

The Legends
at Andover Country Club

Exquisite Townhomes on the Golf Course.



Great Attention to Detail and Dramatic Accents are Everywhere You Look.

**An Exquisite
New Townhome
Community
Situated on the
Golf Course.**



Visit Our Website at: www.homesatandovercountryclub.com

The luxurious new townhomes at The Legends, offer a private and serene setting, while providing residents with easy access to the Club, Golf, Pool & Tennis amenities for the true country club lifestyle experience. Designer floorplans feature 3 bedrooms - 3.5 baths, gourmet kitchen, living and dining rooms, family room, 2 fireplaces, deck,

**Spacious Floorplan
Designs with
Impeccable
Interior Finishes.**

patio, impeccable interior finishes and a 2 car attached garage. The main & upper level offer 3200 sq. ft. - and, an option to finish the lower level adding up to 1500 sq. ft. of living area. Ideally located near Routes 95, 495, 128 & 93, with just a short commute to Boston. Club Memberships are available to all of our home buyers.



Live the
Country Club
Lifestyle with All
the Amenities
Close to Home.



Rated One of the Top Courses in New England for its Beauty & Challenging Play.



In addition to the beautiful 18 hole golf course, members and guests enjoy the many amenities the club offers. There are 3 function rooms for special events, and 2 boardrooms for hosting important meetings. Outdoor patios and a covered deck with spectacular course views add to the ambiance. Our restaurant & lounge: "The Links," serves

Welcome
to the Club.
Here, the Choices
are All Yours.

lunch and dinner with a variety of delicious chef-prepared specials. Guest accommodations are also available through "The Inn at Andover Country Club," with up to 27 guest rooms. Our magnificent new recreational pool complex is open for the season, and the tennis courts are ready for exciting singles or doubles match play.

*Enjoy All the Club Amenities:
Golf, Dining, Social, Pool & Tennis.*



The Homes & Condominiums
at Andover Country Club

**Unparalleled
Cormier Quality.
The Hallmark
Built into Each
and Every Home.**

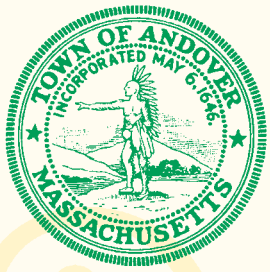


Inducted into the Northeast Builder's Association Hall of Fame - 2011

One name is synonymous with building the finest homes in Andover - Yvon Cormier. Drive through the town and you'll find many beautiful neighborhoods with that elegant Cormier touch. Stunning estate homes and condominiums sought after by the most discriminating buyers. The crowning jewel, Andover Country Club, was

**A Developer
Defined by a
Great Attention
to Detail.**

acquired by Mr. Cormier in 1979, is one of the most respected country club communities in New England. Mr. Cormier has also taken on a role as a community leader. The ACC Canadian Invitational, is a fund-raiser benefiting charities such as The Heart Fund, Jimmy Fund, Lazarus House and the Cormier Youth Center in Andover.



The Town's Beauty, Relaxed Family Atmosphere and Ideal Location make it a Great Place to Call Home.

Andover: The Vitality of the Present, with Strong Ties to the Past.



Home to Phillips-Andover Academy - the Oldest Boarding School in the Country.



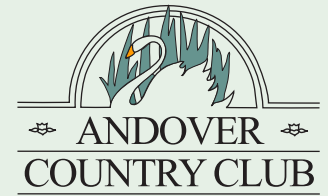
Andover was founded in 1646, and is today one of the most prestigious communities in the commonwealth. The town's beauty, relaxed family atmosphere & ideal location have made it one of the most desirable places to live in Massachusetts. It is full of the vitality of the present, while retaining its ties to the past, with many historic landmarks

One of the Most Prestigious Communities in the Commonwealth.

The town is also home to Phillips-Andover Academy, the oldest boarding school in the country. Andover also offers its residents a wealth of family-oriented activities, along with recreational areas for boating, hiking & swimming. Its great location near major routes and close proximity to Boston and N.H., make Andover the ideal place to live.




