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CRAFTED BY THE AWARD-WINNING KATZ+FINNEGAN TEAM

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101

Attached Townhome | 2,272 Sq.Ft. | 3 Beds + 3.5 Baths | Office | 2 Car Garage

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Floorplans, square footage, dimensions, specifications, materials, and availability of homes are estimates only and subject to change at any time without notice or obligation. Renderings and images are for conceptual purposes only. Actual construction may vary according to elevation, construction variance, and mechanical or structural requirements, and does not take into account finishes and options selected. All square footages are gross and are measured from the middle of shared walls to the outside face of the exterior wall. © 2025 The Kent Residences and FK Partners Burlington, LLC. Equal Housing Opportunity. Floorplan 101: 022825

102

Attached Townhome | 2,256 Sq.Ft. | 3 Beds + 3.5 Baths | Office | 2 Car Garage

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104

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105

Detached Townhome | 2,232 Sq.Ft. | 3 Beds + 3.5 Baths | Office | 2 Car Garage

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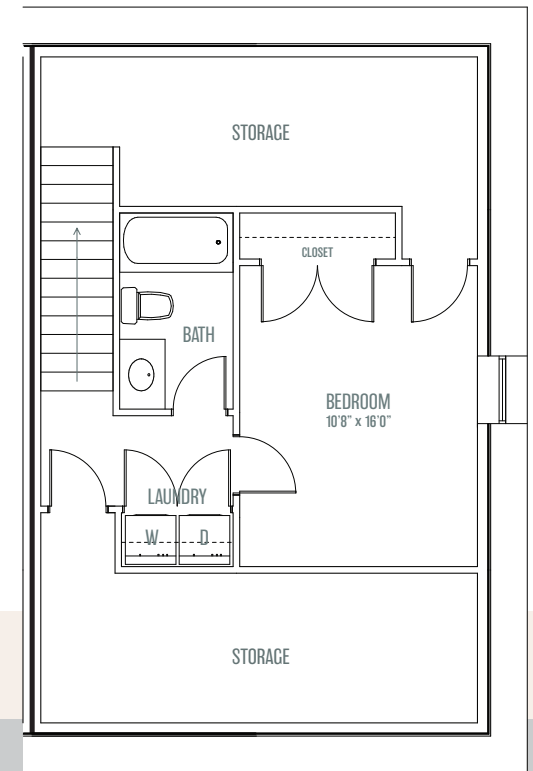
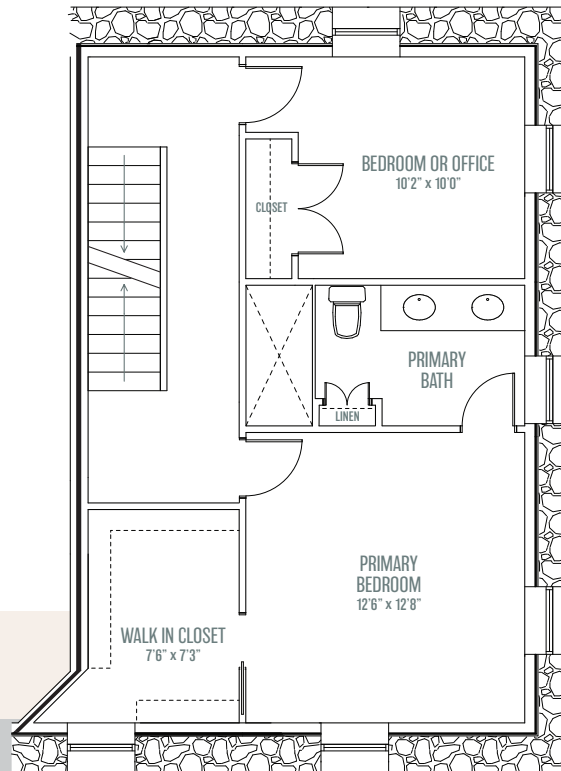
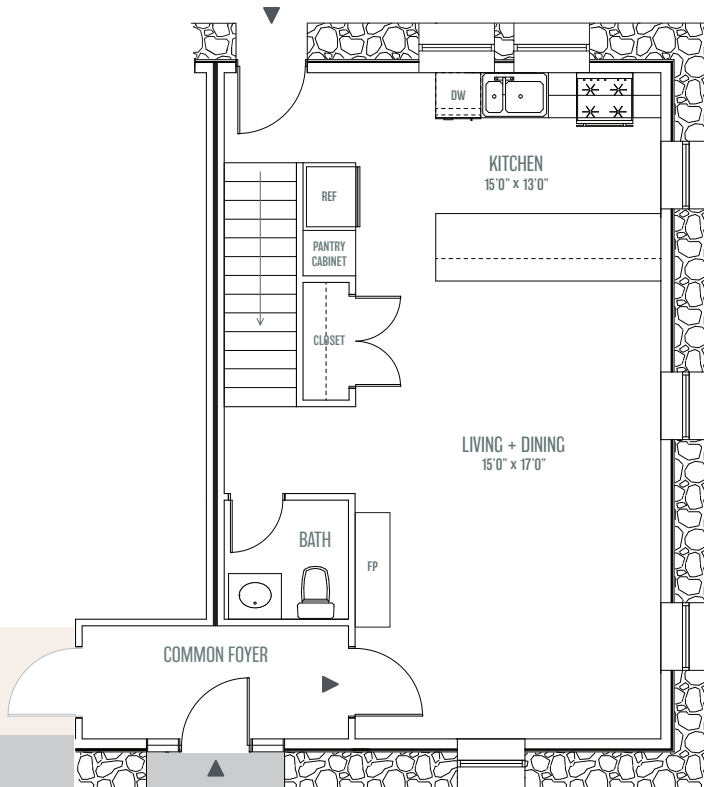


