



Frenchman's Reserve

Exquisite Townhomes on the Golf Course

a t A n d o v e r C o u n t r y C l u b

Frenchman's Reserve

at Andover Country Club

A Luxurious
New Townhome
Community
Situated on the
Golf Course.



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



Visit Our Website at: www.homesatandovercountryclub.com

The luxurious new townhomes at Frenchman's Reserve, offer a private and serene setting, while providing residents with easy access to all of the many great club amenities for the true country club lifestyle. Designer floorplans feature 2 bedrooms with loft and en suite baths, gourmet kitchen, living & dining rooms, family room, 2 fireplaces,

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

deck, patio, impeccable interior finishes and a 2 car attached garage. The main & upper levels offer more than 3,000 sq. ft. - and, the unfinished walk-out lower level has approximately 950 sq. ft. The Community is ideally located near routes 95, 495 & 93, with a short commute to Boston. Club Memberships are available to all 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,"

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

serves 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 24 beautifully appointed guest rooms. The 19th Hole Grill Room is always a favorite after a round of golf. And, Members enjoy social events throughout the year.



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

*Recipient of the Prestigious Home Builders Association
of Massachusetts "Legends of the Industry" Award*

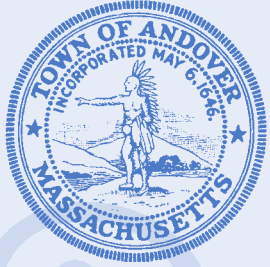


Inducted into the Northeast Builder's Association Hall of Fame - 2011

Only 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.