THE HOMES & CONDOMINIUMS AT ANDOVER COUNTRY CLUB



Sales Office: 978-470-0189

www.homesatandovercountryclub.com
www.andovercountryclub.com

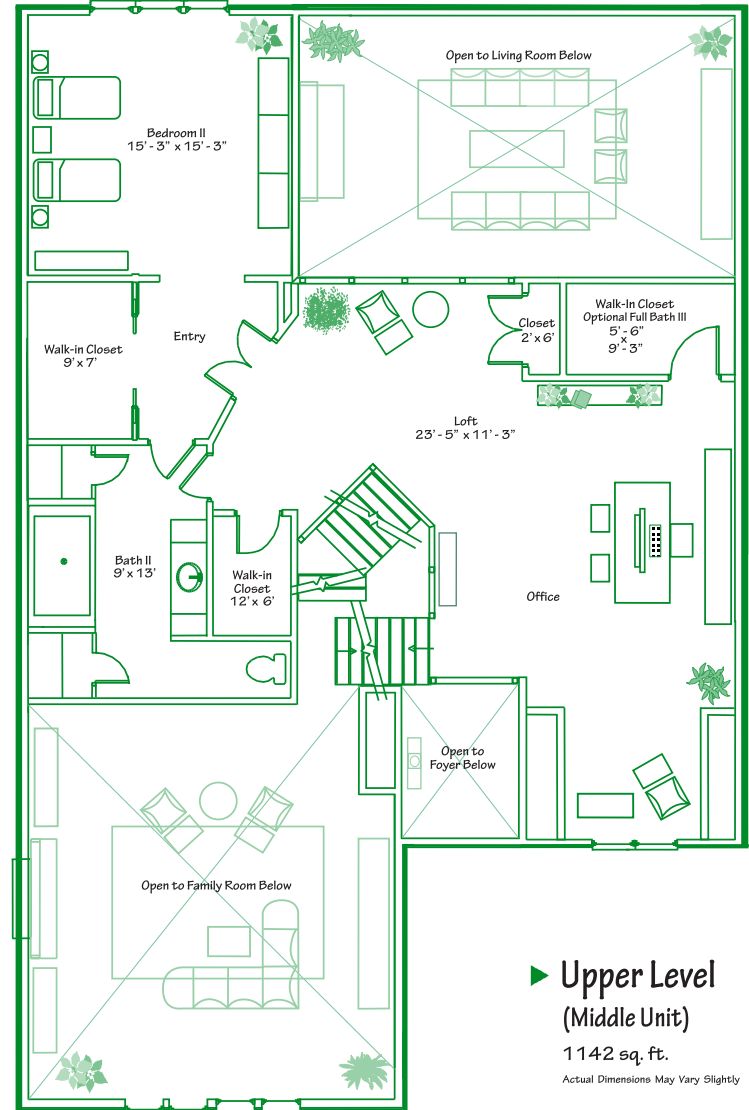
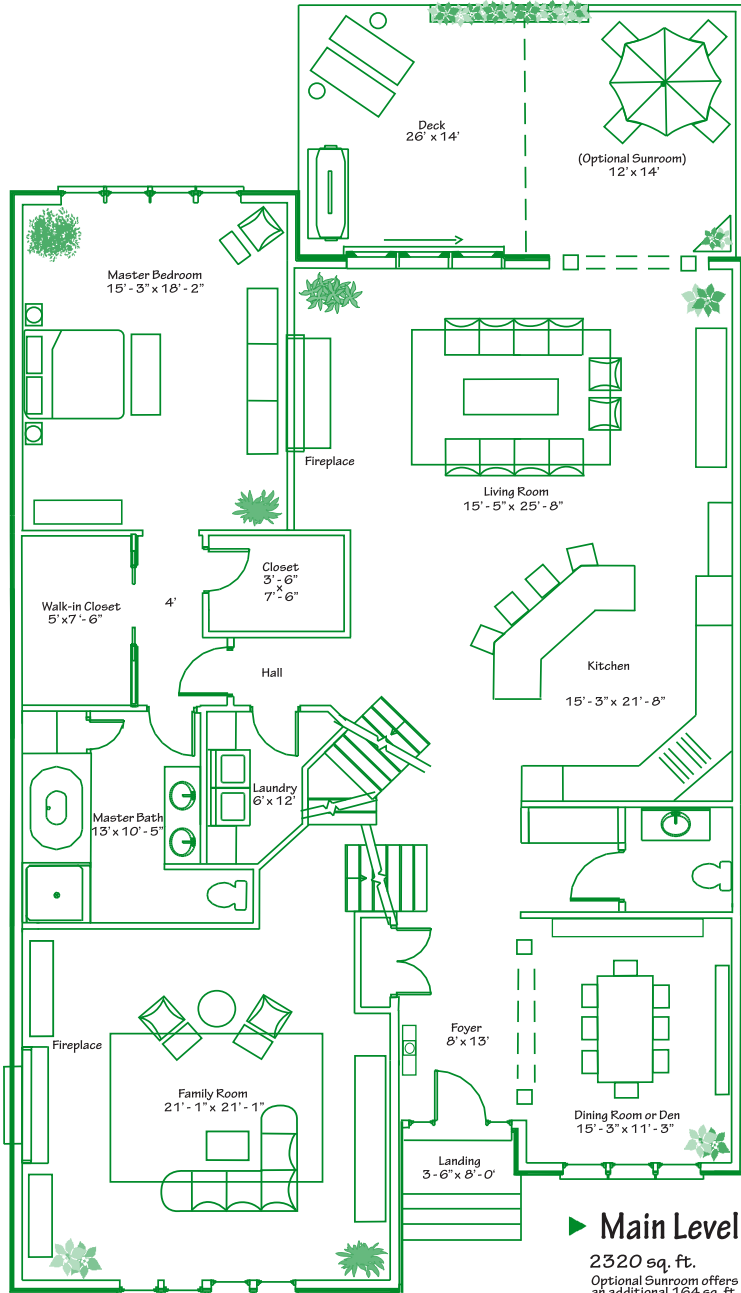
email: yccc59@aol.com

