

KNIGHT CUSTOM HOMES
Victoria Ridge

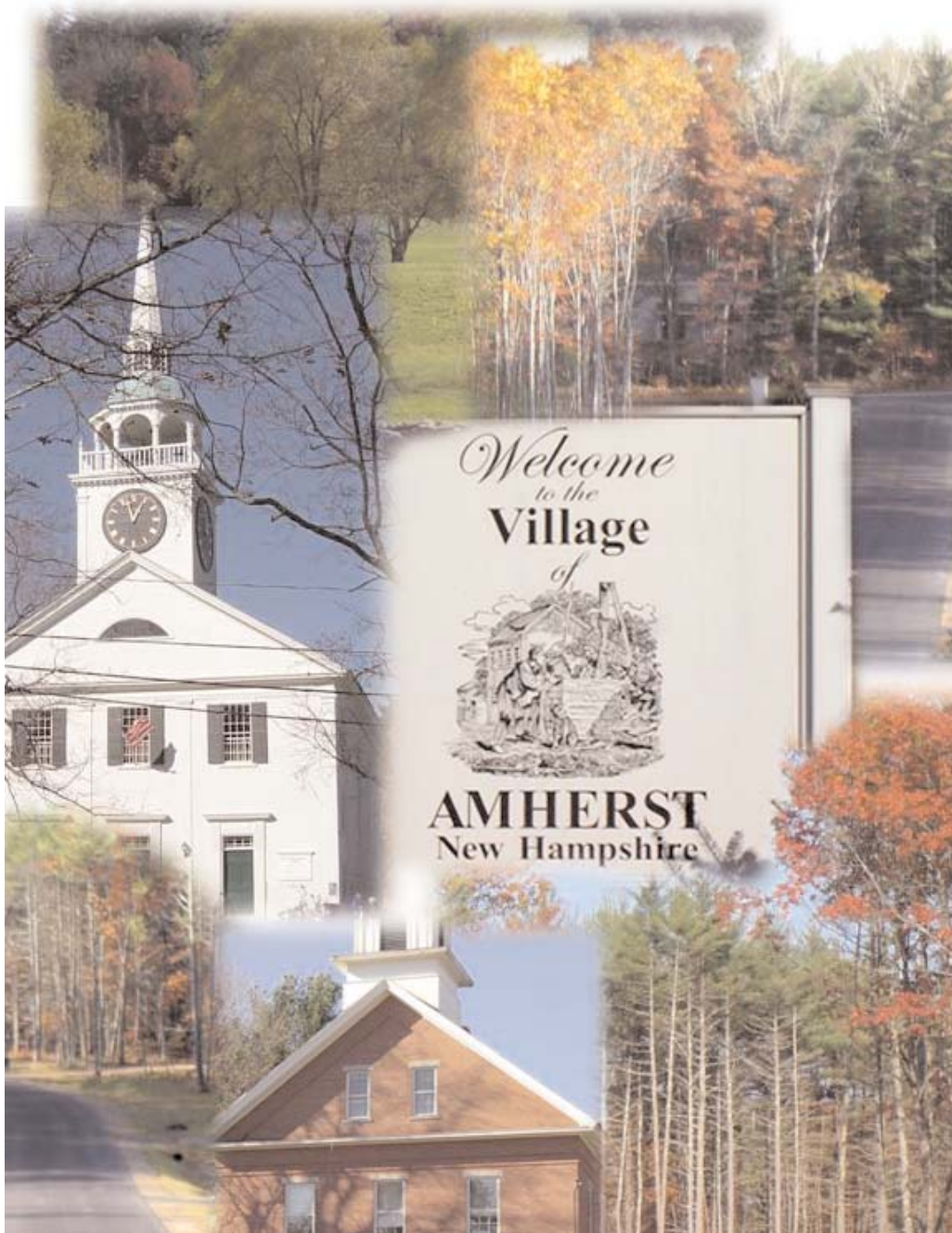


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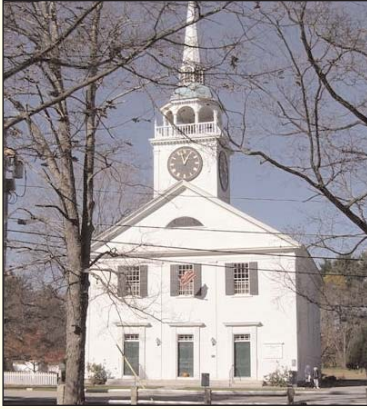
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Victoria Ridge

COMMUNITY INFORMATION



The town's first settlers began to arrive in 1735 with Amherst being incorporated in 1760. Amherst was named for General Sir Jeffrey Amherst, the Commander-in-Chief of the British armies in North America. Amherst was once an important New Hampshire hub until it was bypassed by the railroads in the 19th century.

