



BECKLEY HILL MEADOWS

One level homes located in the heart of Central Vermont

Single Family and
Duplex Land/Home
Options Available



Turn-Key Packages
with
NO CONDO FEES!

(802)229-2721 – www.FecteauHomes.com
350 River Street, Montpelier, VT 05602

FECTEAU *Homes!*

Community Description

Beckley Hill Meadows is a new community development conveniently located off of Beckley Hill and Daniels Drive in Barre Town. There are multiple floor plans to choose from and numerous options available to further customize these beautiful homes beyond the amazing standard features. With 45 lots available, including 26 single family and 19 duplex lots, this development highlights the beautiful landscape views central Vermont has to offer! Each home will feature a spacious, one level design for accessibility, 2 to 3 bedrooms and 2 bathrooms. And because these would be owned lots, there are
NO MONTHLY ASSOCIATION FEES!

Convenient Location

Only 10 minutes or less from:

- Over 40 restaurants
- Interstate 89 North & Southbound
- Multiple gym and fitness centers
- Central Vermont Medical Center
- Wal-Mart & the Berlin Mall
- Beckley Hill Disc Golf Course
- Barre Country Club & Golf Course
- Numerous salons and hair stylists
- Various pharmacy & drug store locations

A La Cart Services

Whether you're looking to downsize into a more manageable home or in the market for a seasonal retreat, the Beckley Hill Meadows community has everything, with the option of additional landscaping and maintenance services to make your life easier!

Services Available:

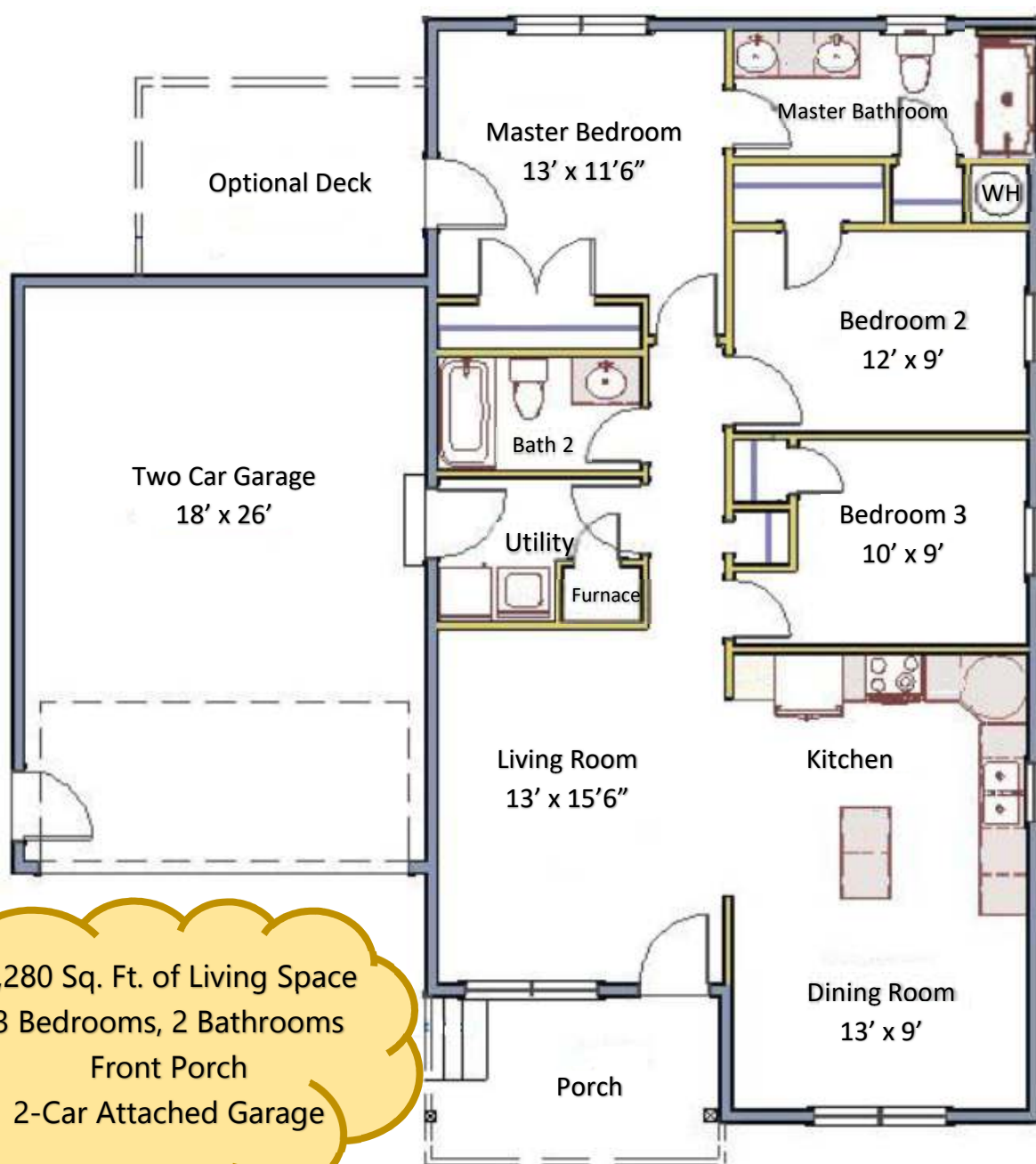
- Landscaping/Mowing
- Snow Removal
- Sanding/Salting
- Winterize Home in Fall/Winter
- Re-open Home Seasonally

