

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

The Gove Group Real Estate, LLC.
70 Portsmouth Ave | Stratham, NH
603.778.6400 (Office)
VillagesatSunningdale.com
TheGoveGroup.com

Lois Flynn, Realtor®
603.944.1676 (Mobile)
lflynn@thegovegroup.com
Michelle Normandin, Realtor®
603.996.1261 (Mobile)
mnormandin@thegovegroup.com

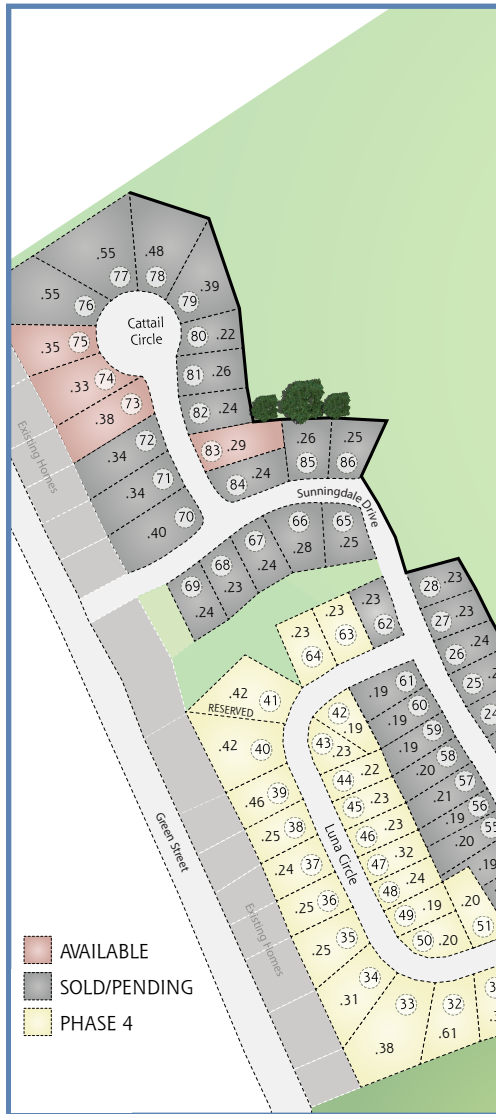
PLOT PLAN



For marketing only. Not to scale.
Subject to change without notice.

UPDATED 4.16.20

PRICING AND AVAILABILITY



| Lot | Acreage | Homestyle | Price | Status |
|--|---------|--------------------|-----------|-----------|
| 59 | .19 | Vanilla Torte | - | PENDING |
| 60 | .19 | Vanilla Torte | - | SOLD |
| 71 | .34 | Raspberry Biscotti | - | PENDING |
| 72 | .34 | Ben Charles | - | PENDING |
| 73 | .38 | Raspberry Biscotti | \$414,400 | Available |
| 74 | .33 | Strawberry Ranch | \$409,000 | Available |
| 75 | .34 | Vanilla Torte | \$368,000 | Available |
| 76 | .55 | Gooseberry Ranch | - | PENDING |
| 83 | .29 | Pharell | \$408,900 | Available |
| Updated 8.6.20 <i>Pricing and availability subject to change without notice.</i> | | | | |



Specifics to Villages at Sunningdale

| | |
|--|-----------------------|
| HEAT | Hot air |
| FUEL | Natural gas |
| SEWER | Public |
| WATER | Public |
| HOA FEE (covers common land maintenance) | \$509/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 and Cabinets

Typical Upgrades

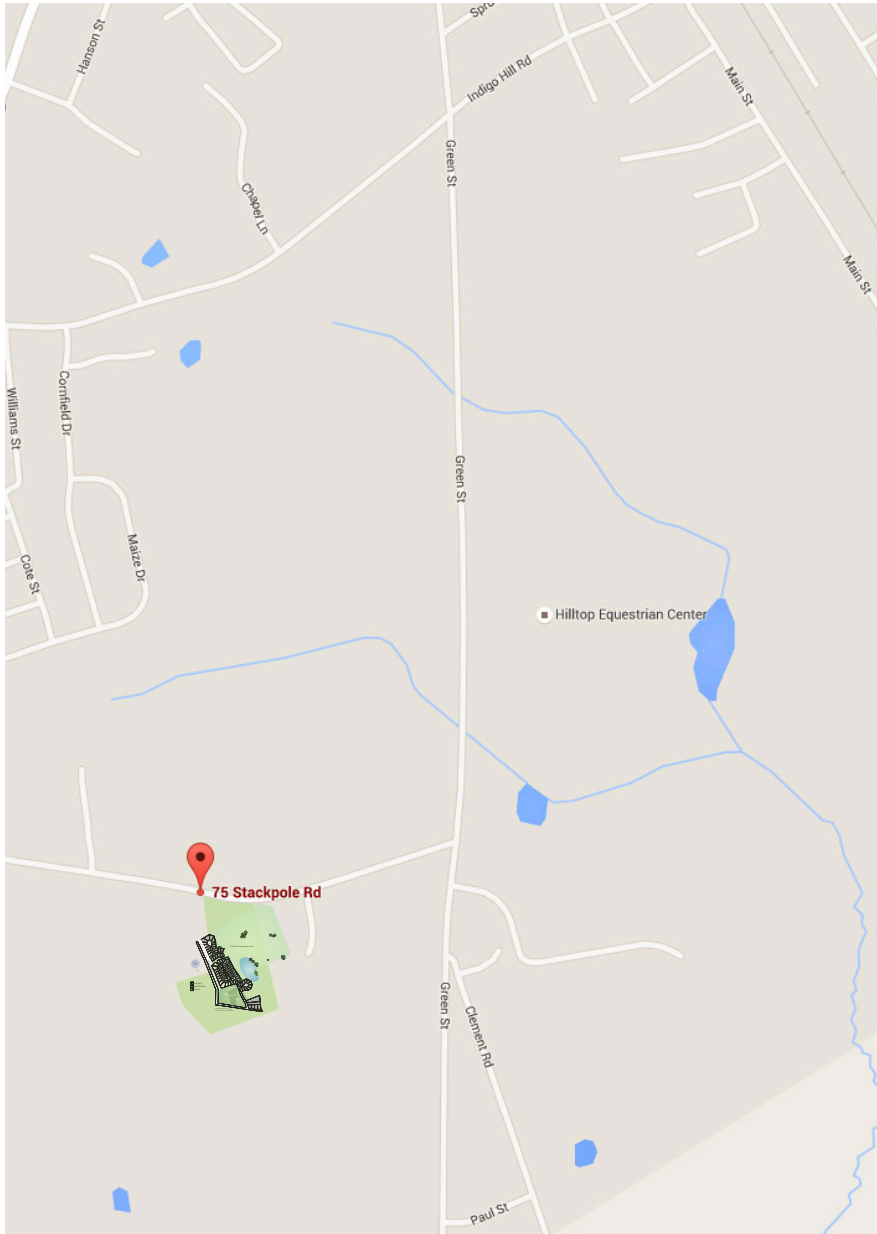
(Included in some models at additional cost)

Gas Fireplace
 Kitchen Island
 Central A/C



LOCATION

GPS Address: 75 Stackpole Road, Somersworth, NH



Somersworth originally began as a mill town, starting 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