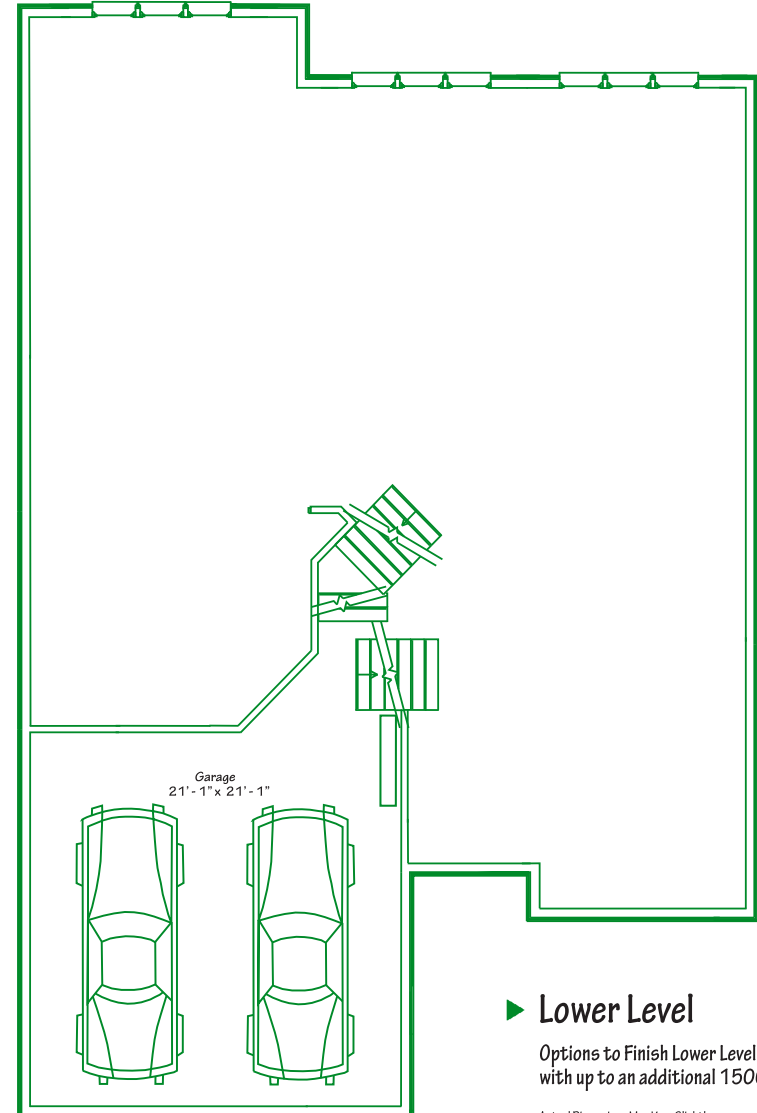
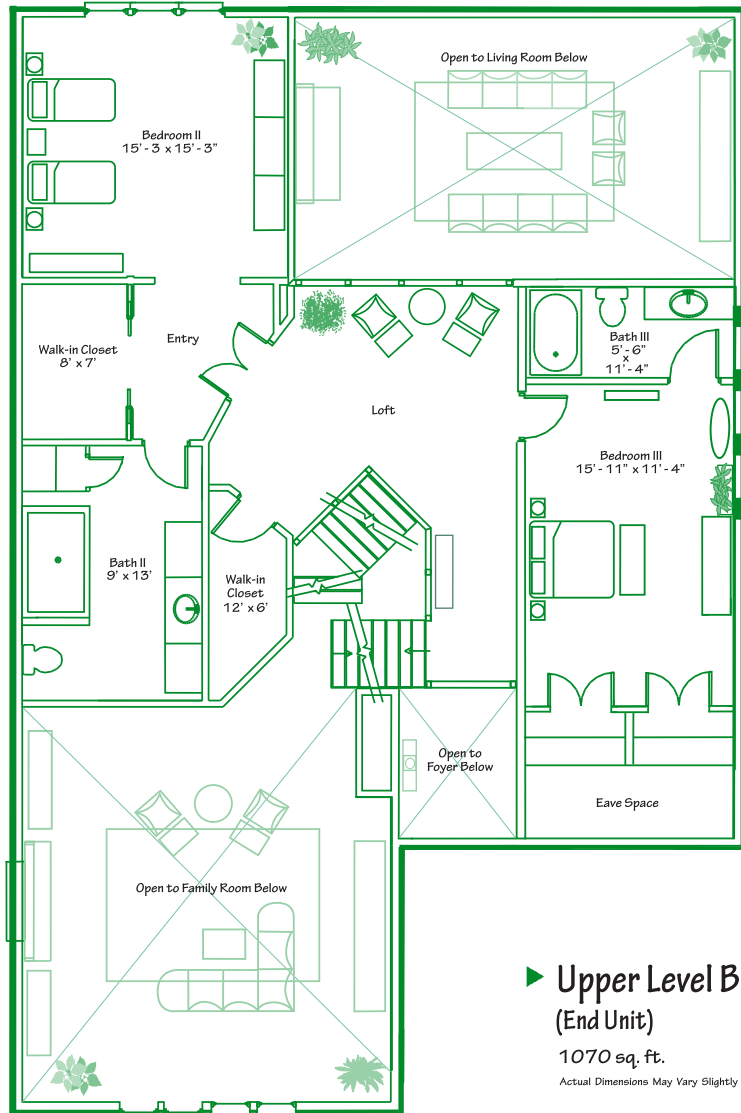
 Andover Country Club

