Classic New England Village

Nostalgic. Timeless. Yesteryear Charm.

A place where everyone knows your name and you can wave to your neighbors who will become lifelong friends. The street names say it all from Memory Lane to Tranquility Turn, you will find a friendly neighborhood streetscape. Watch the world go by or jump in with year round activities from the summer fun of walking to the beach, enjoying fishing and boating or winter wonderland fun with Gunstock skiing, snowmobiling or winter fishing. A simpler life awaits you in this quaint village setting where you deserve year round casual living.

A Lifestyle for all seasons

Weirs Beach Village LLC

Synonymous with quality, excellence and customer satisfaction, Managing partner “Skip Kelley” has been at the helm of building for nearly three decades and most recently joined by his son, Jeff Kelley. Building a satisfied customer is a family business—from their family to yours. Innovation, quality craftsmanship and customer service are the cornerstone of their company which has established an outstanding reputation and commitment to customer satisfaction in the Southern New Hampshire marketplace. They build more than homes…they build long lasting relationships. They are truly a builder for all reasons combined with a community for all seasons.
Route 3 south (Endicott St) Community on right. From Wiers Beach go north. will be on the left across from the new Cumberland Farms.
**THE ALTON**

*Cathedral Ceiling Optional*

**SQUARE FOOTAGE TABLE**

<table>
<thead>
<tr>
<th>PLAN</th>
<th>SQ. FTG.</th>
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<tbody>
<tr>
<td>FIRST FLOOR</td>
<td>998</td>
</tr>
<tr>
<td>GARAGE</td>
<td>440</td>
</tr>
<tr>
<td>FARMERS PORCH</td>
<td>24</td>
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<tr>
<td>TOTAL</td>
<td>1,462</td>
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</tbody>
</table>

* DRAWING IS CONCEPTUAL
* ALL DIMENSIONS ARE APPROXIMATE

6-18-2015
FOUNDATIONS/CRAWL SPACE
All slabs on grade shall bear on compacted fill
Slab floors 4" Average of 3000 psi concrete

OPTIONAL BASEMENT/GARAGES
8" thick poured concrete with foundation drains
Foundation to be damp proofed (both full & crawl)
Garage: electrical for lighting
1 garage door opener
1-9X7 insulated door
Carriage house style with wrought iron accent hinges
Sheet rocked ceiling and knee walls, Primed finish

INTERIOR WALLS
Sheet rocked and painted flat latex
3 ½" base boards; 2 ½" colonial casing on doors and windows

FLOORING
Allowance from builder’s supplier
Tile in kitchen, baths
Carpet in Bedrooms, halls, stairs and sunroom

SHELVING
All Closets; ventilated wire shelving

KITCHEN/BATHS
Allowance for cabinets and vanities
Countertops per house plan
Appliances include (white or black)
   Dishwasher
   Microwave
   Electric Range

FRAMING
2"x6" pressure treated sill w/sill seal
Exterior Walls; 2"x6", 16" on center
Uninsulated and unheated gable walls 2"x4"-16"O.C
Interior walls 2"x4"-16" on center with ½" drywall typical
Sub floor will be constructed with 3/4" tongue and groove
Flooring on first and second floors, glued and nailed
Exterior walls to have 7/16"OSB sheathing

INSULATION
Exterior heated walls R-21
Ceilings to have R-38 blown in or batt
Basement ceiling has R-30 batt

EXTERIOR SIDING
HardiPlank siding (Color to be approved by builder)
House wrap underneath siding
Fascia and rake trim boards will be Hardiplank or PVC
Soffits to be solid or vented vinyl

ELECTRICAL
100 amp
   Standard light package
Wiring for 2 cable outlets
Wiring for 2 telephone outlets
Fan/light in main bath

PLUMBING
White water saving commode
Moen or equal faucet
Double bowl sink in kitchen
   Fiberglass tub/shower comb
Hookups for electric washer & dryer
Weirs Beach Village Features & Specs
Rev. March 2014