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

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



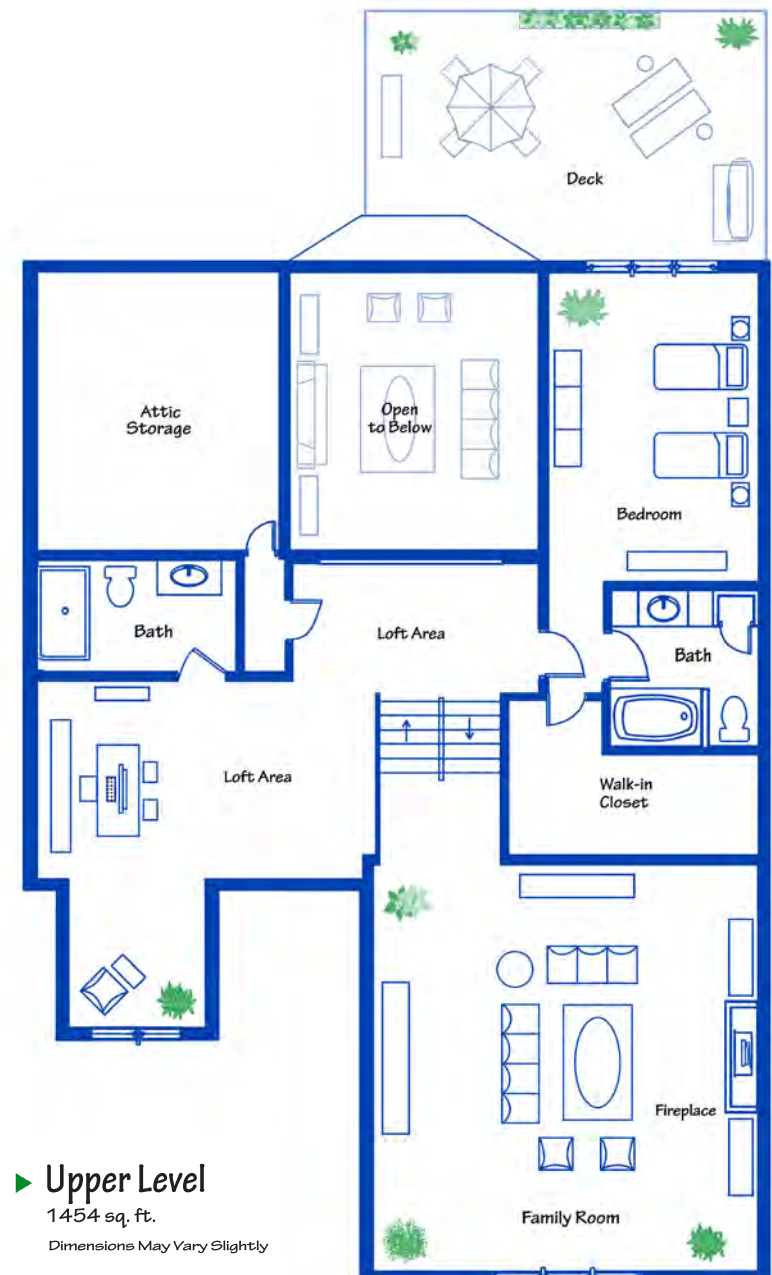
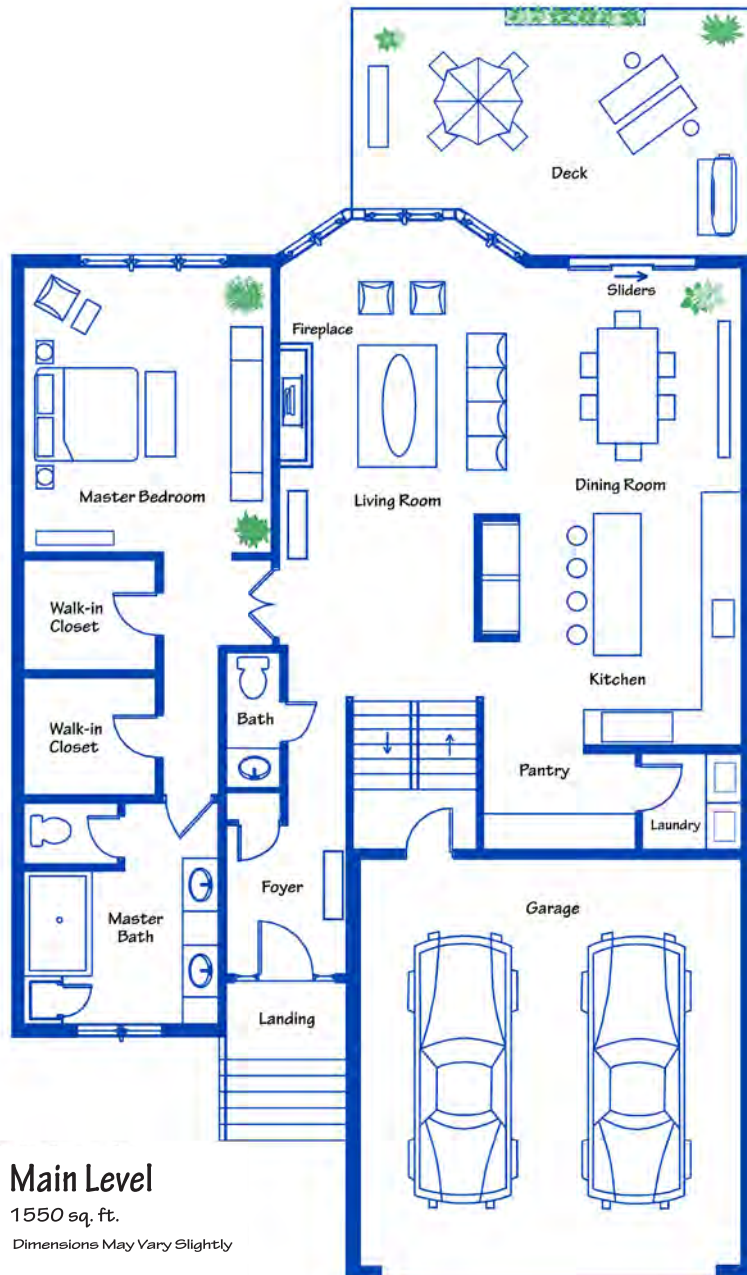
Home to Phillips Academy - the Oldest Boarding School in the Country.

