



NASHUA, NEW HAMPSHIRE





## More than an active adult community it's HOME...

Thompson's Preserve, a community for residents 55+, features thirty-nine detached single family homes nestled among 13+ acres in the desirable southwest rural countryside of Nashua, NH.

The community is bordered by acres of open space and direct connectivity to the Nashua River Rail Trail, while affording easy access to major highways, shopping, recreational facilities, and essential services. The community's carefully crafted homes offer efficient floor plans with one and two car garages, generous standard features, and available popular options.

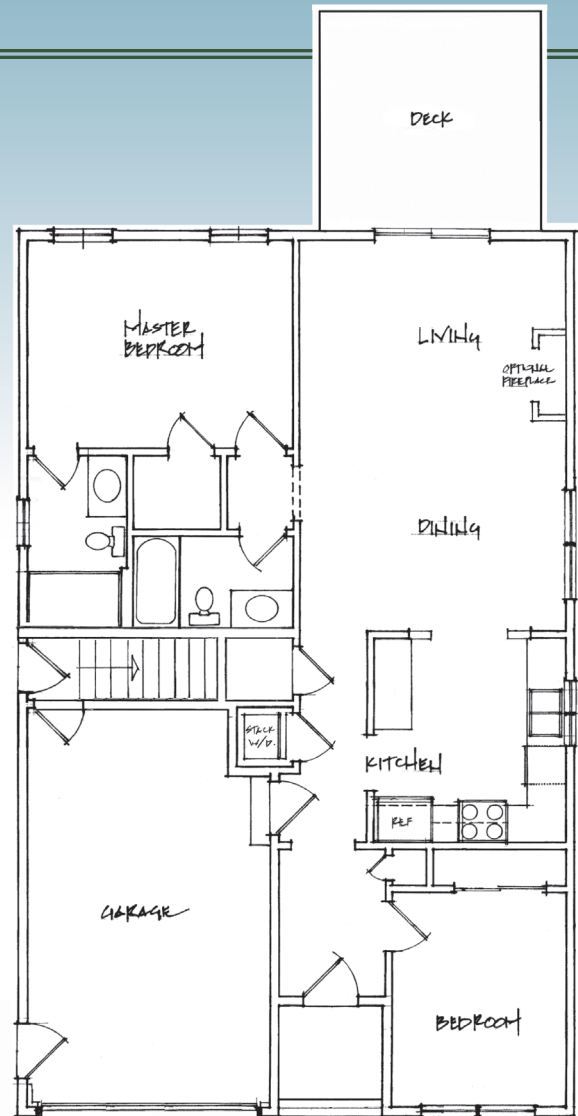
Etchstone Properties, Inc., having enjoyed 35+ years of building/developing residential real estate in Southern NH, is known for quality construction, attention to detail, and homeowner loyalty. We are thankful and proud to include Thompson's Preserve in our portfolio of valued communities.

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[www.EtchstoneProperties.com](http://www.EtchstoneProperties.com)