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106

Kent Cottage Attached Townhome | 1,741 Sq.Ft. | 3 Beds + 2.5 Baths — or — 2 Beds plus Office + 2.5 Baths

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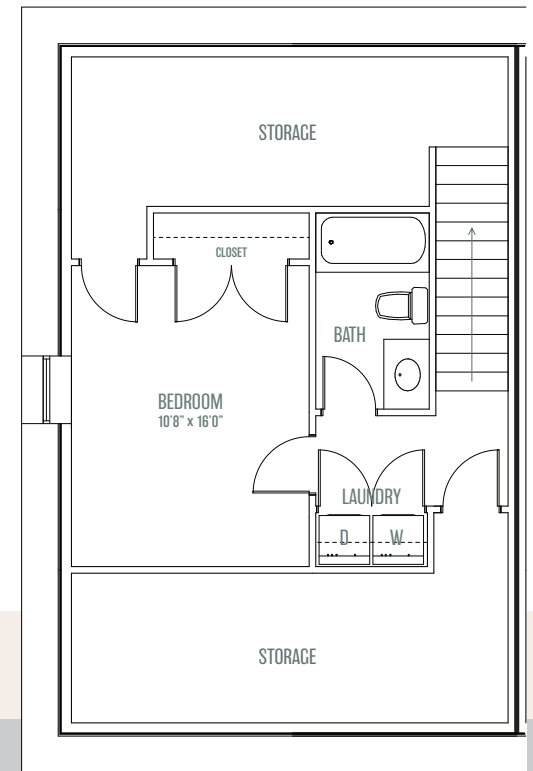
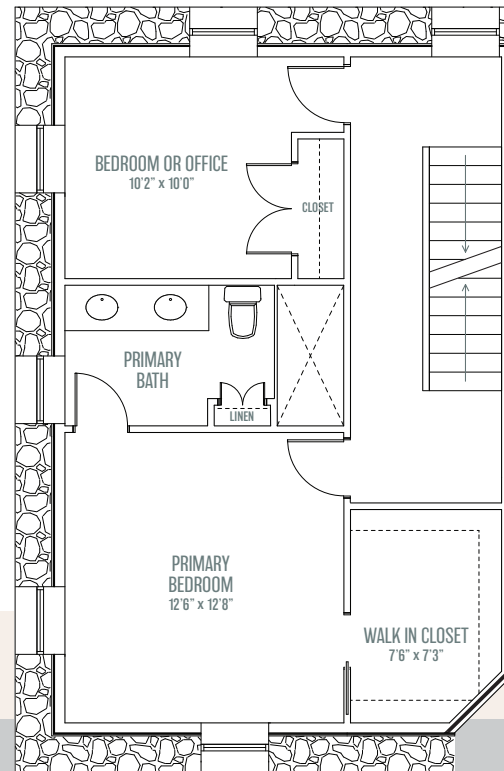
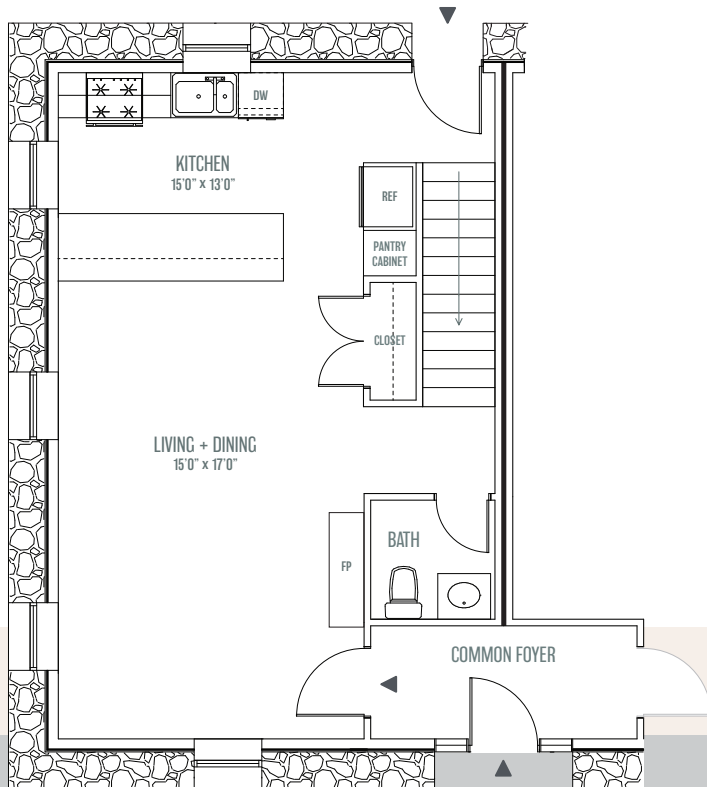