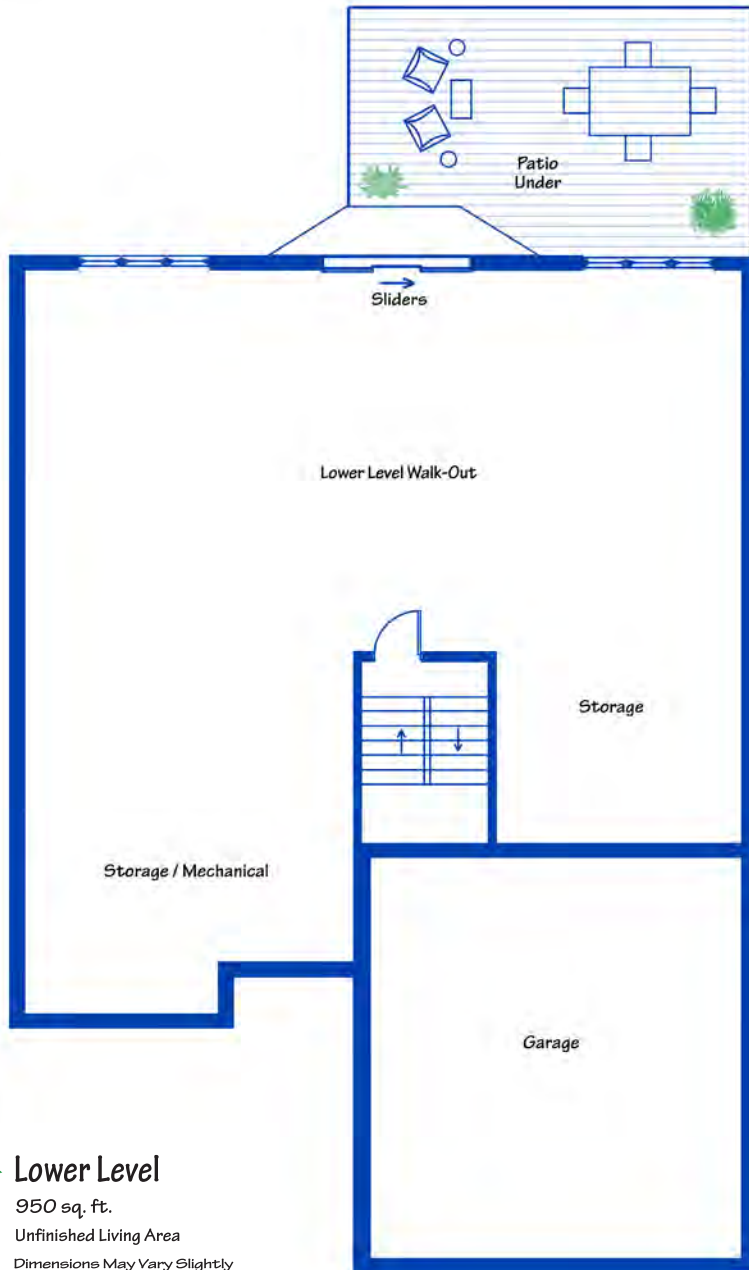


Andover was founded in 1646, and is today one of the most prestigious communities in the commonwealth. The town's beauty, relaxed family atmosphere & ideal location have made it one of the most desirable places to live in Massachusetts. It is full of the vitality of the present, while retaining its ties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





► **Lower Level**

950 sq. ft.

Unfinished Living Area

Dimensions May Vary Slightly

► **Main Level**

1550 sq. ft.

► **Upper Level**

1454 sq. ft.

► **Lower Level**

950 sq. ft. - Unfinished

Dimensions May Vary Slightly





FEATURES & SPECIFICATIONS

at Andover Country Club

FOUNDATION:

- Wall Below Grade is Damp-Proof
- 10" Inch Concrete Continuous Walls

FRAMING:

- Engineered Floor System
- Energy Efficient 2 x 6 Construction

FIRE PROTECTION/SPRINKLERS:

- Full Fire Protection System throughout Interior
- National Fire Protection Code 13

ROOF:

- Architectural Shingles with 30 Year Warranty

INSULATION:

- Fiberglass, Blown in Insulation, Closed Cell Foam
- Exterior Walls Insulated to R21
- Roof to R40

HOME ENERGY SYSTEM RATING (HERS):

- Lower than 55

BASEMENT FLOOR:

- 4" Inch Concrete Basement & Garage Floors

EXTERIOR SIDING/MASONRY & FEATURES

- Fiber Cement
- Stone Front Accents
- Painted PVC Trim
- Covered Front Porch Entry
- Professional Landscaping & In-Ground Sprinklers
- Gutters and Diverters in all necessary locations
- Granite Front Steps
- Garage Steps constructed of Oak Treads
- Railings Installed where necessary
- Paver Driveway, Walkway & Patio set in 5" of Gravel

