



Seal Harbor Development
1 Nagog Park
Acton, MA 01720

Frequently Asked Questions

1. Who is the developer of Wildflower Meadow?

Seal Harbor Development is the developer of Wildflower Meadow. With over 30 years of residential design, construction and client management experience, they bring together all of elements necessary to service their customers with the highest level of craftsmanship available. Seal Harbor has set the benchmark for excellence through their meticulous supervision and efficient management balanced with innovative design, state-of-the art technologies, and unsurpassed craftsmanship.

2. How long will it take to build my home at Wildflower Meadow?

Upon selection of your home and its unique features you can anticipate your new home to be ready in approximately 150-180 days.

3. How many floor plans are available?

You may choose between 11 available floor plans.

4. How many homes in total will there be?

Wildflower Meadow will consist of 56 single family homes.

5. What is the price range?

Wildflower Meadow homes range in price from the low \$400's to the low \$600's.

6. How many bedrooms are there?

The homes at Wildflower Meadow offer two and three bedrooms. Many of the plans offer additional study/flex/loft space as well. There are also plans that feature first floor master suites.

7. Do the homes have multiple levels?

All homes at Wildflower Meadow have two levels, some of which feature first floor master bedrooms.

8. What parking accommodations are planned?

Parking accommodations for the homes at Wildflower Meadow are determined by the home plan and the lot it is placed on. Homes are available with a 2-car garage placed underneath, a 2-car attached garage, and a 1-car attached garage.

9. What are some of the standard interior features of the home?

Homes at Wildflower Meadow all feature hardwood flooring throughout the first floor areas of the living and dining rooms, the kitchen, and the foyer. The bedrooms, second floor areas, and study are carpeted. All bathrooms have tile flooring. Kitchen appliances include range, microwave, and dishwasher. Countertops in the kitchen and bathrooms are granite.

10. Will there be any amenities on-site?

Homeowners at Wildflower Meadow have full access to the adjacent Village Green amenity center including outdoor pool, fitness center, kitchen/tv great room area, and business center.

11. Are water and sewer private or public?

Wildflower Meadow homes have public water through the Town of Littleton and private sewer. This waste treatment facility is shared with the Village Green Apartment Community.

12. What fees can I anticipate as a homeowner at Wildflower Meadow?

The Homeowner's Association fee (HOA) is \$130 monthly.

13. What do the Homeowner's Association fees cover?

Included in the HOA fee will be road maintenance (including snow removal), trash removal, and use of the Village Green amenities.

14. What is the tax rate in Littleton?

For the Fiscal Year 2015, property tax rates are \$18.10 per \$1,000 of valuation.

15. What utilities will I be paying for as a resident and who will be the service providers?

Wildflower Meadow homes are heated by natural gas provided by National Grid. Electricity is provided by the Littleton Electric Light & Water department, recognized for its low rates, high reliability, and quality service. Cable service may be purchased through Comcast or Verizon.

16. Is there a warranty with the homes?

All Wildflower Meadow homes have a standard one year limited warranty.

17. Will the homes have decks, patios, or walk out basements?

All Wildflower Meadow homes have an 8'x10' deck. Depending on location and plan, some will also have walkout basements.

18. Will the homes have fireplaces?

Certain floorplans include a gas fireplace. All other plans can accommodate this as a personal choice design feature.

19. Are there full basements?

Yes, all the homes have full basements

20. Are pets allowed?

The Wildflower Meadow community allows common household pets; all should be leashed when outside.

21. Are outdoor grills allowed?

Grills may be situated on a homeowner's deck or back yard area.

22. How will the outside grounds be developed?

Wildflower Meadow's Community landscaping is professionally designed and maintained at the entrance to Wildflower Meadow and where appropriate within the community. Each homeowner will be responsible for the maintenance of their home and grounds.

23. Does the builder have financing options available to buyers?

Yes, we work with preferred lenders. See Sales Team for more details.

24. Tell me about Littleton, MA schools?

Littleton public schools consistently rank in the upper tier of schools within the Commonwealth. Students are serviced within two elementary schools (grades K-2 and 3-5), a middle school, and a high school. Littleton High School was recognized by U.S. News & World Report in 2015 as one of the best high schools in Massachusetts and received a Gold Medal distinction.

25. How do I reserve a home at Wildflower Meadow?

A non-binding reservation agreement with a \$1,000.00 reservation deposit is required when you select and reserve your home at Wildflower Meadow.

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