



WINDSOR CROSSING



Call or text us anytime, happy to help!
(603) 440-8405

WELCOME TO EXETER, NH

Welcome to Exeter, New Hampshire's quintessential New England town since 1638. Located at the tidal basin where the Exeter River becomes the Squamscott River, Exeter's close proximity to the ocean makes it beloved by residents and a fun destination for travelers alike. From its downtown galleries, shops, and restaurants to the endless outdoor fun and recreation; you will find Exeter a great place to visit and an even better place to call home.

Our special part of New Hampshire is filled with recreational opportunities of every kind and for all ages. Whether you want to hike, bike, run, or just take a leisurely stroll, Exeter has plenty of trails and parks waiting just for you.

Exeter offers a wide range of dining options; from classic diners, seafood, Asian and Italian restaurants, to trendy upscale contemporary restaurants, and classic country inns. No shopping trip is complete without trying some of the finest cuisines you'll encounter anywhere.

Served by an outstanding highway network, residents enjoy easy access west to Manchester and east to the towns and villages along the Atlantic coast. Daily commuter service into the Boston metropolitan region is provided by Amtrak's Downeaster, which operate five daily round trips.

- 20 minutes from Portsmouth and NH's scenic Atlantic coastline
- One hour from Boston, MA
- One hour from Portland, ME
- 30 minutes from Manchester, NH



DESIGNS

Choose from 2 flat style 2 bedroom and 2 bathroom floorplans, the Liberty and Lincoln, square footage ranging from 1,325 SQFT to 1,494 SQFT. Scroll through our building layout to locate the perfect spot for you. Building offers 39 unique locations to choose from with a full range of pricing starting at \$339k. Start your home search below.

THE LIBERTY | 1,494 SQFT

2 Bedroom

2 Baths

THE LINCOLN | 1,325 SQFT

2 Bedroom

2 Baths

- 1 Underground Parking with Elevator Access
- Designer Cabinets with Granite Countertops and Center Island
- Hardwood Flooring and Ceramic Tiles
- Master Bedroom with Large Closet and Walk in Shower
- Gas Fireplace with Mantle
- Powder Room
- Balcony or Patio
- Private patio or balcony (depending on residential level)
- Pet Friendly Community
- Secure Entry
- One assigned parking space and storage room in the heated underground garage.
- Elevator service to all floors
- Garage level trash and recycling

F.A.Q.s

Feel free to reach out with any questions, but here are some of the common questions we hear.

Are the townhouses part of Windsor Crossing? Yes the townhouses were phase 1 of the entire project.

How many homes does the building offer? There will be one building containing 39 single-level homes.

Is there more than 1 floor plan to choose from? Yes there are 2 Floorplans to choose from.

How much does each home cost and how big are they? The Residences at Windsor Crossing start at \$339,000 with floorplans ranging from approximately 1,325 to 1,494 SF.

Where can I park? A heated parking garage is located underneath the building with additional outside parking available for residents and guests.

Is there a condo fee and how much? Yes the condo fee is \$225 for the Lincoln and \$245 for the Liberty.

How much are the taxes in Exeter? The Fiscal Year 2017 Residential Tax Rate is \$26.77 per \$1,000 of valuation.

Does the home come with a warranty? Yes, each home at Windsor Crossing comes with a one year limited warranty.

Can I have a dog or cat? Yes, 2 pets allowed per residence.

What type of utilities are associated with each home? Public water and sewer, electric, natural gas, and phone/cable/internet by Comcast.

What do I do with my trash and is there recycling? Yes there is trash in the basement as well as recycling.

How do I go about securing a home? Speak with one of our customer service reps.