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107

Kent Cottage Attached Townhome | 1,741 Sq.Ft. | 3 Beds + 2.5 Baths — or — 2 Beds plus Office + 2.5 Baths

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108

Attached Townhome | 2,272 Sq.Ft. | 3 Beds + 3.5 Baths | Office | 2 Car Garage

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109

Attached Townhome | 2,272 Sq.Ft. | 3 Beds + 3.5 Baths | Office | 2 Car Garage

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SITEMAP

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MARKETED BY
STREAMLINE
COMMUNITIES

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AREA

The best of city and suburban living awaits you in Burlington! Here's a peek at some nearby favorites, from everyday conveniences to lifestyle destinations...

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Burlington Mall

Wegmans

Common Craft

Middlesex Fells Reservation

Lifetime Fitness

Tavern in the Square

Wayside

H Mart

Intentional Wellness

Smith & Wollenski

Lahey Hospital & Medical Center

Unicorn Golf Course

Total Wine

Fitness Together

Burlington Landlocked Forest

Target

Caffé Nero

Burtons Grill & Bar

The Bancroft

Starbucks

Horn Pond Recreation Area

Trader Joes

3rd Ave

Atrius Health

Twist Bakery

Black & Blue Steak & Crab

Hotworx

Lake Quannapowitt

Row 34

Tony C's

Wilson Farm

Blackbird Cafe

Mooo...

Anam Cara Wellness Center

Market Basket

Belmont Country Club

Breakheart Reservation

Pressed Cafe

Barnes & Noble

Burlington Veterinary Hospital

The Capital Grille

Shaker Glenn Conservation Area

Seasons 52

Orange Theory

Cafe Escadrille

Woburn Country Club

Yard House

Burlington Animal Clinic

Planet Fitness

Shaw's

AMC Cinema 10

Fogo de Chão

SweatHouz

MA Veterinary Referral Hospital

MINUTES TO...

Route 95: 7

Route 93: 12

Alewife Station: 17

Logan Airport: 24

TD Garden: 24

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SPECIFICATIONS

FOUNDATION

- Footing: 20" wide, 3000 3/4 poured concrete footing and lally column pads.
- Walls: 10" wide, 3000 3/4 poured concrete walls.
- Sill sealer between top of walls and pressure treated sills.
- Interior and exterior footing drains (perforated PVC pipe) to daylight.
- 4" PVC radon pipe tied into interior footing drain vented through roof via 4" PVC pipe

UTILITIES

- Utilities: electric water heater, electric panel, electric HVAC system and duct work, domestic and sanitary piping located as determined by the Builder.

GARAGE

- Style: two car garage located on grade per the floor plans, approximately 23'x21'.
- Floor: 4000 3/4 poured concrete with fibermesh approximately 4" thick.
- Overhead Door: one (1) 18'x7'.
- Overhead Door Finish: exterior in heavy-duty steel or aluminum, thermal insulation.
- Overhead Door Operation: 1/2 HP electric motor.
- Window: one (1) awning window located per the floor plan.
- Door: one (1) door located per the floor plan.
- Finish: all walls and ceilings will be sheetrocked and painted.
- Concrete surfaces will be left natural and unpainted.

ROOF

- Construction: 5/8" CDX.
- Rubber Membrane Roof: Carlisle EPDM Rubber Membrane - Black, 10.5 year warranty.
- White aluminum drip edge along all soffits and rakes.