"The Olivine"

Single Family Home
26'8" x 48'



Exterior Representation Only



1,280 Sq. Ft. of Living Space
3 Bedrooms, 2 Bathrooms
Front Porch
2-Car Attached Garage

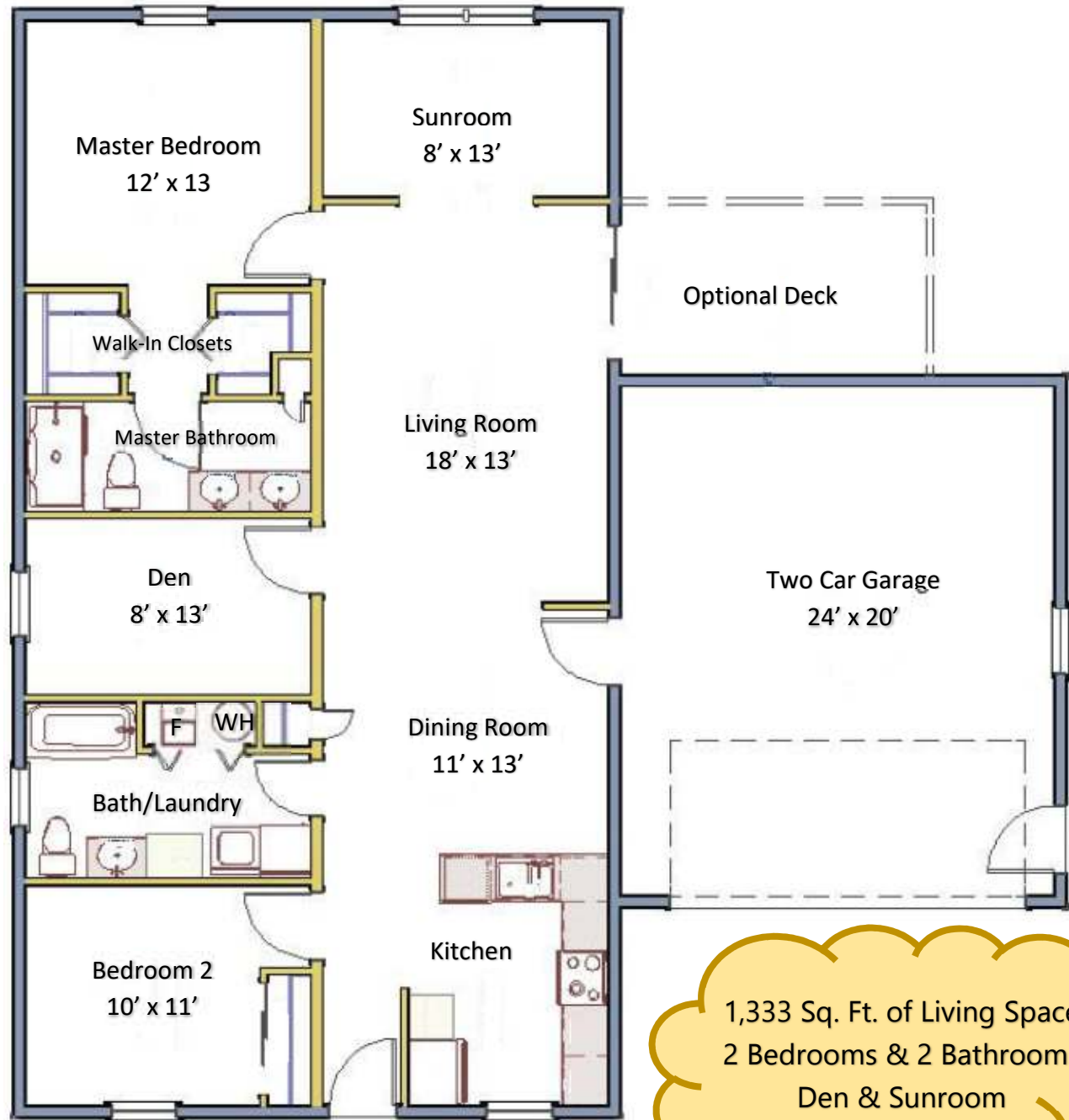
*Typical 48' floor plan. Other plans available to choose from. Orientation and pricing subject to change