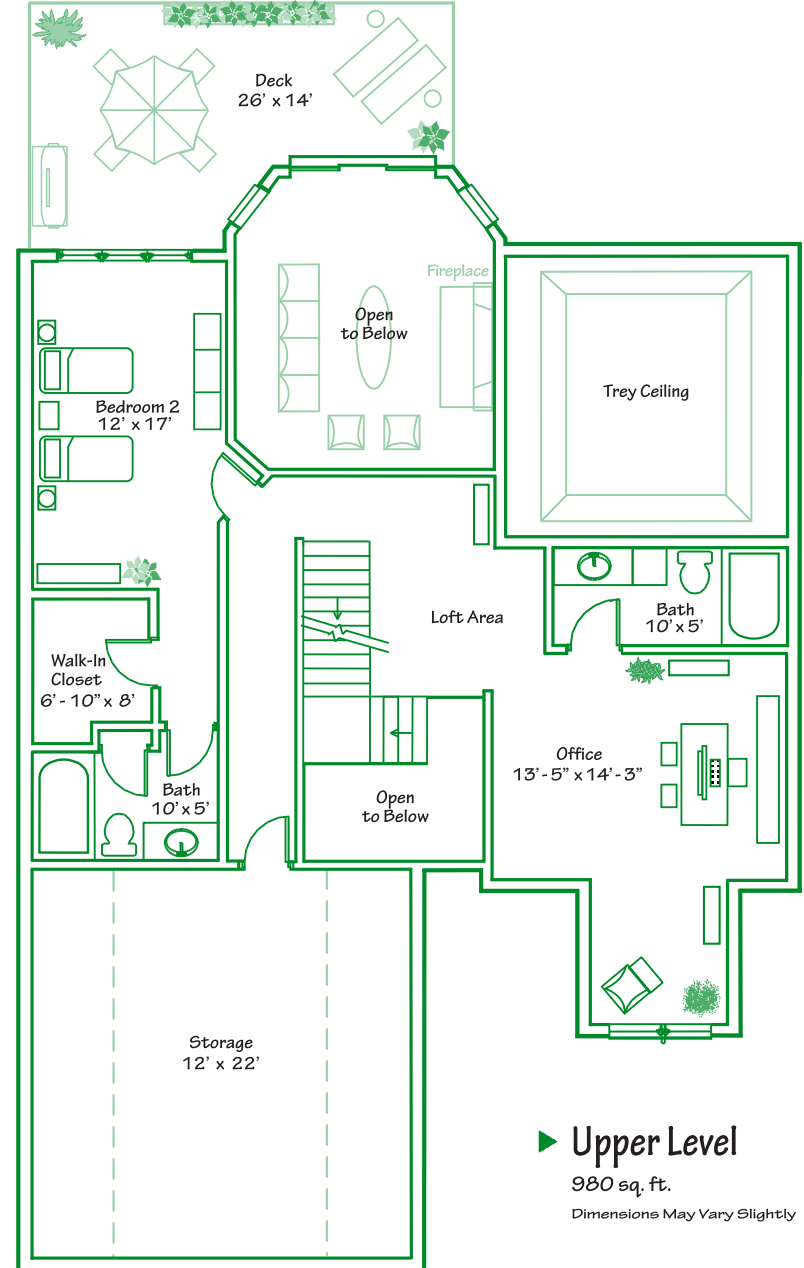
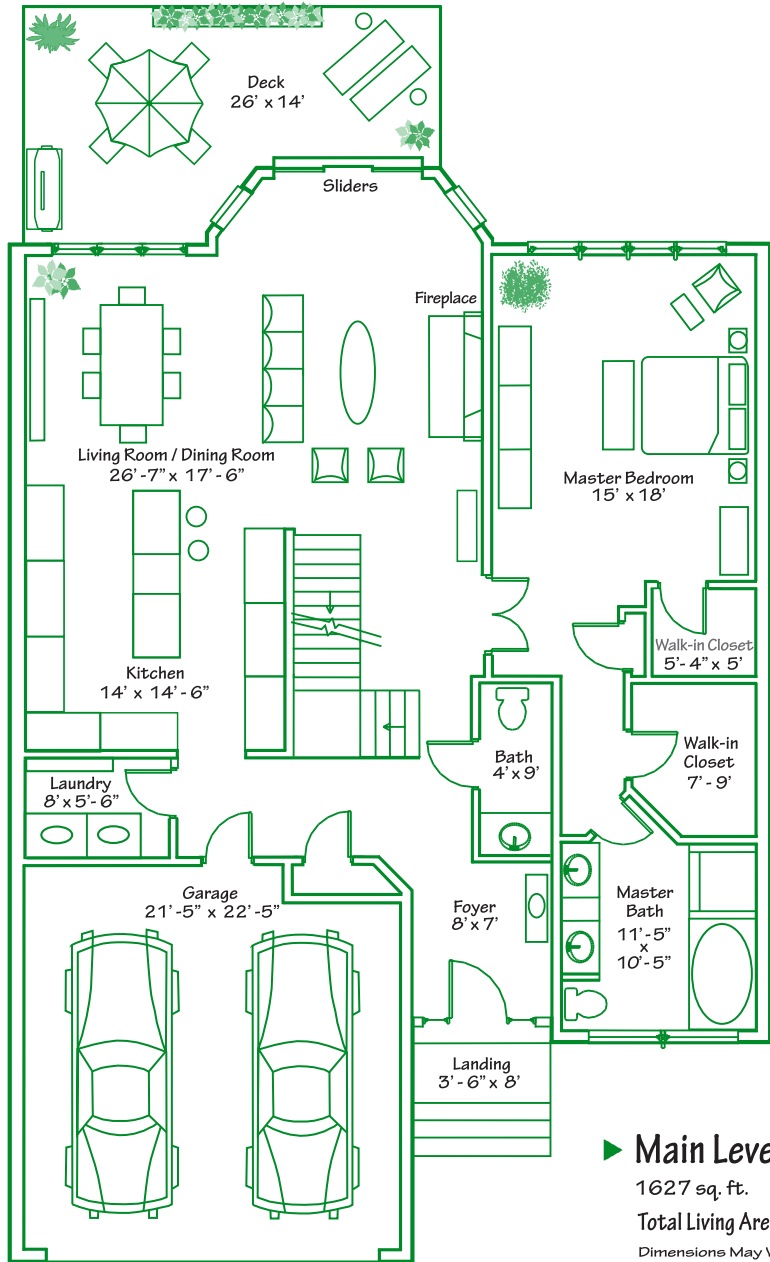
 *The Legends*