EXTERIOR WALLS AND FINISH

- Walls: 2"x6" wood studs 16" o.c. (typical), and 7/16" Zip sheathing
- Siding: a combination of Certainteed "Certaplank" 7" horizontal vinyl siding double wood grain, Certainteed "STONEfacade", and James Hardie "Hardie Panel" accents with 1x4 "Hardie Trim" overlay.
- Trim: corners, soffits, rakes, and miscellaneous pieces will be covered by PVC, vinyl, Hardie Trim or aluminum trim where applicable.

EXTERIOR DOORS

- Entry: 3'-0"x6'-8" composite material, white finish, white handle style door hardware, separate dead-bolt.
- Deck: 8'-0"x7'-0" sliding glass door, vinyl clad, white finish and screen, low E tempered glass, white hardware.

EXTERIOR WINDOWS

- Manufacturer: Anderson 100
- Style: casement and awning style windows.
- Finish: vinyl clad, white finish window frames and sash.
- Glass: double pane, Low E with sound control
- Exterior windows meet Energy Star specs.

INTERIOR CEILINGS

- First Floor: ceiling height of approximately 9'.
- Second Floor: ceiling height of approximately 9'.
- Third Floor: ceiling height of approximately 8'.
- Finish: sheetrock with a smooth finish and painted.

INTERIOR TRIM

- Baseboard: 1"x6" one-piece, square edge, in all areas.
- Window and Door Casings: 1"x4" one-piece, square edge, in all areas.
- Cove Molding: second floor kitchen, dining, great room.
- Stairs: hardwood treads, poplar risers and skirt boards.
- Handrails: first, second and third floors per code, style to be determined by Builder.

INTERIOR WALLS & FLOORS

- Walls: 2"x4" wood studs @ 16" o.c. (typical) covered by 1/2" sheetrock.
- Floors: Wood Trusses with 3/4" Advantech sub-floor.
- Finish: sheetrock corners and seams will have three coats of joint compound and smooth finish.

INTERIOR DOORS

- Style: Masonite one-panel, smooth finish, solid core, 6'-8" high as shown on the plans.
- Door Hardware: Schlage lever handles, brushed nickel finish.
- Privacy Lock Sets: button lock door sets for all bathrooms.

INTERIOR FINISH

- Walls: two (2) coats of satin latex paint (1 primer, 2 finish).
- Interior Doors: one (1) coat of semi-gloss latex paint.
- Poplar trim: two (2) coats of semi-gloss latex paint.
- Oak trim: two (2) coats of clear polyurethane to match floors.
- Materials which come pre-primed may require only one (1) coat of paint.

INSULATION

- Type: spray foam, kraft, and unfaced insulation as well as poly and vents as required, air seal foam around windows and doors.
- Insulation meets applicable building codes and Energy Star specs.

CABINETRY

- Construction: Omega Cabinetry featuring framed cabinets in maple construction with full overlay doors and drawers. Box construction all plywood. Drawers feature hardrock maple dovetail joints with Blum, full access undermount slides, soft-close feature on doors and drawers. Double trash cabinet. Island to have recessed deco panels.
- Style: Doors and drawers will be shaker style. All bathrooms will have "floating" style vanities.
- Hardware: To be installed on operable drawers and doors. Buyer will have an assortment of styles and finishes to choose from.
- Moldings: Upper cabinets will have matching cove molding.

COUNTERTOPS

- Kitchen and Island: Quartz with undermount sink. Buyer to choose between 4" separate backsplash or wall tile.
- Bathrooms: Quartz with undermount sink, 4" separate back and side splash in bathrooms.
- Colors: To be selected by Buyer from Builder's samples.

APPLIANCES

- Style: GE Stainless Steel Profile appliances consisting of:
- Refrigerator: Model #PWE23KYNFS
- Dishwasher: Model #PDT715SYVFS
- Electric Convection Range: Model #PSS93YPFS
- Range Hood: Model #UVW8301SLSS
- Microwave Drawer: Model #PWL1126SWSS
- Front Load Washer: Model #GFW850SSNWW (white, second floor laundry).
- Electric Dryer Model: #GFD85ESSNWW (white, second floor laundry).

FLOOR COVERING

- Pre-finished Engineered Hardwood: Buyer will choose from a selection of Hallmark "Novella" flooring. To be installed throughout the first floor hallway and utility room, entire second floor, and the third floor hallway.

- Tile: Porcelain or ceramic tile installed in the first floor entry foyer, bathroom floors, primary bathroom shower floor, and the shower walls.
- Carpet: Tarkett Serenade over 6LB rebond pad installed in the first floor study, and third floor bedrooms.
- Selections: To be chosen by Buyer from Builder's samples.