“The Mica”

Single Family Home

26'8" x 50'



1,333 Sq. Ft. of Living Space
2 Bedrooms & 2 Bathrooms
Den & Sunroom
2-Car Attached Garage

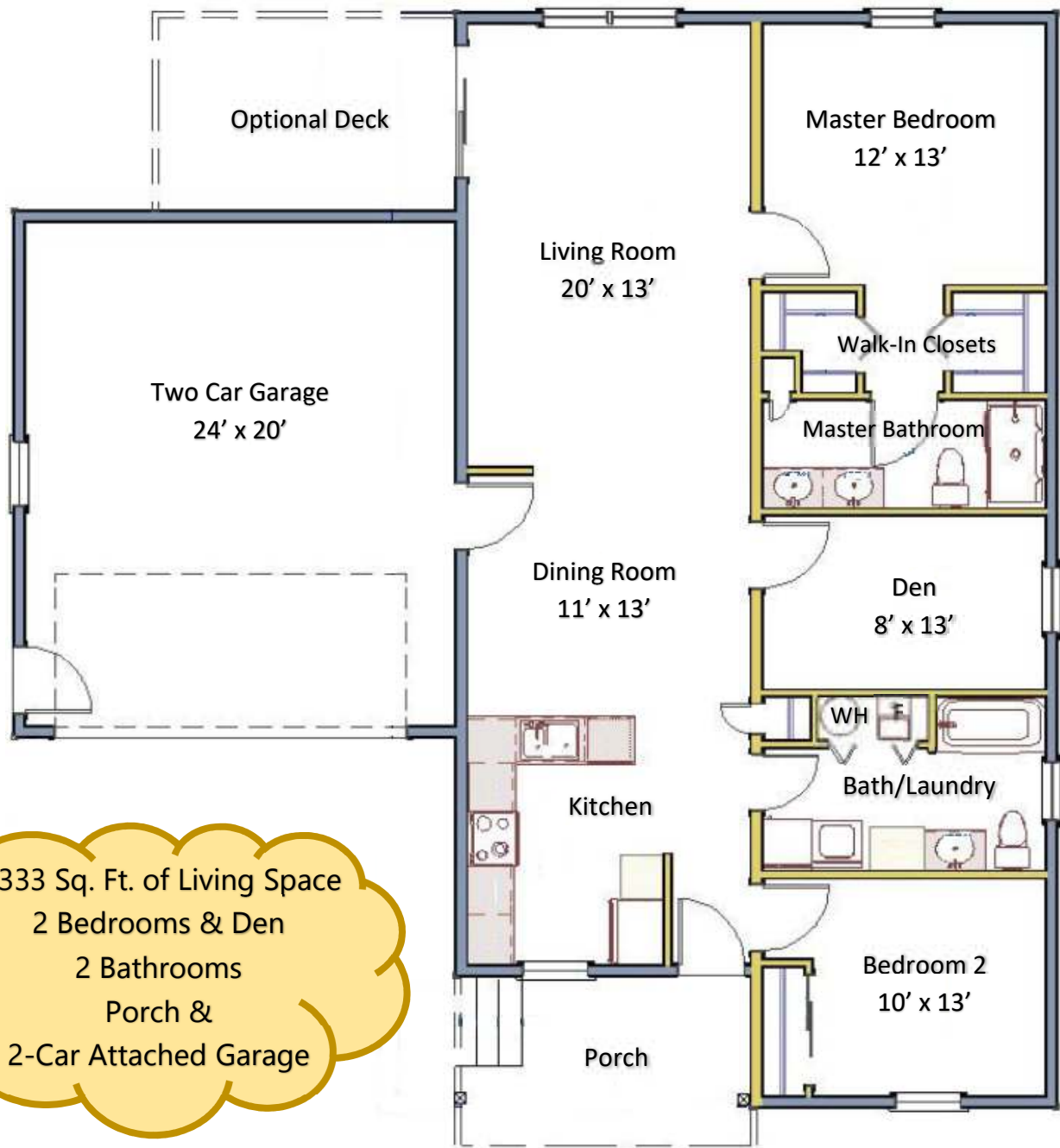
*Typical 50' floor plan. Other plans available to choose from. Orientation and pricing subject to change