FIREPLACES:

- 2 Gas Fireplaces
- Marble, Tile, Solid Surface or Stone Surround

DECK:

- Composite Decking with PVC Rails
- Gas Grill Hook Up Available

GARAGE:

- Double Wide Steel Raised Panel Door with Windows
- Garage Door Openers, 2 Remotes & Keypad

WINDOWS:

- Energy Efficient Andersen Windows

DOORS:

- Solid Core Masonite 6 Panel Doors throughout Interior
- Low E Insulated Sliders
- Therma-True Insulated Fiberglass Front Door
- Schlage Hardware
- Andersen Sliding Doors

WALLS & CEILINGS:

- 9 Foot Ceilings on First Floor
- Vaulted Ceiling in Living Room
- Blue Board & Plaster w/Smooth Finish
- Walk-in Closets w/Smooth Finish, all others Textured Walls

KITCHEN:

- Solid Surface Counters per Builder Allowance
- InSinkErator Garbage Disposal
- Kohler Single Bowl Undermount Stainless Steel Sink
- 36" Refrigerator with Bottom Freezer
- 36" Gas Cooktop with Hood Vent
- Combination Double Wall Oven
- Drawer Microwave
- Tile Backsplash per Allowance
- Dishwasher
- Under Cabinet Lighting
- Beverage Center

LAUNDRY:

- Electric Dryer Hookup

BATHROOMS:

- Vanities with White Kohler Undermount Sinks
- Solid Surface Counters
- Kohler White One Piece Toilets
- Kohler Chrome Faucets per Builder Selections
- Americast Tub
- Frameless Glass Shower Doors

LOWER LEVEL:

- Walk-Out Lower Level per Plan

INTERIOR PAINTING:

- 2 Coats of Flat Finish Paint Walls/Trim - Special Finishes Extra
- Buyer has Choice of 2 Wall Colors - Additional Colors Extra

CENTRAL VACUUM:

- Installed with Attachments Included

FLOORING:

- Ceramic Tile in Bathrooms & Laundry Room per Allowance
- Natural Red Oak Hardwood throughout First & Second Floors
- Additional Charge for Stained Hardwood
- Red Oak Stair Treads

HEATING & HOT WATER:

- Gas-Fired Forced Hot Air Amana Heating & A/C System
- Tankless Navien Water Heater System
- Two HVAC Zones

ELECTRICAL SPECIFICATIONS:

- 200 amp Service w/Circuit Breakers Meeting all Standards
- Telephone and Cable Outlets
- Recessed Lighting Fixtures per plan
- Custom Lighting should be Assembled Before Delivery
- Hardwired Security System Available w/Eastern Alarm

WATER AND SEWER SYSTEM:

- Town Water and Sewer System

SMOKE & CARBON MONOXIDE DETECTORS:

- Smoke & Carbon Monoxide Detectors Meeting All Codes

ADDITIONAL:

- As Standard Practice, extras billed to Buyer at Cost plus 20%
- Items in the Process of Completion, or already installed in the Home at the Time of Sale will not be changed
- Specifications are Subject to Change Without Prior Notice