HEATING, VENTILATION AND AIR CONDITIONING

- System: Two (2) Mitsubishi Dual Zone ducted heat pump systems

FIREPLACE

- Electric Fireplace: The Lex2-S by Valor, 50", linear

ELECTRICAL

- Service: 200 amp with circuit breaker panel located on the first floor and individual house meter.
- Switches and Outlets: Decora style white, located per code, GFI outlets where required.
- CAT6 and Telephone: Located in the living, study, and all bedrooms per the electrical plan. Conduit installed in the living room for future HDMI. Installation of buyer supplied wall-mounted TV and accessory cords by Buyer.
- LED Lighting: Recessed and surface lighting per the electrical plan, some on dimmers and motion sensors.
- Junction Boxes: Prewiring for three (3) Buyer supplied fixtures located in the dining room, kitchen island and primary bedroom, fixture to be installed by Builder.
- Bathroom Lights: LED recessed fixtures
- Exhaust Fan: One (1) per bathroom.
- Undercounter Lighting: LED strip under cabinet lighting in the kitchen.
- Exterior Lighting: Located at the exterior doors per the electrical plan.
- Smoke detectors and electrical work will be in accordance with all applicable electrical and building codes.
- Prewiring for one electric car outlet in garage. Outlet installation and car charger supplied/installed by Buyer.

PLUMBING

- Primary Bath: One (1) WC, two (2) under mount lavs, 60"x36" "curb-less" full tile shower including floor with Kohler Rain Head Model #K-76465-BN and Kohler Handheld on slide bar Model #K-98361-G-BN.
- Guest Bath: One (1) WC, one (1) under mount lav, one (1) white cast iron tub base Kohler Bellwether Model #K-875-O with tiled shower walls with single function shower Model #K-TS22026-4-BN.
- First Floor Bath: One (1) WC, one (1) under mount lav, one (1) Aker, low threshold shower base with Kohler Shower Trim Model #K-TS22028-4-BN
- Powder Room: One (1) WC, one (1) under mount lav.
- Kitchen Sink: Choice between rectangular bowl and D-bowl undermount in stainless steel.
- Water Closets (WC): two-piece elongated bowl in white porcelain, 1.28 GPF Kohler Model #K-3814-O - comfort height, soft close, brushed nickel lever.
- Under mount Lavs: Kohler Rectangle or Oval bowl in white porcelain.
- Kitchen Faucet: Kohler single hole brushed nickel with pull down sprayer. Model #K-24662-VS
- Lav Faucets: Kohler single lever in brushed nickel. Model #K-22022-4-BN
- Shower Valve: Kohler in brushed nickel.
- Enclosures: Clear glass shower panel and door with brushed nickel hardware in the primary and first floor bath
- Garbage Disposal: ISE "Badger 5".
- Water Heater: 55-gallon electric

LAUNDRY ROOM

- Location: One laundry room located on the second floor as shown on the plans.
- Connections: Hot and cold water with shut-off, braided water hose and dryer line, stub for electric dryer, 110-volt outlet for washing machine and exterior dryer vent.

SHELVING

- Location: As shown on plans.
- Style: Adjustable white melamine closet shelf with hanging bar, one per closet except for pantry which will have two rows.

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FIRE & SAFETY

- Smoke Detectors: ceiling mounted, hard wired with battery back-up located throughout the house per the building code and Town of Burlington

FRONT LANDING & STEPS

- Type: Natural grey granite landing and steps.
- Steps: Number to be determined depending on grade.

FRONT WALKWAY

- Layout: from the front entry steps to the courtyard.
- Finish: Genest "Harborline" individual concrete pavers.

REAR DECK

- Type: Units 101-105, 108-109 will have approximately 8'x18' deck on 2nd floor.
- Finish: Trex or equivalent composite decking.

DRIVEWAY

- Layout: See site plan
- Construction: Two (2) coats of bituminous concrete (hot top) over gravel - 2" binder course, 1" finish course.

LANDSCAPING

- Trees, Shrubs and Plants: Extensive package, the exact size, type, and quantity to be per site plan.
- Sod: Installed throughout
- Bark Mulch: In all shrub and plant beds.
- As site conditions vary, Builder will determine the landscaping layout.

UTILITIES

- City sewer and water.
- Underground electric, telephone, and CATV service.

BUILDER NOTES

- The Unit Specifications are offered subject to change, omissions and errors by the Builder.
- The Builder reserves the right to substitute any of the above Unit Specifications with materials of similar or greater quality.

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SPECIFICATIONS

Kent Cottage Townhomes



FOUNDATION

- Lally Column Footing Pads: 20" wide, 3000 3/4 poured concrete.
- 4" PVC radon pipe tied into interior footing drain vented through roof via 4" PVC pipe.