However, much of the town's historic charm has been carefully preserved. So much so, that the town is sometimes referred to as the "Williamsburg of Southern New Hampshire."

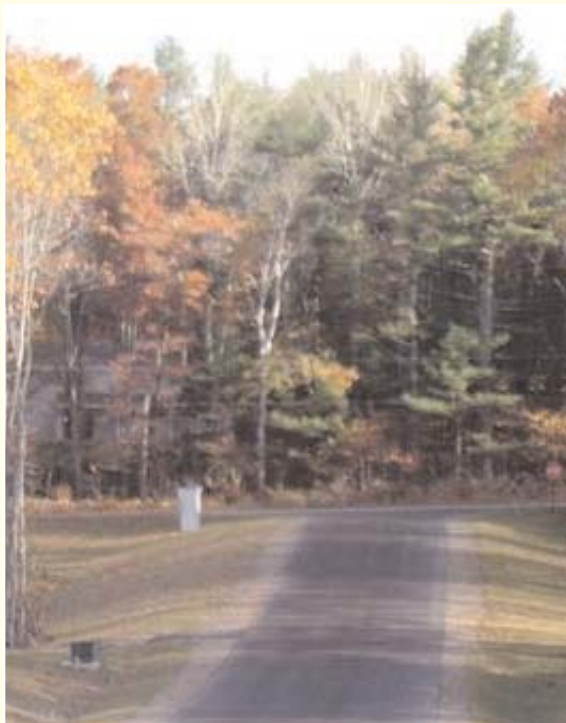
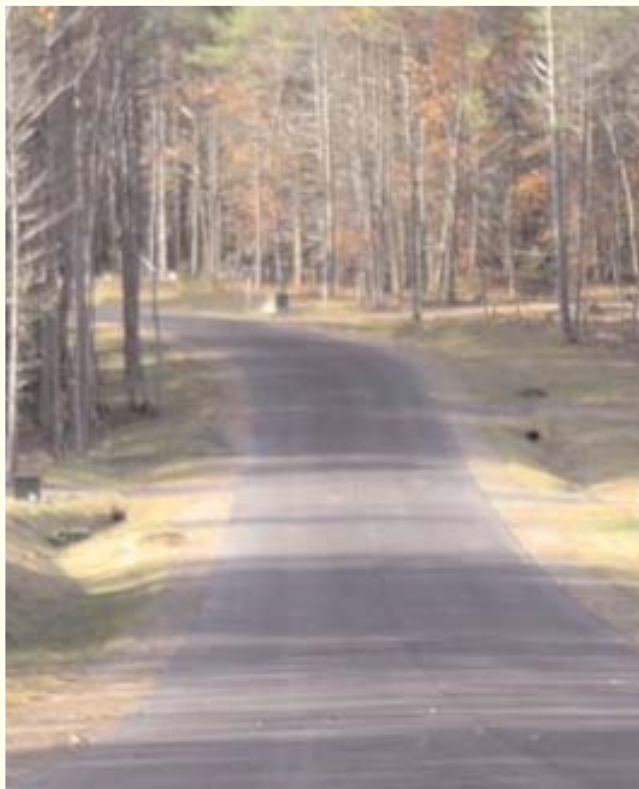
Without a doubt, the centerpiece of the town is the beautiful village green that is host to many community events and activities and is listed on the National Register of Historic Places. Today, the town's careful preservation of its historic past and careful growth management, has resulted in a community that is uncrowded and pleasant. Even so, the town's proximity to routes 101 and 101-A offers residents a wide and varied selection of shopping locations and restaurants to enjoy. Amherst has an outstanding school system which has received many awards for excellence in education. The athletic teams often receive top awards in competition.