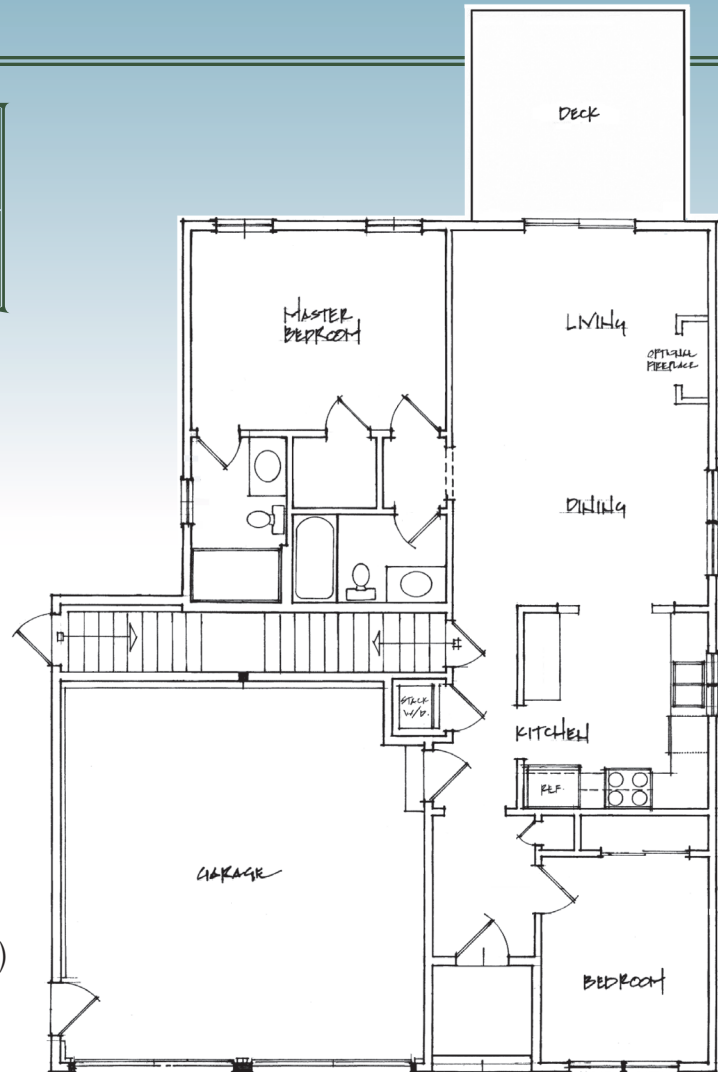
# THE ASHWORTH

- Open concept design
- 2 bedroom / 2 bath
- French door to 2nd bedroom
- Raised ceilings in living, dining and master bedroom
- Master bedroom suite with walk-in closet
- Composite decking with vinyl railing
- One car garage
- Three season sun porch (*option*)
- Gas fireplace (*option*)



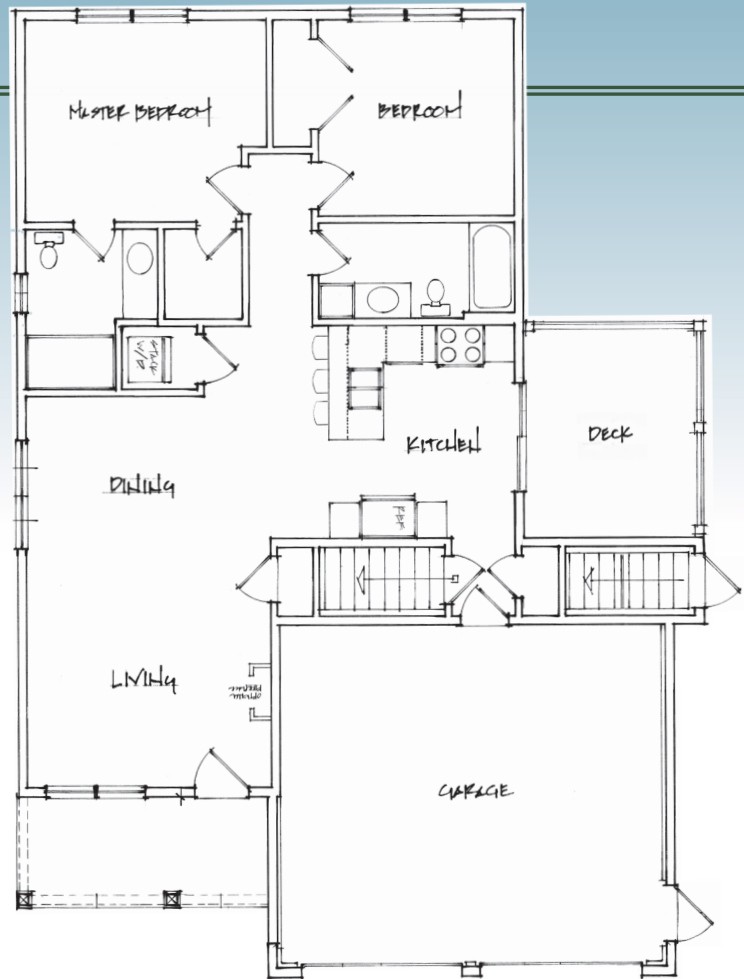
# THE ASHWORTH II

- Open concept design
- 2 bedroom / 2 bath
- French door to 2nd bedroom
- Raised ceilings in living, dining and master bedroom
- Master bedroom suite with walk-in closet
- Composite decking with vinyl railing
- 2 car garage
- Three season sun porch (*option*)
- Gas fireplace (*option*)