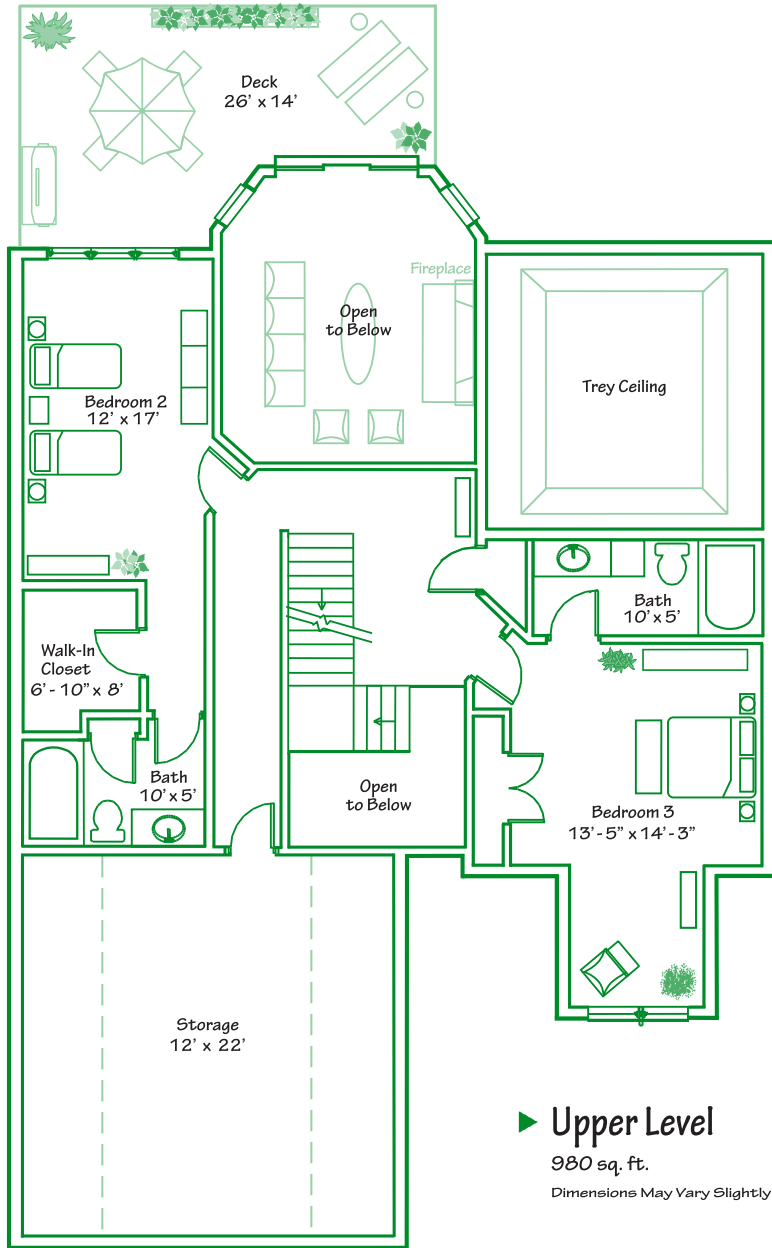
Model & Information Center: Take Rt. 93 N to Exit 43 (Rt. 33). At Second set of lights, turn left to Beacon Street. Proceed approximately 1/2 mile and take right on Andover Country Club Lane - then take right on Crenshaw Lane and follow signs to the Legends.



