

# EXPERIENCE NATURE IN THE HEART OF NEW HAMPSHIRE

Homes by:

*Minglewood  
Homes, llc.*



*Welcome home* to Villages at Sunningdale, your peaceful escape on the outskirts of the Garrison City. Sited on what was once the Sunningdale Golf Club, this beautiful, multi-phase community consists of 86 homesites ranging 0.19 to 0.61 +/- acres. Most homesites have views of a serene landscape with rolling hills and ponds, a setting that is truly breathtaking. Homeowners can have ease of mind being just minutes away from endless amenities such as shopping, restaurants, as well as major commuter routes in nearby Dover. Villages at Sunningdale offers something for everyone, with home package prices starting in the \$300's. Make the move today, and enjoy the lifestyle that Villages at Sunningdale provides.



**THE GOVE GROUP**  
REAL ESTATE

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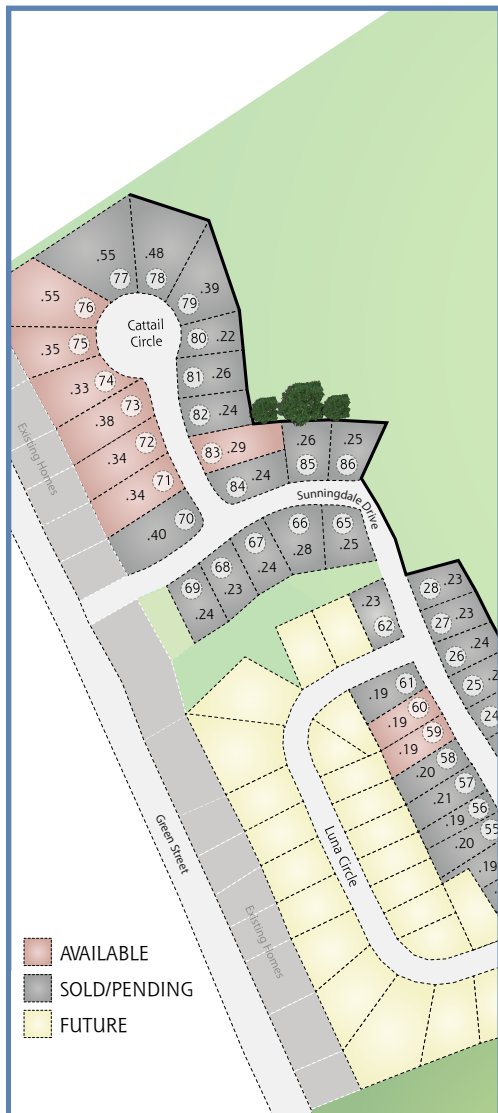


## PLOT PLAN





# PRICING AND AVAILABILITY



Lot	Acreage	Homestyle	Price	Status
59	.19	Vanilla Torte	\$334,900	Available
60	.19	Expanded Pollyanna	\$338,900	Available
71	.34	TBD	TBD	Available
72	.34	TBD	TBD	Available
73	.38	TBD	TBD	Available
74	.33	TBD	TBD	Available
75	.35	TBD	TBD	Available
76	.55	TBD	TBD	Available
83	.29	Expanded Pollyanna	\$351,100	Available
Updated 11.6.19				
Pricing and availability subject to change without notice.				



## Specifics to Villages at Sunningdale

HEAT	Hot air
FUEL	Natural gas
SEWER	Public
WATER	Public
HOA FEE (covers common land maintenance)	\$450/year *estimated

## Notable Standards

(Included in Base Pricing)

Hardwood in Main Living Areas (Kitchen, Dining, Living Room)  
 Tile in Baths & Laundry Area  
 Allowance for Kitchen Counters  
 Paver Front Walk