# THE FAIRFIELD

- Open concept design
- 2 bedroom / 2 bath
- Cathedral ceiling in living area
- Master bedroom suite with walk-in closet
- Farmer's porch
- Composite decking with vinyl railing
- 2 car garage
- Three season sun porch (*option*)
- Gas fireplace (*option*)



# Standard Features



## KITCHEN

- Cabinets from Builder's selection, choice of door styles and finishes
- Cabinet hardware from Builder's selection, choice of styles
- Granite countertops from Builder's selection
- Single or double bowl undermount stainless steel sink
- Single lever pullout faucet
- Ice maker line
- Gas range hookup

## APPLIANCES

- Stainless steel range, dishwasher, and over the range microwave from Builder's selection
- **Also included: Counter depth refrigerator and Washer/Dryer, full-size stackable**

## BATHROOMS

- White fiberglass bathtub and shower, per design
- Comfort height vanities from Builder's selection
- Granite countertops from Builder's selection
- Plate glass mirrors and vanity lights
- Lighted exhaust fan
- Raised elongated toilets

## INTERIOR FINISH

- Smooth 2 panel hardboard interior doors
- Colonial style trim package per design
- Brushed nickel door hardware
- Lever door handles
- Single wall color with white trim
- Textured ceilings

- **3-1/4" hardwood flooring** from Builder's selection per design
- Bathrooms and flooring from Builder's selection
- \$22.00 per square yard allowance for all other flooring
- Luxury Vinyl Tile from builder's selection in baths

## ELECTRICAL

- Recessed lighting per design
- 200 Amp underground service
- Bedroom closet lights
- Paddle fan with light in master bedroom
- All LED interior and exterior lighting fixtures per Builder's design
- Two exterior electrical GFI outlets per code
- Smoke detectors per code
- Carbon monoxide detectors per code
- Cable and telephone outlets per design

## MECHANICAL

- High efficiency forced hot air natural gas heating system
- Central air conditioning
- Natural gas water heater

## FRAMING

- 2X6 studs @16" o.c. exterior walls
- 2X4 studs @16" o.c. interior walls
- 3/4" tongue and groove sub-flooring
- 30 year Architectural roof shingles
- Continuous ridge and soffit vents
- Poured concrete walls and footings, water proofing applied
- One or two car attached garage, per design

## INSULATION

- Exterior walls – R21 fiberglass batts with vapor barrier
- Attic – fiberglass or cellulose per code
- Basement ceilings – fiberglass batts per code
- Exterior – wrapped with an air infiltration barrier

## EXTERIOR FINISH

- Pressure treated deck with composite decking and vinyl railing per Builder's design
- Pressure treated front porch with composite decking per Builder's design
- Vinyl siding and full coverage aluminum/vinyl trim from Builder's selection
- Insulated vinyl windows – double hung with tilt in sashes, full screens
- Casement window over sink where applicable
- Insulated fiberglass exterior doors
- Automatic garage door opener(s) with remote(s)
- Dead bolts on all exterior doors
- Frost free sill cocks – one in front and one in rear of home
- Landscaping – rake, loam and hydro-seed, plantings per Builder's design
- Community irrigation system per Builder's design
- Paved driveways and front walks per Builder's design
- Community mail location to be field determined

## UTILITIES

- Municipal water
- Private sewer
- Natural gas service
- Underground electric

**BUILDER'S DISCLAIMER:** Information contained in Thompson's Preserve marketing materials is provided subject to change, omissions and errors by Etchstone Properties, Inc. Etchstone Properties, Inc. reserves the right to modify plan unit layouts and to eliminate or substitute any building specification or construction technique with material of similar or greater quality.



# Site Map

Rte 3 FE Everett Turnpike to Exit 5W.  
Turn on to 111W towards Pepperell. In 2.8 miles turn left on to Countryside Drive, then 1/4 mile to the end. Take left on to Gilson Road, the community is 1/2 mile on the left.

*Alternate Routes from Exits 1 and 4.*

USE GPS – 69 GILSON ROAD, NASHUA