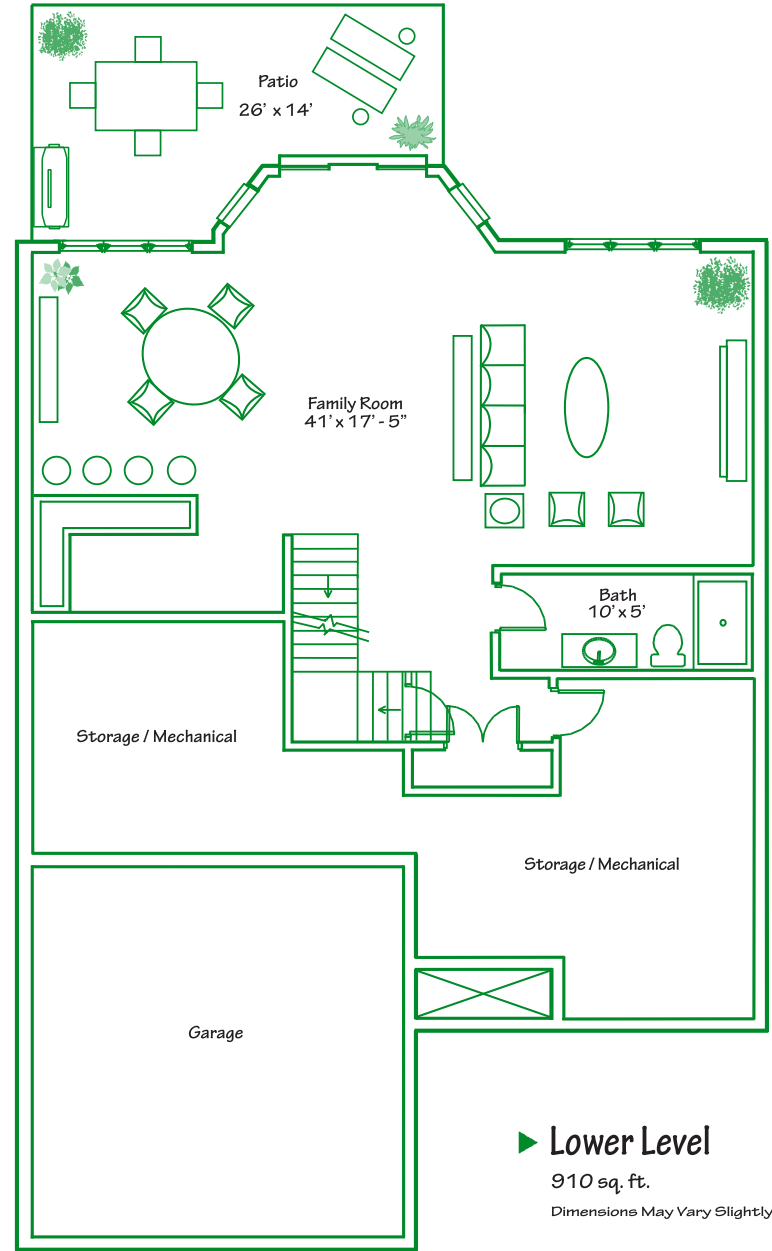




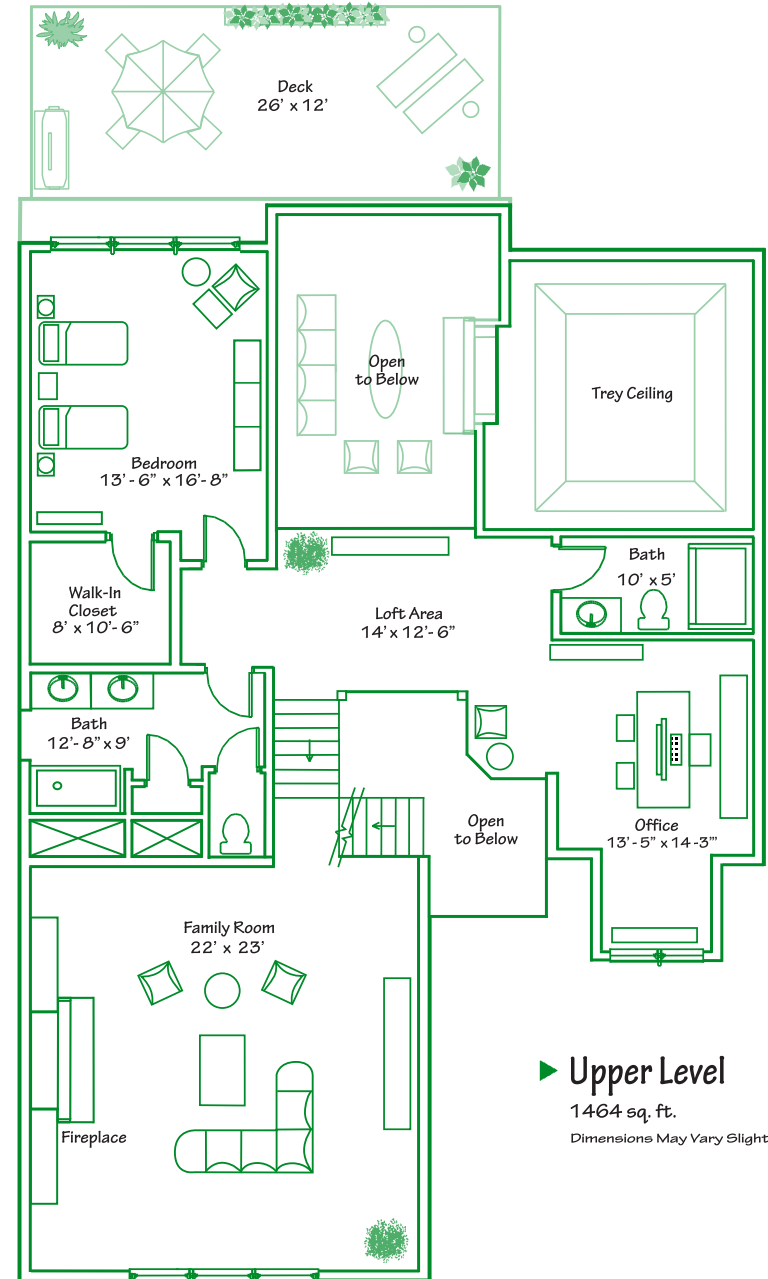
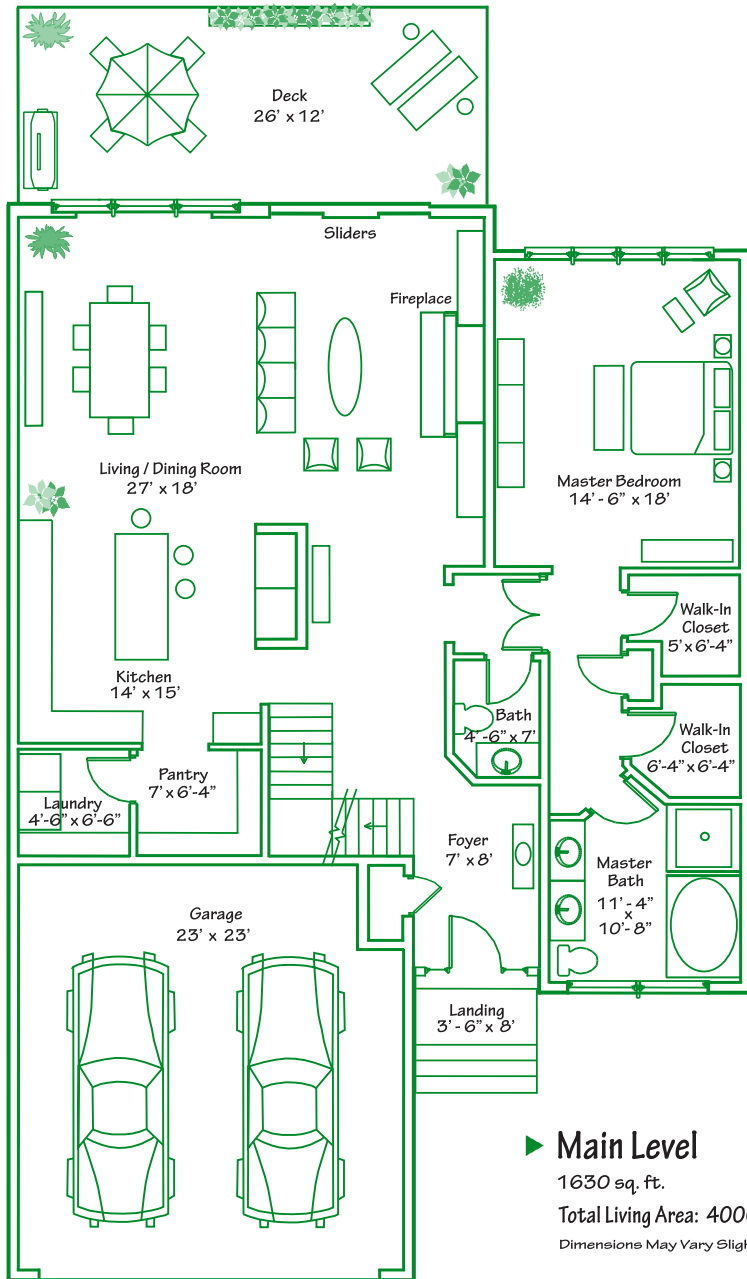