THE HOMES & CONDOMINIUMS AT ANDOVER COUNTRY CLUB



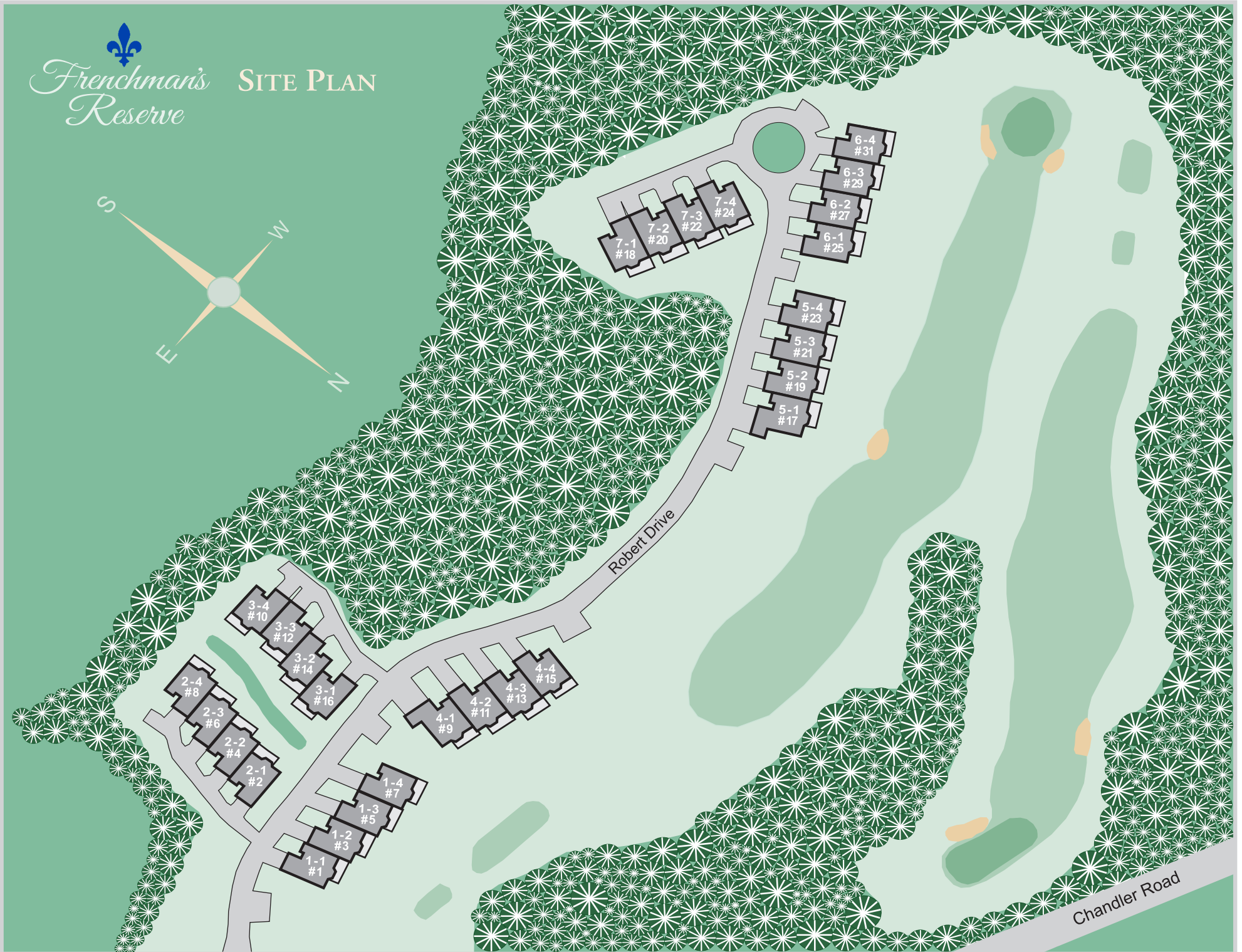
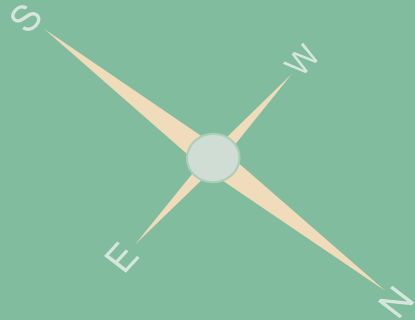
Sales & Construction Office: 978-470-0189

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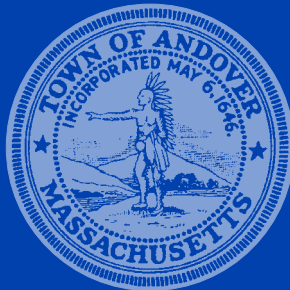
*Frenchman's
Reserve*

Model & Information Center: Take Rt. 93 N to Exit 43 (Rt. 33). At Second set of lights, turn left to Beacon Street.
Proceed approximately 1/3 mile and take Left on Robert Drive to Frenchman's Reserve





Frenchman's Reserve



Located in Historic Andover, MA

www.homesatandovercountryclub.com
www.andovercountryclub.com

a t A n d o v e r C o u n t r y C l u b

Sales & Construction Office: 978-470-0189
Built & Developed by: Yvon Cormier Construction Corporation, 3 Crenshaw Lane, Andover, MA 01810