## Typical Upgrades

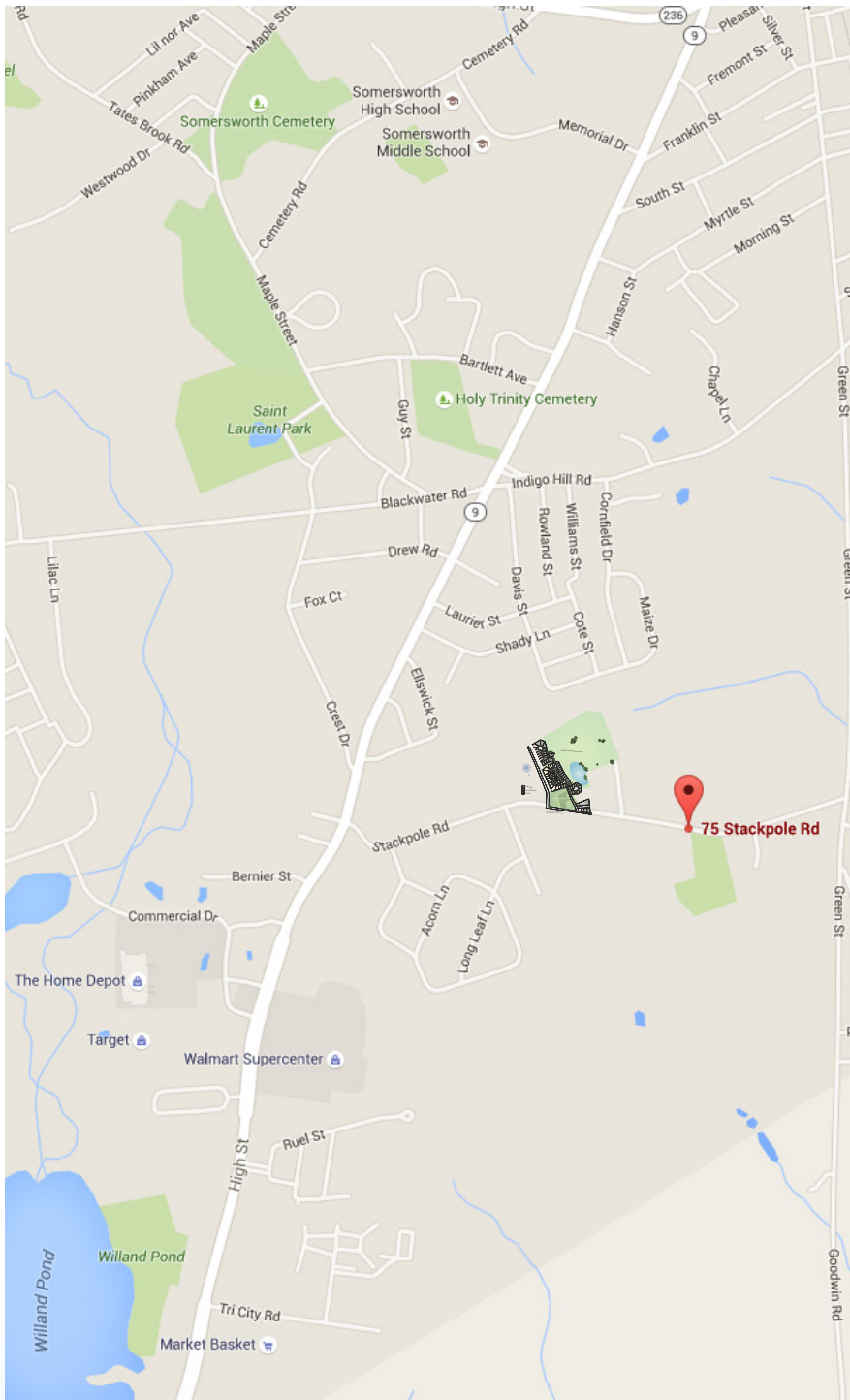
(Included in some models at additional cost)

Gas Fireplace  
 Kitchen Island  
 Central A/C



# LOCATION

## GPS Address: 75 Stackpole Road, Somersworth, NH



Somersworth originally became a mill town, beginning with gristmills and sawmills. In 1822, the brothers Isaac and Jacob Wendell of Boston purchased a gristmill for \$5,000 with its water rights at the Great Falls. They established the Great Falls Manufacturing Company, a textile business that expanded to include three mills for spinning thread and weaving cotton and woolen fabrics. Today, Somersworth is a city with a proud history and a bright future. Conveniently located an hour north of Boston and just minutes from Portsmouth, NH, Somersworth is a great choice for buyers who want a historic town with accessibility.

### Why choose Somersworth?

- University of NH located in our backyard along with the growing and vibrant Great Bay Community College in Portsmouth with their new local training center provides an educated workforce that embodies the New England work ethic.
- Big city amenities such as national retailers, public transportation and easy access to major highways, airports and hospitals with the convenience and feel of a small town.
- Abundant NH outdoor activities nearby including the highest mountain peak in the northeast, 18 miles of coastline and crystal clear lakes providing a quality of life that consistently ranks NH as one of the best place to live, work and play.

### Schools:

Idlehurst Elementary School (right across street)  
Maple Wood Elementary School (K-5)  
Somersworth Middle School (6-8) | Somersworth High School (9-12)

### Restaurants

- Yangtze Restaurant - Chinese Villa Pizza
- Somersworth House of Pizza
- Wooden Spoon - American
- Downtown Dover, NH has over 100!

### Events

- Annual Somersworth International Children's Festival
- Hilltop City Bluegrass Festival
- Pumpkin Fest

### Transportation Routes

- NH Route 16
- NH Route 108
- NH Route 9

### Airports

- Portland International Jetport – 43 Miles
- Manchester-Boston Regional Airport – 48 Miles
- Boston Logan International Airport – 69 Miles

- Skyhaven Airport- 4 Miles
- Pease International Airport - 15 Miles / 30 minutes

### Major Cities

- Manchester, NH- 47 Miles
- Portland, ME – 49 Miles
- Boston, MA – 70 Miles
- New York City, NY – 284 Miles
- Montreal, Quebec – 278 Miles