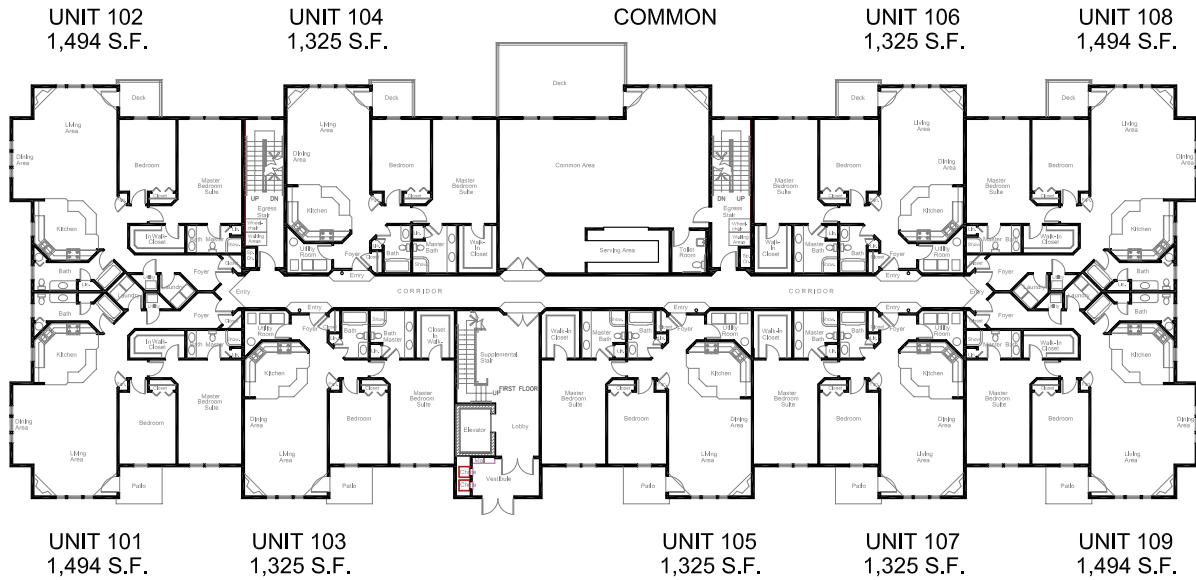
THE LIBERTY



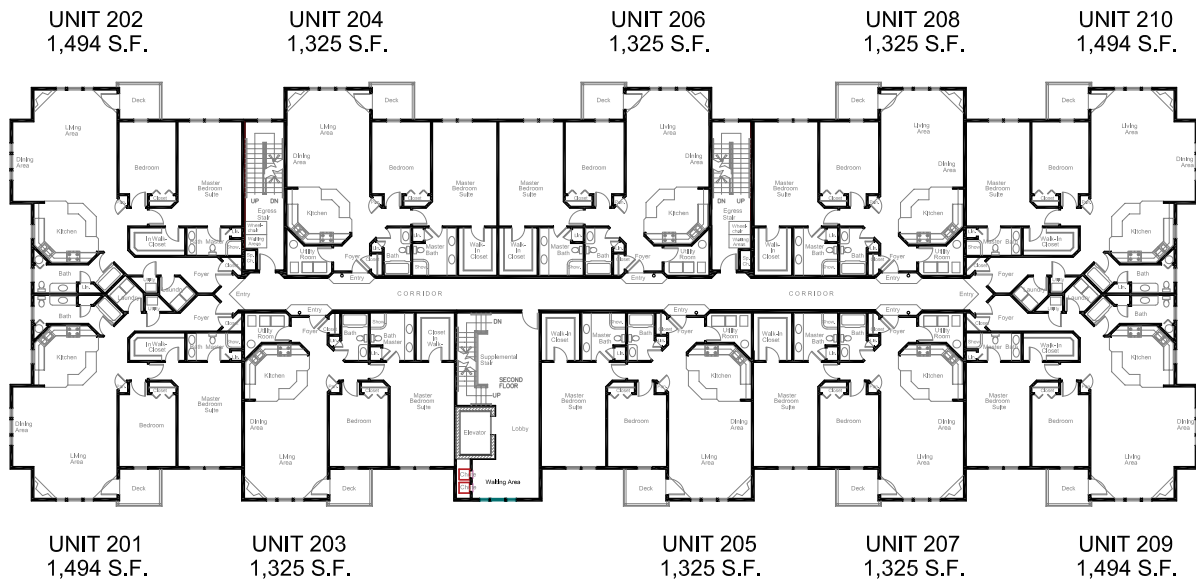
THE LINCOLN



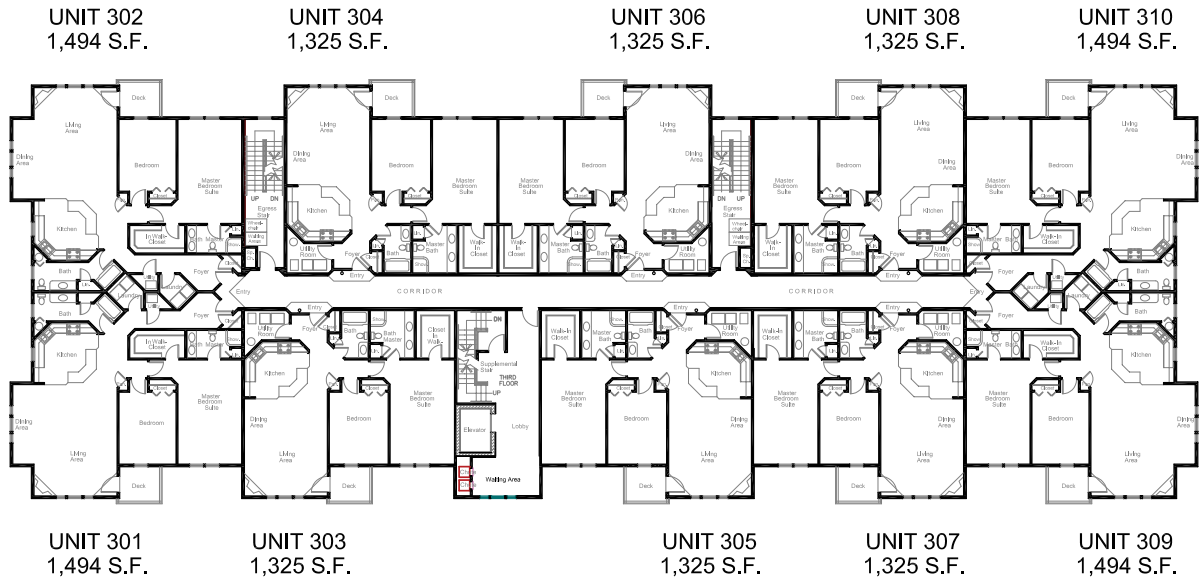
LEVEL ONE FLOOR PLAN



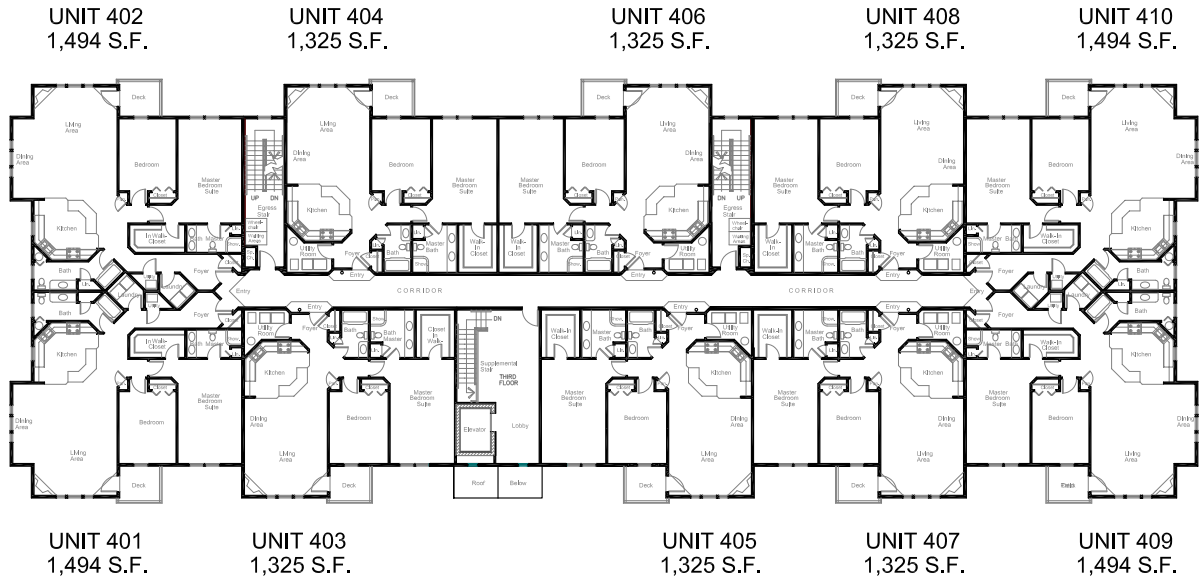
LEVEL TWO FLOOR PLAN



LEVEL THREE FLOOR PLAN



LEVEL FOUR FLOOR PLAN





Downsizing or Upsizing?



Let us make this transition as easy as possible!



We will sell your house on time and headache free.

**CALL US TO SCHEDULE
A FREE HOME EVALUATION**



PRMI is Your Go-to Lender for Windsor Crossing at Exeter

With competitive rates and fees, years of local New Hampshire experience, and a streamlined loan process tailored specifically to help Windsor Crossing buyers close faster and easier, Primary Residential Mortgage, Inc. (PRMI) is the recommended choice for your financing needs.

Advantages of Using PRMI:

- PRMI has already received full condo approval for all of Windsor Crossing at Exeter, significantly expediting the closing process.
- PRMI's AccountChek software eliminates the need to provide income and asset documentation for most borrowers.
- PRMI is offering a \$500 lender credit to qualified customers.
- PRMI's reputation for fast, friendly, and reliable service is backed up by glowing testimonials from previous clients, viewable at the website below.



Call today for more information, or visit
SteveCrowellHomeLoans.com to apply online.

Steven H. Crowell

Loan Officer

NMLS#: 58375

(603) 742-3331

scrowell@primeres.com

www.jstevcrowellhomeloans.com

44 Dover Point Road, Unit E
Dover, NH 03820



PRMI NMLS 3094. PRMI is an Equal Housing Lender. Terms and conditions apply. Programs, rates, terms and conditions are subject to change and are subject to borrower(s) qualification. This is not a commitment to lend. "Licensed by the New Hampshire Banking Department" 10706-MB. Available for properties located in New Hampshire only. Borrowers are eligible for a lender credit toward closing costs on the CLOSING DISCLOSURE. Secured by a first mortgage or deed of trust (New Loan), subject to qualification, approval, and closing with Primary Residential Mortgage, Inc. Loan must close within 60 days from the date of loan application. Total discount may not exceed \$500 in total. Credit coupon must be presented at time of application and all eligibility requirements met no later than 15 days prior to the New Loan closing date. Only one discount permitted per loan. Cannot be used in conjunction with any other current promotions. This discount is void where prohibited and is non-transferable, subject to the terms herein, and valid on all complete applications received on or before 03/26/2019 Loan must close on or before 05/26/2019.



