile Floors: All bathrooms
- B. 2 1/2" Finished Oak Hardwood in kitchen, dining, living room, & hallway
- C. \$20 per square yard allowance in all remaining rooms



20. Appliances: \$1,500 Allowance

- A. Gas Range
- B. Gas Dryer
- C. Builder will convert to electric for additional fee of \$350 per appliance

21. Miscellaneous:

- A. Phone Outlets: 4 Locations
- B. Cable TV Outlets: 5 Locations
- C. Master Bath Tub: \$500 Allowance

General Notes:

1. Any Upgrades or Deviations from These Specifications will be Paid in Advance & are Non-Refundable