



**THE ALLAGASH**  
Two bed  
Two bath  
~1056 sq ft  
with porch,  
2 car garage  
and deck or  
patio

Floor plan is for marketing purposes only. Orientation of home and plan may change based on site conditions, addition of garage and deck or patio.

A perfect floorplan for those wishing to downsize and have it all. At ~1056 square feet, it will be a lot of home for the size. The master suite will have a large bath with double vanities and walk-in shower.

At Blackberry Hill Village, all homes are Energy Star® rated with attached two car garage, deck or patio, paved driveways and front walkway. Land lease includes mowing, fertilization, spring and fall clean-up, roads plowed and driveways cleared by snowblower along with weekly curbside trash pick-up.

Enjoy the pickleball courts, sidewalks and trails, along with a community center currently under construction. It's not just a home, it's a lifestyle



Similar Kitchen

**For More Information:**  
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Ready for fall occupancy.

# Standard Features (may change based on manufacturer's product availability)

## Interior

- 8' Ceilings with drywall throughout
- Wood cabinets with soft close drawers
- Central AC
- Kitchen features recessed lighting and stainless steel appliances
  - Self cleaning gas range
  - Power scrub dishwasher
  - Refrigerator with ice and water
  - Microwave oven (most models)
- Wired for fan/light in primary bedroom and living room
- Hard wired door chime
- Utility room with washer/dryer hook-ups
- Primary bath features double vanity, walk in shower with grab bar and raised commode
- Lever door handles instead of knobs
- 200 amp circuit breakers with sub-panel in garage, plus LED lighting throughout

## Exterior

- 5/12 pitch roof
- 30 year architectural asphalt shingles
- Set on concrete crawlspace foundation with granite step(s)
- Premium vinyl siding and trim
- Attached 24' x 24' insulated two car garage with 16' door, electric opener and two car width paved driveway
- Thermopane, tilt-in windows with screens, internal colonial grids, and shutters
- Heat tape in crawl space where needed
- Maintenance free composite deck and vinyl rails or concrete patio
- Exterior receptacle and water spigot
- Lamp post with dusk to dawn light and street number
- Starter foundation plantings and sod lawns in front / side yards
- Gutters and downspouts
- 10 Year Manufacturer's structural warranty



## Blackberry Hill Village

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