“The Feldspar”

Single Family Home
26'8" x 50'



Exterior Representation Only



1,333 Sq. Ft. of Living Space
2 Bedrooms & Den
2 Bathrooms
Porch &
2-Car Attached Garage

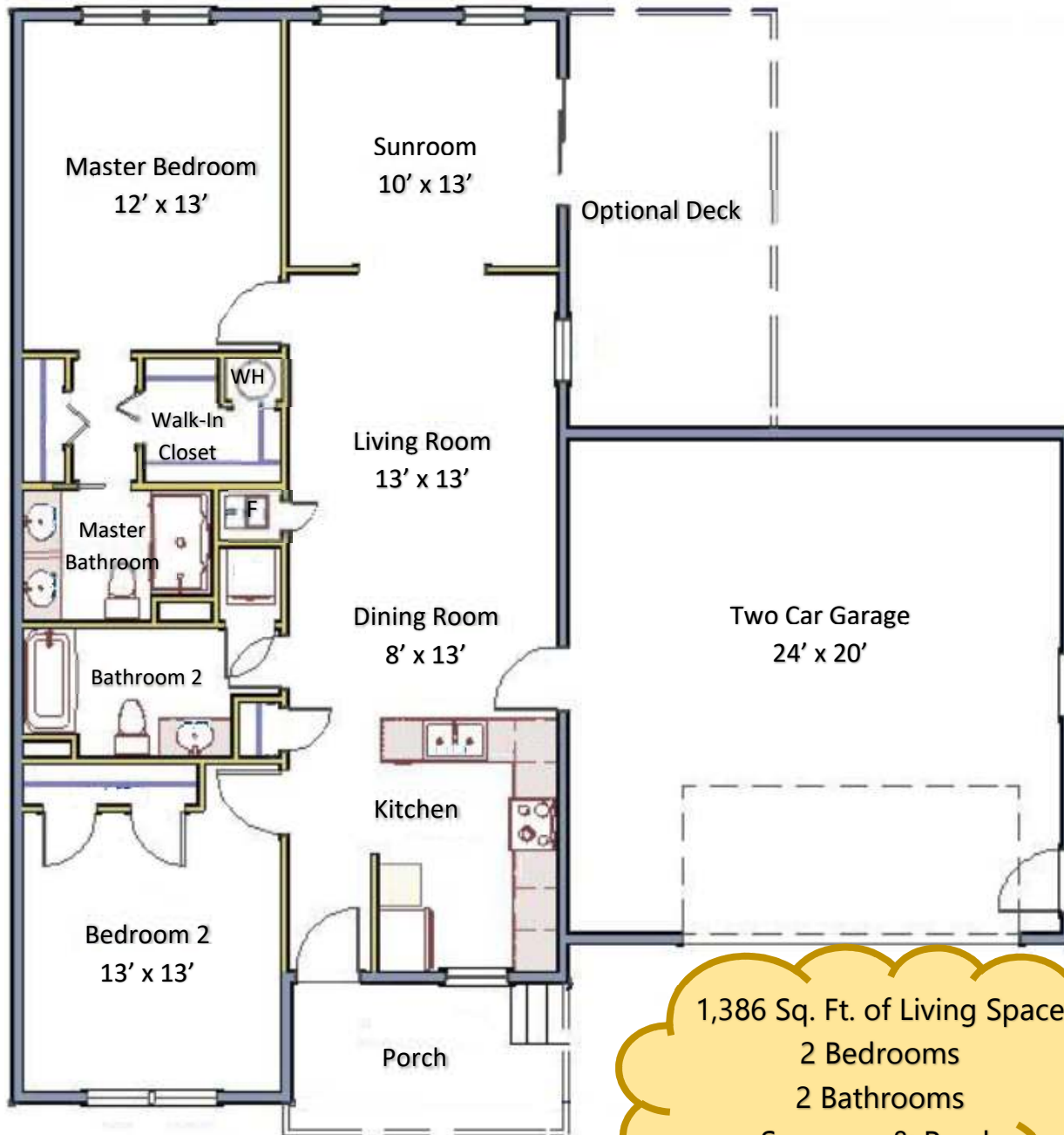
*Typical 50' floor plan. Other plans