

# FEATURES

## *Outstanding Community Features*

- Eight-acre wooded site conveniently located just one mile from either I 93 or I 293
- Take in a concert or Manchester Monarchs game at the popular Verizon Wireless Arena, located in downtown Manchester, just 10 minutes from The Gables at Manchester. Also, the historic Palace Theatre, NH Symphony, NH Institute of Art, Fisher Cats Ballpark and numerous opportunities for nightlife, shopping and restaurants are just some of the exciting amenities you'll find in Manchester
- 20 minutes from the Manchester Airport
- An easy drive to the NH Lakes Region, White Mountains, Seacoast and Boston
- Professionally designed and superbly maintained landscaping at entrance and common areas



Hackett Hill Road  
and Front Street  
Manchester, NH

**603-695-6609**

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

- Underground irrigation system for common areas
- Community mailbox area
- Street lighting
- Public water – Manchester Water Works
- Municipal sewer
- Natural gas (Keyspan)

## *Distinctive Exteriors*

- Each townhome includes a professionally designed landscape package featuring a hydroseeded backyard, foundation plantings and underground irrigation system
- Low-maintenance vinyl siding with Cedar Impression accents per plans
- 30-year architectural shingles
- Low E insulated vinyl windows
- Therma-Tru fiberglass insulated front entry door
- Generous one-car, fully drywalled garage with 9' steel insulated door and automatic garage door opener
- Durable composite decking on front porch (and balcony if applicable) with vinyl railing
- 2" x 6" exterior wall construction
- Pressure treated rear deck
- R-19 insulation w/vapor barrier – exterior walls; R-38 insulation – attic ceiling; R-30 insulation – garage ceiling

## *Impressive Interiors*

- Well-appointed 2-bedroom, 1½ bath tri-level townhomes with finished rec room on first floor – includes triple slider leading to backyard/patio area
- Ceramic tile flooring in kitchen, foyer, baths and laundry
- Full color selection of plush wall-to-wall carpeting
- Automatic fire sprinkler system in each unit

- Progress lighting fixtures
- Nine foot ceilings on second floor (living room, dining room, kitchen)
- Recessed lighting in kitchen area
- Central air conditioning
- Lennox high efficiency forced hot air furnace
- Trim package includes 2½” door and window casing plus 3¼” base molding
- 6 panel molded interior doors
- Benjamin Moore interior paints
- 125 amp load center
- 3 phone and 3 cable lines standard

### ***Expansive Kitchens***

- Armstrong raised panel maple cabinetry
- Granite countertops
- Ceramic tile flooring
- Recessed lighting
- GE appliance collection including electric range, over-the-range microwave and dishwasher
- Moen double bowl stainless steel sink
- Moen single-control kitchen faucet with side spray

### ***Deluxe Bathrooms***

- White cabinetry
- Granite countertop (3rd floor bathroom)
- Integral undermount sink (3rd floor bathroom)

- Sterling pedestal sink in second floor half bath
- Moen faucets
- Progress decorative lighting fixtures
- Ceramic tile flooring

### ***Personalization OPTIONS***

- Additional bedroom and bathroom on first floor (in lieu of finished rec room)
- Direct vent gas fireplace with blower fan and remote control
- Hardwood flooring
- Additional ceramic tile flooring
- Additional television or cable TV outlets
- Under cabinet lighting
- Eyeball lights over fireplace
- Concrete or brick paver patios
- Ice maker line
- Garbage disposal
- Central vacuum
- Built-in media center in first floor rec room
- Crown molding in dining room, living room or kitchen
- Programmable thermostat
- Humidifier and air cleaner
- Keyless entry into garage
- Additional heating/cooling zone with thermostat

*\* We reserve the right to substitute equivalent products for all brand names listed and to make changes without prior notice.*