With a population around 12,000, Amherst is a bit larger than some of the other communities in our area but no less involved when it comes to community activities. The annual Christmas tree lighting is a much anticipated tradition as well as the "single lighted candle aglow in every window" during the holidays. In September the Amherst Antique Show and Sale is hosted on the town common.





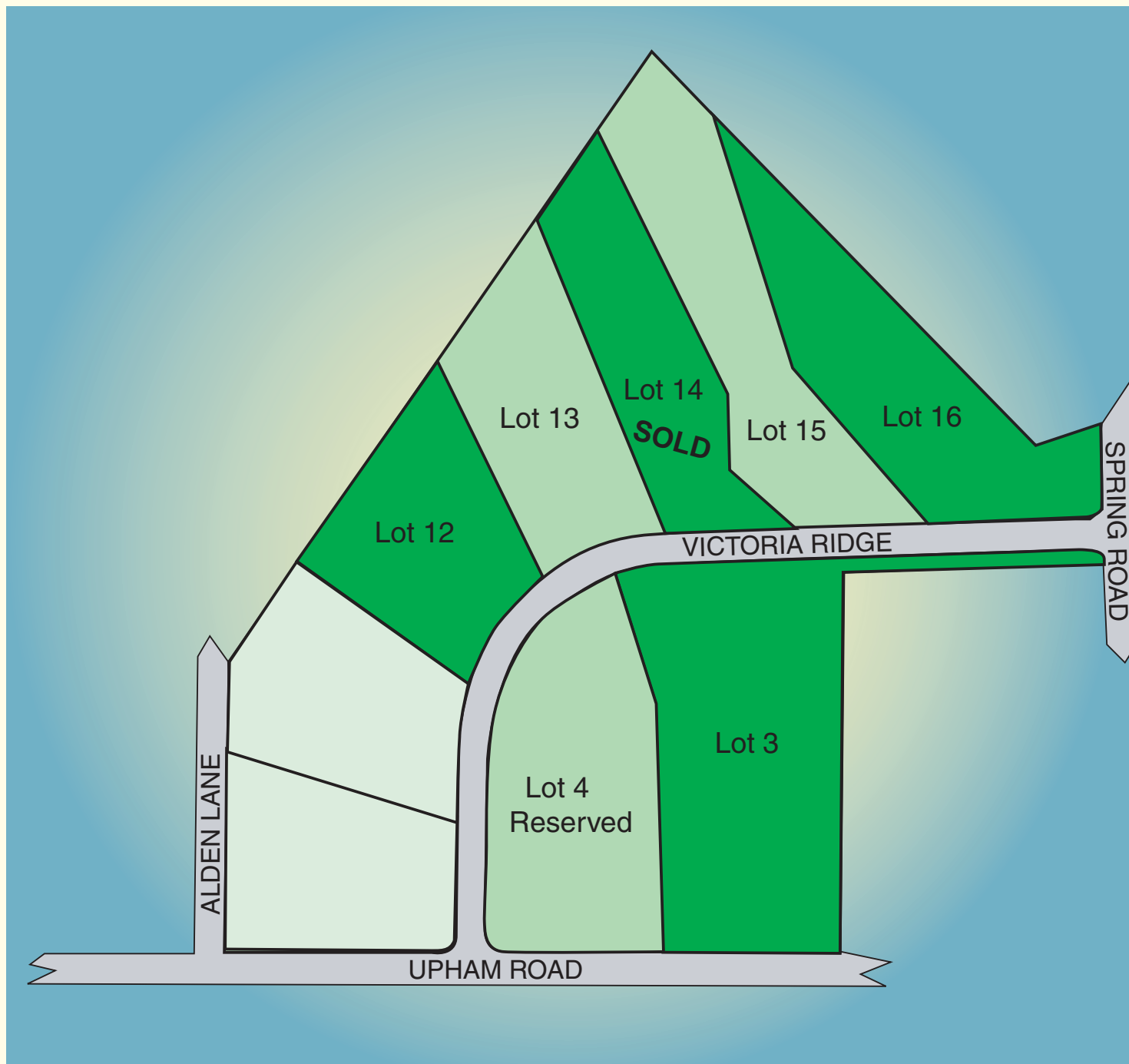
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Victoria Ridge