available to choose from. Orientation and pricing subject to change



“The Quartz”

Single Family Home

26'8" x 52'



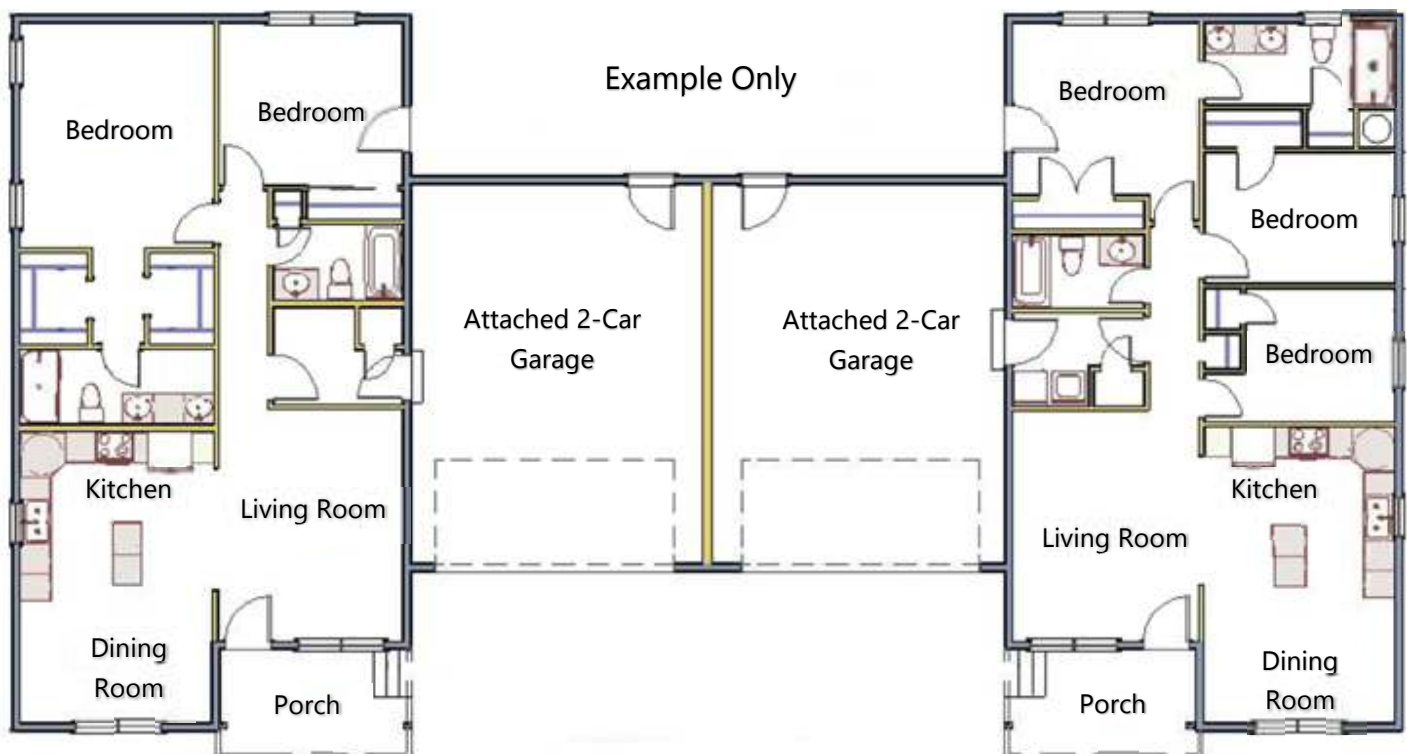
1,386 Sq. Ft. of Living Space
2 Bedrooms
2 Bathrooms
Sunroom & Porch
2-Car Attached Garage