UTILITIES

- Utilities: Electric water heater, electric panel, electric HVAC system and duct work, domestic and sanitary piping located as determined by the Builder.

UNFINISHED BASEMENT

- Floor: 4000 3/4 poured concrete with fibermesh approximately 4" thick.
- Finish: All stone walls insulated spray foam with fire resistant paint.
- Ceiling: Basement ceiling hung with sheetrock with a primed finish.
- Concrete surfaces will be left natural and unpainted.

ROOF

- Construction: 5/4" x 8" Wood Planks, fully overlaid with 7/16" Zip Sheathing.
- Certaineed Highland Slate: Smoky Quartz, 10 year warranty, prorated beyond 10 years.
- Black aluminum drip-edge along all soffits and rakes.
- Synthetic underlayment and Grace Ice & Water shield.
- Guttered roof tied into site drainage chambers.

EXTERIOR WALLS & FINISH

- Existing natural exterior stone walls at minimum. 18" thick. Inside of the stone walls, 2"x4" wood studs 16" o.c.
- Existing natural stone finish: All joints repointed as necessary.
- Trim: Hardie trim or equivalent at roofline, soffit, and at window casings, painted.

EXTERIOR DOORS

- Entry Door: Oversized, full tempered glass with factory mulled side lights and upper transom, composite material, painted finish, separate deadbolt.
- Courtyard Door: Full tempered glass with factory mulled upper transom, composite material, painted finish, separate deadbolt.

EXTERIOR WINDOWS

- Manufacturer: Anderson 100.
- Style: Casement and single hung style windows.
- Finish: Vinyl clad, black exterior frame and black interior sash.
- Glass: Double pane, Low E with sound control.
- Exterior windows meet Energy Star specs.

INTERIOR CEILINGS

- First Floor: Ceiling height of approximately 10'.
- Second Floor: Ceiling height of approximately 8'+.
- Third Floor: Ceiling height of approximately 8'. Knee wall ceiling height of approximately 6'6".
- Finish: Sheetrock with a smooth finish and painted.

INTERIOR TRIM

- Baseboard: 1"x6" one-piece, square edge, in all areas.
- Window and Door Casings: 1"x4" one-piece, square edge, in all areas.
- Cove Molding: First floor kitchen, dining, great room, second floor hallway, third floor hallway.
- Stairs: Hardwood treads, poplar risers and skirt boards.

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INTERIOR WALLS & FLOORS

- Walls: 2"x4" wood studs @ 16" o.c. (typical) covered by 1/2" sheetrock.
- Floors: Wood Floor Joist with 3/4" Advantech sub-floor, gypsum floor leveler.
- Finish: Sheetrock corners and seams will have three coats of joint compound and smooth finish.

INTERIOR DOORS

- Style: Masonite one-panel, smooth finish, solid core, 6'-8" high as shown on the plans.
- Door Hardware: Schlage lever handles, brushed nickel finish.
- Privacy Lock Sets: Button lock door sets for all bathrooms.

INTERIOR FINISH

- Walls: Two (2) coats of satin latex paint (1 primer, 2 finish).
- Interior Doors: One (1) coat of semi-gloss latex paint.
- Poplar trim: Two (2) coats of semi-gloss latex paint.
- Oak trim: Two (2) coats of clear polyurethane to match floors.
- Materials which come pre-primed may require only one (1) coat of paint.

INSULATION

- Type: Spray foam, kraft, and unfaced insulation as well as poly and vents as required, air seal foam around windows and doors.
- Insulation meets applicable building codes and Energy Star specs.

CABINETRY

- Construction: Omega Cabinetry featuring framed cabinets in maple construction with full overlay doors and drawers. Box construction all plywood. Drawers feature hardrock maple dovetail joints with Blum, full access undermount slides, soft-close feature on doors and drawers. Double trash cabinet.
- Style: Doors and drawers will be shaker style. All bathrooms will have "floating" style vanities.
- Hardware: To be installed on operable drawers and doors. Buyer will have an assortment of styles and finishes to choose from.

COUNTERTOPS

- Kitchen and Island: Quartz with undermount sink. Buyer to choose between 4" Separate backsplash or wall tile.
- Bathrooms: Quartz with undermount sink, 4" separate back & side splash in bathrooms.
- Colors: To be selected by Buyer from Builder's samples.

