



Address	Plan	Square Footage	Price	View	Lower Level	Completion Range
<u>Tinker's Bluff</u>						
37 Tinker's Bluff	Fresco 3	2,176	\$795,000	wooded	walkout	5/25 – 7/24/23
39 Tinker's Bluff	Fresco 6	1,614	\$712,000	wooded	walkout	6/1 – 7/31/23
2 Tinker's Bluff	Fresco 2	1,854	\$714,000	wooded	walkout	1/5 – 3/6/23
22 Tinker's Bluff	Fresco 2	1,854	\$735,000	wooded	walkout	4/20 – 6/19/23
4 Tinker's Bluff	Fresco 6	1,614	\$692,000	wooded	walkout	1/12 – 3/13/23
8 Tinker's Bluff	Fresco 6	1,614	\$687,000	wooded	walkout	2/2 – 4/3/23
28 Tinker's Bluff	Fresco 6	1,614	\$797,000	long wooded	walkout	5/11 – 7/10/23
12 Tinker's Bluff	Fresco 5	2,046	\$734,000	wooded	walkout	2/23 – 4/24/23
16 Tinker's Bluff	Fresco 5	2,046	\$737,000	wooded	walkout	3/16 – 5/15/23
20 Tinker's Bluff	Fresco 5	2,046	\$758,000	wooded	walkout	4/6 – 6/5/23
24 Tinker's Bluff	Fresco 5	2,046	\$742,000	wooded	walkout	4/27 – 6/26/23
6 Tinker's Bluff	Fresco 3	2,176	\$778,000	wooded	walkout	1/26 – 3/27/23
10 Tinker's Bluff	Fresco 3	2,176	\$788,000	wooded	walkout	2/16 – 4/17/23
14 Tinker's Bluff	Fresco 3	2,176	\$793,000	wooded	walkout	3/9 – 5/8/23
18 Tinker's Bluff	Fresco 3	2,176	\$806,000	wooded	walkout	3/30 – 5/29/23
26 Tinker's Bluff	Fresco 3	2,176	\$908,000	long wooded	walkout	5/4 – 7/3/23
17 Tinker's Bluff	Carriage D	2,478	\$799,000	wooded	walkout	5/11 – 7/10/23

Please consult a Sales Director for details. Prices are subject to change. Please note that homes highlighted in yellow are under reservation.

2022 Veridian Condominium fees:

- Fresco 2 \$455/month
- Fresco 3 \$553/month
- Fresco 5 \$503/month
- Fresco 6 \$444/month
- Carriage A \$465/month
- Carriage B \$515/month
- Carriage D \$589/month

2023 Tinker's Bluff Condominium fees:

- Fresco 2 \$469/month
- Fresco 3 \$571/month
- Fresco 5 \$519/month
- Fresco 6 \$457/month
- Carriage D \$608/month

What does the Condominium fee cover?

The condominium fee covers both condominium amenities and association expenses as follows:

- Maintenance of common area landscaping (not individual exclusive use areas)
- Irrigation of certain common areas
- Snow removal of roadways, driveways, and shoveling to front door
- Maintenance of roadways and parking areas
- Maintenance of entrance and signage for each neighborhood
- Street lighting
- Exterior maintenance of buildings
- Insurance for common areas and buildings
- Rubbish removal
- Exterior window washing
- Gutter cleaning
- Maintenance and operation of amenities (inc. meeting house w/mailroom, outdoor pool, and bocce court)
- Management of associations

What else should I think about from a financial standpoint?

- Taxes: Current tax rate for Town of Plymouth (\$15.43/thousand dollars)
- Sewer: \$2.10/day
- Water: Approximately \$25/month + \$7.31/1000 gallons usage
- Pinehills Landowners Association: 2022 (\$68.00/month)