*Typical 52' floor plan. Other plans available to choose from. Orientation and pricing subject to change

Duplex Orientation



Choose from The Olivine, The Mica, The Feldspar, or The Quartz for the duplex packages and customize to suit your needs! Ranging from 1,280 1,386 square feet per unit with 2 or 3 bedrooms and 2 bathrooms.



*Typical duplex orientation. Other plans available to choose from. Pricing subject to change

Single-Family & Duplex Home

Standard Features

Structural:

- HUD Code Manufactured Homes
- Energy Star Package including...
 - o R-36 or Higher Roof Insulation
 - o R-22 or Higher Floor Insulation
 - o R-19 or Higher Exterior Wall Insulation
 - o Vinyl Windows
- 30# Roof Load
- 2 x 6 Exterior Wall Construction @ 16" On Center
- Recessed Main Beams
- Ice/Water Shield
- OSB Sheathing with House Wrap

Exterior:

- Attached 2-Car Garage
- Front Porch or Sunroom (per plan)
- 5/12 Roof Pitch with Architectural Shingles
- Vinyl Siding
- Poured Concrete Slab
- Solid Skirting with Crawlspace Access
- Paved Driveway
- 2 Exterior Water Faucets
- 2 Exterior GFI Receptacles
- Doorbell at Front Door
- Gable End Dormer with Vinyl Shake Accent
- Rain Gutters
- Steel or Fiberglass 9-Lite Front Door
- Steel or Fiberglass 6-Panel Rear Door
- Fire Rated Steel Door at Garage
- Vinyl Sliding Glass Door (per plan)

Interior:

- Drywall Throughout
- Vinyl & Carpet Flooring Per Plan
- Residential Molding Throughout
- Recessed Ceiling Lights/Vanity Strip Lights

Utilities:

- Forced Hot Air Gas Heating System
- Programmable Thermostat
- 40 Gallon Electric Water Heater
- 200 AMP Panel Box
- New England Safety Switch
- Smoke & CO Detectors Per Code
- 4 TV Jacks
- 4 Phone Jacks

Kitchen:

- Hardwood Cabinet Doors & Stiles
- Island (per plan)
- 18 CF Refrigerator (upgrades available)
- Gas or Electric Range Installed
- Microwave Over Range
- Dishwasher Installed
- 8" Stainless Steel Double Bowl Sink

Bathrooms:

- Hardwood Cabinet Doors & Stiles
- Fiberglass Shower in Master Bath
- Fiberglass Tub/Shower in Main Bath
- Porcelain Sinks

Multiple Single-Family & Duplex Designs Available

Popular Options Available

Carport in place of standard enclosed garage (only available with single-family) ...	Reduces Package Price by \$7,500
Optional Rear Deck (Pressure Treated or Trex Decking Available)	Starting at \$23 per Square Foot
Air Conditioning	\$4,500
Smooth Ceilings	\$795
4-Lite Front Door	\$75
15-Lite Exterior Door	\$245
Vinyl Sliding Glass Door IPO Exterior Door or Window	\$675
Deadbolts at Exterior Doors	\$25
Wood or Gas Fireplace	Starting at \$1,350
Upgraded Premium Vinyl Siding	Starting at \$912
Farmer's Sink IPO 8" Stainless Steel	\$195
Upgraded Cabinets	Starting at \$745
Medicine Cabinets	Starting at \$125
50 Gallon Electric Water Heater	\$50
Oil Gun Furnace	Starting at \$600
Wire/Brace/Switch for Ceiling Fan with Light Per Room	\$450
Additional Recessed Lights	\$83 Each
Upgraded Carpet Pad Throughout	\$125
Upgraded Carpet Throughout	\$400
Vinyl Floor at Foyer Entry	\$60
Vinyl Floor Throughout	\$12 per Linear Foot
Comfort Height Commode	Per Bathroom \$150
36" Interior Doors	Per Door (where possible) \$50
Grab Bars in Bathrooms	Per Bar \$100
Pressure Treated Ramp to Exterior Doors	Per Square Foot \$30
Solar Panels	Refer to Catamount Solar
Full Basement Set in place of Concrete Slab Set	Starting at \$25,100

Customize Your Home to Fit Your Needs!

Lot Descriptions

Single Family Lots (* Denotes Premium Lot)

▪ Lot 2*	.21 Acres	▪ Lot 25*	.22 Acres
▪ Lot 9*	.21 Acres	▪ Lot 6*	.22 Acres
▪ Lot 16*	.21 Acres	▪ Lot 13*	.22 Acres
▪ Lot 22*	.20 Acres	▪ Lot 14*	.20 Acres
▪ Lot 28*	.21 Acres	▪ Lot 33	.18 Acres
▪ Lot 30*	.20 Acres	▪ Lot 34	.18 Acres
▪ Lot 37*	.19 Acres	▪ Lot 40*	.18 Acres
▪ Lot 39	.19 Acres	▪ Lot 41*	.18 Acres
▪ Lot 44	.16 Acres	▪ Lot 35	.20 Acres
▪ Lot 5*	.22 Acres	▪ Lot 36	.20 Acres
▪ Lot 11*	.21 Acres	▪ Lot 42*	.20 Acres
▪ Lot 12*	.22 Acres	▪ Lot 43*	.19 Acres
▪ Lot 19	.22 Acres	▪ Lot 45*	.23 Acres



Streetview - Representation Only

Duplex Lots (* Denotes Premium Lot)

▪ Lot 3*	.22 Acres	▪ Lot 24	.28 Acres
▪ Lot 10*	.26 Acres	▪ Lot 32	.21 Acres
▪ Lot 17*	.25 Acres	▪ Lot 7*	.23 Acres
▪ Lot 23*	.26 Acres	▪ Lot 8*	.33 Acres
▪ Lot 29*	.26 Acres	▪ Lot 15*	.31 Acres
▪ Lot 31	.27 Acres	▪ Lot 20*	.26 Acres
▪ Lot 38	.26 Acres	▪ Lot 21*	.30 Acres
▪ Lot 4*	.22 Acres	▪ Lot 26	.27 Acres
▪ Lot 18*	.32 Acres	▪ Lot 27	.30 Acres

Community Orientation

Single Family
& Duplex Lots Available



Project Location



**The Beckley Hill
Meadows development
will connect the
Richardson Road and
Beckley Hill
neighborhoods in
Barre Town**



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