APPLIANCES

- Style: GE Stainless Steel Profile appliances consisting of:
- Refrigerator: Model #PWE23KYNFS
- Dishwasher: Model #PDT715SYVFS
- Electric Convection Range: Model #PSS93YPFS
- Range Hood: Model #UVW8301SLSS
- Microwave: Model #PWL1126SWSS
- Front Load Washer: Model #GFW850SSNWW (white, third floor laundry)
- Electric Dryer: Model #GFD85ESSNWW (white, third floor laundry)

FLOOR COVERING

- Pre-finished Engineered Hardwood: Buyer will choose from a selection of Hallmark "Novella" flooring. To be installed throughout the first floor and in the second and third floor hallway.
- Tile: Porcelain or ceramic tile installed in the first floor foyer, bathroom floors and primary bathroom shower floor, the guest tub and primary shower walls.
- Carpet: Tarkett Serenade over 6LB rebond pad installed in the bedrooms.
- Selections: To be chosen by Buyer from Builder's samples.

HEATING, VENTILATION & AIR CONDITIONING

- System: Two (2) Mitsubishi Dual Zone ducted heat pump systems.

FIREPLACE

- Electric Fireplace: The Lex2-S by Valor, 50", linear.

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Floorplans, square footage, dimensions, specifications, materials, and availability of homes are estimates only and subject to change at any time without notice or obligation. Renderings and images are for conceptual purposes only. Actual construction may vary according to elevation, construction variance, and mechanical or structural requirements, and does not take into account finishes and options selected. All square footages are gross and are measured from the middle of shared walls to the outside face of the exterior wall. © 2025 The Kent Residences and FK Partners Burlington, LLC. Equal Housing Opportunity. Kent Cottages: 091825 - 2

ELECTRICAL

- Service: 200 amp with circuit breaker panel located on the first floor and individual house meter.
- Switches & Outlets: Decora style white, located per code, GFI outlets where required.
- CAT6 & Telephone: Located in the living, study, and all bedrooms per the electrical plan. Conduit installed in the living room for future HDMI. Installation of buyer supplied wall-mounted TV and accessory cords by Buyer.
- LED Lighting: Recessed and surface lighting, some on dimmers and motion sensors.
- Junction Boxes: Prewiring for three (3) Buyer supplied fixtures located in the dining room, kitchen island and primary bedroom, fixture to be installed by Builder.
- Bathroom Lights: LED recessed fixtures.
- Exhaust Fan: One (1) per bathroom.
- Undercounter Lighting: LED strip under cabinet lighting in the kitchen.
- Smoke detectors and electrical work will be in accordance with all applicable electrical and building codes.

PLUMBING

- Primary Bath: One WC, two under mount lavs, 6'x3' "curb-less" full tile shower including floor with Kohler Rain Head Model #K-76465-BN and Kohler Handheld on slide bar Model #K-98361-G-BN.
- Guest Bath: One WC, one under mount lav, one white cast iron tub base Kohler Bellwether Model #K-875-0 with tiled shower walls with single function shower Model #K-TS22026-4-BN.
- Powder Room: One WC, one under mount lav.
- Kitchen Sink: Choice between rectangular bowl and D-bowl undermount in stainless steel.
- Water Closets (WC): 2 piece elongated bowl in white porcelain, 1.28 GPF Kohler Model #K-3814-0, comfort height, soft close, brushed nickel lever.
- Under mount Lavs: Kohler Rectangle or Oval bowl in white porcelain.
- Kitchen Faucet: Kohler single hole brushed nickel with pull down sprayer. Model #K-24662-VS.
- Lav Faucets: Kohler single lever in brushed nickel. Model #K-22022-4-BN.

- Shower Valve: Kohler in brushed nickel.
- Enclosures: Clear glass shower panel and door with brushed nickel hardware in the primary bath.
- Garbage Disposal: ISE "Badger 5".
- Water Heater: 55-gallon electric.

LAUNDRY ROOM

- Location: One laundry room located on the third floor as shown on the plans.
- Connections: Hot and cold water with shut-off, braided water hose and dryer line, stub for electric dryer, 110-volt outlet for washing machine & exterior dryer vent.

SHELVING

- Location: As shown on plans.
- Style: Adjustable white melamine closet shelf with hanging bar, one per closet except for pantry which will have two rows.

FIRE & SAFETY

- Smoke Detectors: Ceiling mounted, hard wired with battery back-up located throughout the house per the building code and Town of Burlington.

FRONT LANDING

- Type: Existing natural granite landing.

FRONT WALKWAY

- Layout: From the front entry steps to the courtyard.

DRIVEWAY

- Layout: See site plan.
- Construction: Two (2) coats of bituminous concrete (hot top) over gravel - 2" binder course, 1" finish course.