SITE MAP



Currently Offering: Lot 13, Lot 15, Lot 16



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SAMPLE HOUSE



Lot 15 Victoria Ridge 2796 sqft \$639,000

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SAMPLE HOUSE



Lot 16 Victoria Ridge 3074 sqft \$699,000

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SAMPLE HOUSE



Lot 13 Victoria Ridge 3889 sqft \$ 795,000

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BUILDING SPECIFICATIONS

FEATURES OF THE HOME TO BE BUILT AT VICTORIA RIDGE, AMHERST, NH

The following is a summary of the design features of the home to be built by Knight Custom Homes.

Features

Style home (see attached plans)

Full basement

_____ Sq. Feet living space

_____ unfinished (see below in options)

_____ attached _____ car garage

Landscape Package

Per builders standard accent bushes (6) with bark mulch. Seeding of lawn is by broadcast method. (Lawn is "york raked", by machine)

Private septic system (ledge or raised system extra)

Exterior and interior (underground) drains with through footing drains, piping to vent slab and provisional radon piping to attic

Washed ¾" stone under slab in basement vs regular on site fill

8" thick foundation walls with poured concrete

Garage floors with fiberglass reinforced concrete with wire Mesh. Waterproof membrane sprayed to exterior of foundation vs std damp proofing tar.

Front porch (mahogany decking) with beaded board ceiling.

Solid oak front door with leaded beveled glass, metal sidelights (painted) and fluted trim on entrance frame.

Antique mantel in family room (100 + yr old hand carvedmagnificent!!!)

Ext. Walls 2x6 constr. 16' o.c.

Insulation, R-11 basement (Owens Corning)

R-19 walls

R-33 attic

1/2" drywall

5/8 fire code garage

"blueboard" in moisture areas in baths

Smooth finish ceilings vs inexpensive textured ceilings .

All supplies and returns (ductwork) sized for future central air. Insulated metal trunks (vs fiberboard)

High efficiency furnace vs std 83%

2x10 floor joists vs spec

Double plating of sill to provide extra head-room in basement. ¾" t+g "advantech" flooring vs osb

1/2 fir plywood on roof

30 yr architectural shingles (weathered wood color)

Grace ice and water shield applied to roof, edge, valleys, and all vulnerable areas (vs none at all)

Certainteed monogram siding (choice of colors) (premier quality) vinyl windows w/ grilles between glass, "low e windows" which feature easy tilt design

2 exterior sillcocks and gfi elec outlets

200 amp elec service

Cable and tel outlets 6 (each) vs std 3

We use cat 5 (4 pair phone) and rg-6 quad shield (best shielded coax in industry)

Switched outlets in most rooms vs 3 smoke detectors in each br and each level

Drilled well

Cherry kitchen cabinets w/ granite counters

Oversized pantry

Jet tub in mba (one person)

Oversized shower w/ 2 shower heads in mba

All Kohler portrait (or equiv.), toilets and granite counters (allowance)

Oak, Maple or Cherry cabinets provided in baths

Shelving provided in all closets and pantry (kch shelving pkg.)

Wall and ceiling paint is a custom blend developed by kch. Sprayed not rolled for "factory finish"

Zero clearance chimney with fire-place insert

2.5 baths

6 panel masonite doors (solid not hollow)

Hardwood floors (oak) formal dining room, study, foyer

Hardwood (oak) stair treads for first 5 on exposed stairs in foyer included oak handrails and painted balusters

Mahogany steps to front porch

Wiring provision for stove and dryer

Paved driveway and walkway to front of house (150' of drive included)



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RESERVATION AGREEMENT

_____ (BUYER)
hereby reserves lot _____ at Victoria Ridge, Amherst,
for a period of 21 days from _____.

In the event no contract is agreed upon by _____, deposit of
\$1,000.00 is to be returned to buyers. Buyer acknowledges that the \$1,000.00 deposit will be held
by Knight Custom Homes and that the check will be cashed after the signing of this agreement.

Seller

Buyer

Buyer

Witnessed by Agent

Witnessed by Agent