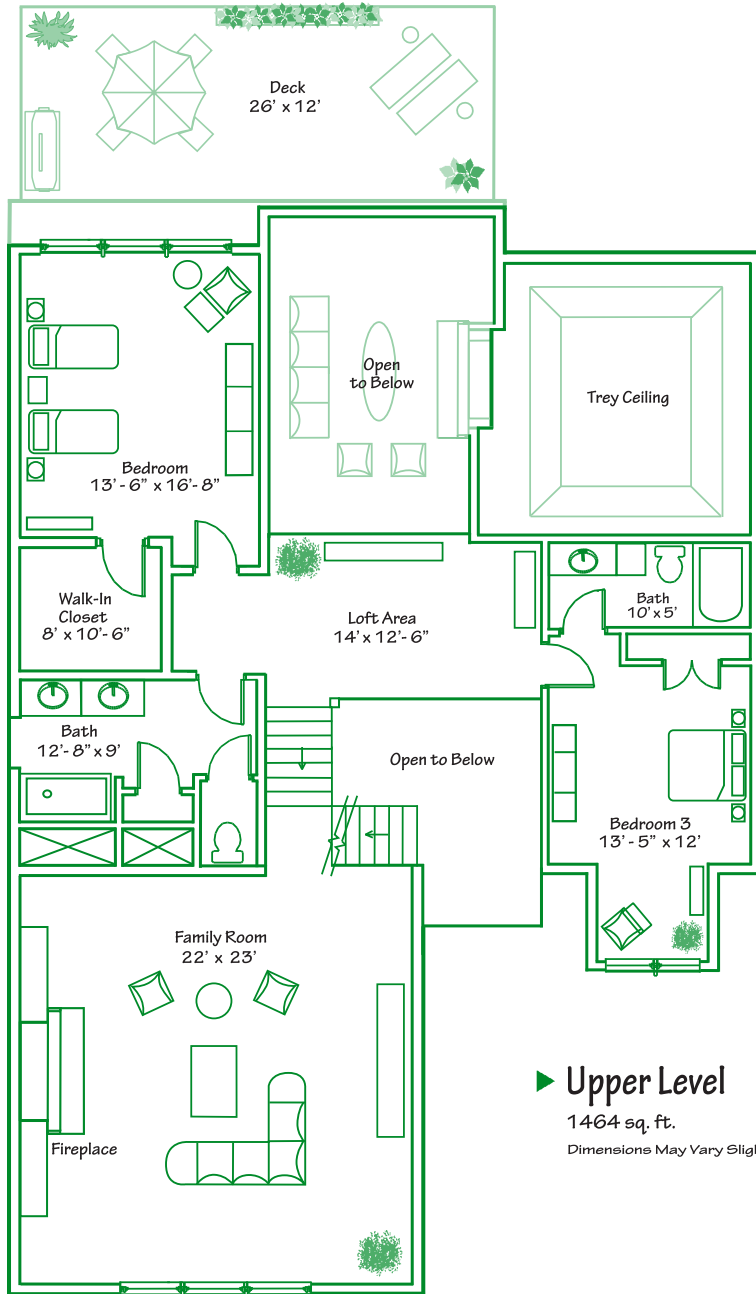


► **Upper Level**
 980 sq. ft.
 Dimensions May Vary Slightly

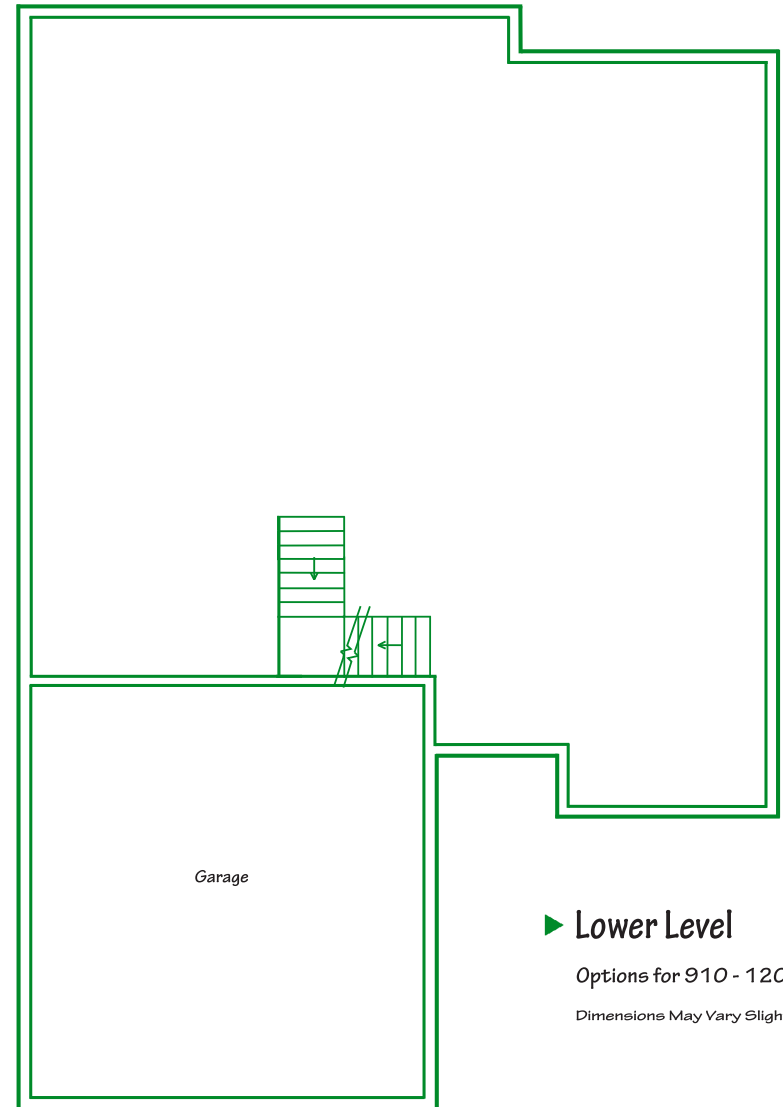


► **Lower Level**
 910 sq. ft.
 Dimensions May Vary Slightly





► **Upper Level**
 1464 sq. ft.
 Dimensions May Vary Slightly



► **Lower Level**
 Options for 910 - 1200 sq. ft.
 Dimensions May Vary Slightly



EXHIBIT B: SPECIFICATIONS BUILDING STANDARD APPOINTMENTS SUPPLIED BY SELLER

FOUNDATION: 10" poured concrete walls on continuous footings, with damp-proof walls below grade.

FRAMING: Kiln-dried lumber exterior walls with 2 x 6 construction.

FIRE PROTECTION/SPRINKLERS: Included throughout interior of condominium in compliance with state codes.

ROOF: Architectural shingles with thirty (30) year warranty.

INSULATION: Combination of fiberglass and blown in insulation, exterior walls insulated to R21, basement ceiling to R30, and roof to R38.

BASEMENT FLOOR: 4" thick poured concrete basement and garage floors.

EXTERIOR SIDING: Fiber cement, cultured stone, vinyl shingles, painted PVC trim.

GUTTERS & DIVERTERS: Gutters or diverters provided at locations where necessary.

EXTERIOR MASONRY: Granite front steps, or, combination of limestone and cultured stone. Railings supplied where necessary. Garage steps constructed of oak treads. Paver driveways and patios (where applicable), set in 5" of gravel.

FIREPLACE: Number of fireplaces depends on plan, with marble tile hearth and surround.

DECK: Composite decking, PVC rails, convenient gas grill hookup available.

GARAGE DOORS: Steel raised panel door with windows, two garage openers and keypad.

WINDOWS: Energy-efficient low E insulated windows.

DOORS: Solid core Masonite six panel doors throughout interior. Low E insulated French doors. Therma-Tru insulated fiberglass front door and Schlage hardware.

WALLS & CEILINGS: Interior walls & ceilings constructed of blue board and plaster with smooth finish - including master closet. All other closets have textured walls.

FLOORING: Ceramic tile in bathrooms & laundry room per builder's allowance of \$10/sq. ft., installed. Marble tile in master bath & powder room per builder's allowance of \$18/sq. ft., installed. Hardwood floors in the foyer, kitchen, living room, dining room, master bedroom, great room (if applicable), and second floor loft. Oak treads leading to second floor & lower level. Carpeting in the bedrooms & lower level (where applicable), per allowance of \$35/sq. yd., with padding and installation.