HEATING
Propane fired forced hot air system w/one heating zone
Size of system to be determined by heating contractor
40 gal electrical hot water heater

WINDOWS EXTERIOR
Tilt in, vinyl, double hung with removable screens & grills
Casement window over kitchen sink

ROOFING
Asphalt shingles; Architectural. 30 year warranty
Roof sheathing ½” plywood
Ice and Water barrier on all eaves and gables
Continuous soffit and ridge vents to be installed
#15 lbs. felt paper under roofing

Exterior Doors
As per plan

Seller reserves the right to substitute equivalent or better products, materials, different manufacturers from those listed above
## Optional Pricing 9-8-15

### Construction
- Composite decking with vinyl rails: $45.00/s.f.
- Gas fireplace (includes tile hearth & wood mantle): $4,000.00
- Lawn irrigation system with deduct meter: $6,000.00
- Gutters and downspouts: $10.00/l.f.
- Foundation windows if terrain allows: $500.00
- 38x60 Double hung window: $750.00
- Open rail system - top of loft: $4,000.00
- Full open rail system - stairs and loft: $6,500.00
- Mudroom in basement: Tile floor, complete interior finish, 1 electric strip baseboard heater: $60.00/s.f.
- Extra insulation on bathroom walls: $250.00
- Vaulted ceilings in sunroom with ceiling fan: $1,000.00
- Cathedral ceiling - Living Rm/DiningRm: $3,000.00
- Cathedral ceiling - Bedroom: $2,500/each
- Cathedral ceiling - Living Rm/Dining Rm & Bedrooms: $4,500.00
- Central Air on FHA system: $3,000.00
- Any change to plans starts at: $250.00

### Kitchen
- Gas line to dryer or stove: $400.00
- Garbage disposal: $550.00
- Waterline for icemaker: $220.00

### Electrical
- Recessed light: $150.00
- Recessed eyeball: $250.00
- TV, phone, electrical outlet: $100.00
- Additional exterior electric outlet: $100.00
- Paddle fan with light and installation: $400.00
- Future circuit for AC: $300.00

*Prices are subject to change without notice.*
Weirs Beach Village Community Sheet

**Events**
- Meredith Rotary Ice Fishing Derby
- Championship Sled Dog
- Timberman Triathlon
- Lakes Region Fine Arts and Crafts Festival
- Motorcycle Race and Rally Week
- and Classic Boat Show
- Fest at Gunstock

**Museums/Education**
- Antique Boat Museum, Laconia
- Prescott Farms Conservancy, Laconia
- Laconia Historical Society
- Lakes Region Community College
- Analee Doll Museum, Meredith Antique
- Paradise Pt Nature Ctr, Holderness Soul

**Medical Facilities**
- Lakes Region Gen Hospital, Laconia
- Hospital, Wolfeboro
- Speare Memorial Hospital, Plymouth
- Bolduc Park Golf, Gilford

**Shopping**
- Belknap Mall, Belmont Huggins
- Tanger Outlet Center, Tilton
- Belknap Mall, Belmont
- Shops at Meredith Place, Meredith
- Major Brands Plaza, Laconia

**Golf Courses**
- Pheasant Ridge CC, Laconia
- Golf Club, Belmont
- Golf &CC, Tilton
- Laconia CC, Laconia
- Oak Hill Golf, Meredith

**Transportation**
- Laconia Municipal Airport Lakeview
- Concord Coach from Boston Lochmere
- Winnipesaukee Transit Authority

**Recreation**
- Opechee Park, Weirs Beach
- Snowmobile Rentals, Laconia
- State Park, Laconia
- Beach waterslide
- State Park, Gilford
- Winnipesaukee Scenic Railway

**Recreation**
- Mt Washington Cruises
- Meadowbrook Concerts, Gilford Ahern
- Funspot Arcade, Weirs Beach Weirs
- Weirs Beach Drive-in Theatre Ellacoya