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LANDSCAPING

- Trees, Shrubs & Plants: Extensive package, the exact size, type, and quantity to be per site plan.
- Sod: Installed throughout.
- Bark Mulch: In all shrub and plant beds.
- As site conditions vary, Builder will determine the landscaping layout.

UTILITIES

- City sewer and water.
- Underground electric, telephone, and CATV service.

BUILDERS NOTES

- The Unit Specifications are offered subject to change, omissions and errors by the Builder.
- The Builder reserves the right to substitute any of the above Unit Specifications with materials of similar or greater quality.

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FAQ'S



Who is the builder? The Kent Residences is the latest residential construction partnership by the national award-winning team of Katz Development and Finnegan Development, who are developing the community as FK Partners Burlington, LLC.

Their portfolio of sold-out communities includes 65 Pointe and Westerly Portsmouth on New Hampshire's Seacoast; and 269 Main Street, Grist Mill Chelmsford, and Sterling Hill Stoneham in Middlesex County of Massachusetts.

How many homes are there? The Kent Residences is an exclusive collection of nine townhomes. At its heart stands the beautifully preserved Kent Cottage, an English country-style home dating back to 1851, soon to be reimagined as two attached townhomes. Surrounding it, six new construction attached townhomes and one detached townhome will feature refined exterior detailing, creating a neighborhood where history and modern design exist in perfect harmony.

How many floorplans can I choose from? There are two floorplan styles available. The Kent Townhomes offer Three Bedrooms + Office, from 2,232 sq.ft. to 2,272 sq.ft., and the Kent Cottage Townhomes features 1,741 sq.ft. with Three Bedrooms.

What appliances are included? Your new Kent townhome comes with a GE Profile stainless steel appliance suite including refrigerator, dishwasher, electric convection range, range hood, and microwave drawer. A side-by-side white front-loading washer and electric dryer are included in the laundry room.

What is the occupancy date? We anticipate welcoming our first homeowners in Fall 2025. Sales Director Brett Speranzella will provide you with an occupancy date based on your selected townhome and construction status.

Where can I park? The Kent Townhomes include a two-car garage and The Kent Cottage Townhomes offer exterior surface parking. Additional surface parking is available for guests.

Are pets allowed? Yes, The Kent Residences welcome your furry family members, with two dogs or cats per home as allowed by the condominium documents.

Is this an age-restricted community? No, all ages are welcome!

Do the homes have outdoor spaces? Yes, each Kent Townhome includes a private deck, approximately 18'10" x 7'6". Additionally, the neighborhood features a central green space to enjoy.

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Are grills allowed? Yes, on your private deck as allowed by the condominium documents.

What are the condominium fees? Approximately \$570 per month for the seven new construction Kent Townhomes, based on the square footage of the home.

What is included? The Kent Residences is intended to be a maintenance-free community. Items such as the master liability insurance, snow removal, lawn care, irrigation, refuse removal, and common area lighting are handled by the condominium association. Complete details are available upon request in the condominium budget.

What is the tax rate in Burlington? The FY2025 Residential Tax Rate is \$8.66 per \$1,000 of valuation. We advise homeowners to assume 100% assessment for the calculation of real estate taxes. In other words, the total purchase price of your home.

Is there a warranty with the home? Yes, FK Partners Burlington, LLC offers a one-year limited warranty. A dedicated customer service representative will handle all issues during this period.

How do I receive mail? Each townhome has an individual mailbox within a centrally located cluster mailbox.

What utilities am I responsible for, and who provides the services?

- Water & Sewer: Town of Burlington
- Electric: Eversource

How are trash and recycling handled? Trash and recycling are collected by a privately contracted trash removal company. More information will be available prior to the first occupancy.

Are rentals allowed? Yes, for a minimum period of one year as allowed by the condominium documents.

Is there a builder-preferred lender I should contact? Yes, Jason Sculos, Senior VP of Mortgage Lending at Rate.
o: 603-718-3310 c: 603-770-5611 w: Rate.com/JasonSculos e: Jason.Sculos@Rate.com

Can I personalize my new home? Yes, during the pre-construction phase, you may choose from a variety of designer finishes from the builder's selection portfolio. The opportunity to personalize an under-construction home depends on the construction status at the time of your purchase.

How do I purchase a condo at The Kent Residences? This exciting process begins by selecting your new home and signing a non-binding Reservation Agreement with \$10,000.00 deposit. The next step is signing a Purchase & Sale Contract.

Contact Sales Director Brett Speranzella for more details at 888-707-7105 or Director@LiveTheKent.com.

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Contact Sales Director Brett Speranzella for
questions, open house hours, and to schedule your visit!

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Director@LiveTheKent.com

CRAFTED BY THE AWARD-WINNING KATZ+FINNEGAN TEAM

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