KITCHEN: Cherry or glazed wood cabinets and granite counters. InSinkErator garbage disposal, Elkay stainless steel double bowl under-mount kitchen sink, GE Monogram appliances including: 36" gas cooktop with hood vent, wall oven, Advantium oven, dishwasher and beverage center with ice-maker hook-up.

LAUNDRY: Choice of gas or electric hook-up.

CENTRAL VACUUM: Installed with attachments included.

BATHROOMS: Vanities per builder's selections with Kohler Caxton white undermount sinks, and brushed nickel or polished chrome faucets (or comparable). Kohler toilets per builder's selections. Aker soaking tubs & master bath with frameless glass shower door. Second floor shower with sliding glass doors.

HEATING & HOT WATER: Gas-fired forced hot air - Amana heating and air-conditioning system. Gas-fired 75 gallon energy-efficient water heater or tankless system (depending on plan). Number of zones & systems varies per plan.

ELECTRICAL SPECIFICATIONS: 200 amp service with circuit breakers meeting all state and local standards. A lighting fixture allowance of \$3500., includes all surface fixtures, chimes, door buttons and fans (if desired). Builder provides bath exhaust fan/lights by Nutone, closet lights, telephone and cable outlets. Recessed lighting fixtures are determined on a per plan basis. NOTE: The special assembly of any custom light fixture should be handled prior to delivery from the place of purchase.

INTERIOR PAINTING: Two coats of flat finish paint on walls, with two finish coats on trim. Buyer has choice of two different wall colors. An additional charge will be incurred if special wall colors are requested.

WATER AND SEWER SYSTEM: Town water and sewerage system.

SMOKE & CARBON MONOXIDE DETECTORS: Smoke and Carbon Monoxide detectors installed in compliance with all codes.

DEPOSIT: A ten percent (10%), deposit is required and will be held by the Seller.

ADDITIONAL: As a standard practice, extras billed to Buyer on a cost plus 20% basis.

NOTE: Items in the process of completion or already installed in the home at time of sale will not be changed. Specifications are subject to change without prior notice.