

KRAUS & HUMMEL LLP

99A COURT STREET
PLYMOUTH, MASSACHUSETTS 02360

(508) 747-4200
(508) 747-0788 FAX
www.kraushummel.com



February 18, 2016

Delivered In-Hand

Town of Carver
Zoning Board of Appeals
108 Main Street
Carver, MA 02330

Re: Tall Pines, Carver, MA

Dear Sir/Madam:

Please be advised that this office represents the interests of Draper Homes and Improvements LLC regarding the filing of a 40B Application.

Enclosed please find eight (8) copies of the following documentation:

1. 40B Application;
2. 40B Application Attachment;
3. Site Approval Letter from Mass Housing;
4. Quitclaim Deed;
5. Purchase and Sale Agreement;
6. Correspondence from Division of Fisheries & Wildlife dated 4/3/14;
7. Email dated 3/31/14 from Division of Fisheries & Wildlife;
8. Submission Narrative;
9. Table of Dimensional Requirements;
10. Conceptual architectural drawings;
11. Certification of Limited Dividend Status;
12. List of development team members and their responsibilities;
13. Marketing plan;
14. Site conditions report;
15. 8 full size preliminary site development plans;
16. 6 11" x 17" plan sets; and
17. Electronic plan in PDF;

Utilities Plan: The site plan shows drainage in general, notes a public water supply and individual site sewerage. Water lines and hydrant locations will be as


specified by the town. Electricity, CATV and communications are to be underground. We do not know whether or not natural gas is available on Plymouth Street - - that is to be confirmed. Utilities will be specifically addressed and shown when circumstances warrant more definitive design.

Lottery Agent: A lottery agent has not yet been chosen. My client is currently interviewing candidates.

Enclosed please find checks in the amount of \$1,000.00 for the application fee and in the amount of \$1,950.00 for the proposed dwelling units (\$50.00 x 39 units).

Please schedule a hearing on this matter at your earliest convenience.

Thank you for your cooperation and attention to this matter. If you have any questions, please do not hesitate to call.

Very truly yours,

Robert Kraus

RK/k
Enclosures
Cc: Client

S:\KH Documents\DRAPER, MICHAEL\40B Carver\Town of Carver -filing of application (2-16-16).doc

Received By:

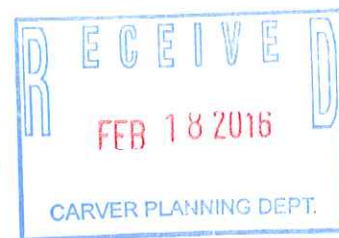
Date: _____



TOWN OF CARVER

Zoning Board of Appeals

108 Main Street, Carver, Massachusetts 02330
508.866.3450 marlene.mccollem@carverma.org



Please submit an original and 7 copies of this application. Include 8 copies of the required supporting documentation, along with 8 full-size plan sets, 6 11"x17" plan sets, and an electronic plan in PDF.

Applicant: Draper Homes and Improvements LLC
Michael Draper 40 Sachem Rd. 508-989-3725
Full Name Address Telephone

Property Owner: Daminga Ann Silva *
Full Name Address Telephone
*Purchase & Sales Agreement demonstrates control by Applicant.

Representative: Robert Kraus, Esq. 99A Court St., Plymouth, MA 02360
Full Name Address Telephone
508-747-4200

Qualification for a comprehensive permit:
☐ Public Agency
☐ Non-profit Organization (provide documentation)
☒ Limited Dividend organization (provide documentation)

Location of Property: Plymouth Street, Carver, MA
Street Address Assessor's Map and Parcel

How many lots will be subject to the comprehensive permit: See below

What is the current use of the property: Vacant land

Attach a copy of the current deed of the property.

Date of site approval letter (provide copy): January 8, 2016

Type of Housing: Single Family Detached X Condominiums Multi-Family

Unit Mix: Total No. of Units 39 Affordable 10 Market 29
(Identify affordable units on plan)

Project Description: The project is composed of 39 housing sites with
homes ranging in size from 1650 s.f. to 2058 s.f. of living space.

Is any aspect of the property currently nonconforming (describe how & when the nonconformity was created): See attached.

Attach a separate sheet describing the specific zoning exemptions the applicant is seeking. Note the relevant section of the Zoning Bylaw. Clearly state what is proposed and what is required under the Bylaw. See attached.

Attach a separate sheet describing the specific waivers of the Subdivision Rules & Regulations that are requested (if applicable). Note the relevant sections and clearly describe the necessary waiver.

Total Buildable area of the site: See plans. 17.81 acres

Zoning District in which the property is located: RA Zoning

Under the current zoning, how many units would be eligible to be built? See attached.

Does any portion of the site contain wetlands? Yes ~~XXX~~

Is a Conservation Commission hearing required under the State Wetlands Regulations? Yes No See attached.

Is the site located within a designated flood hazard area? ~~XXX~~ No

Is the site located within a local Historic District? ~~XXX~~ No

Availability of utilities:

Public Water Yes

Private Well No

Natural Gas ~~NO~~ To be confirmed

Electricity Yes

Title V Septic Yes

Denitrification Septic Yes

Construction Type:

New Construction X

Rehabilitation

Conversion

Describe how/when the affordable units will be allocated: Based on M.G.L. c. 40B
rules and regulations.

Is a local preference proposed? Yes X No

If yes, how many affordable units are proposed to be marketed to Carver residents? All

Will a lottery agent be used? Yes X No

If yes, who will be the lottery agent? Subject to determination
(Attach a copy of the commitment agreement, listing all fees, and methodology used to determine income eligibility)

Has the agent performed previous lotteries for Comprehensive Permits? Yes X No

Will the affordable units be age restricted? Yes No X

What provisions have been made for children? The property is located within
1-2 miles of schools and recreational facilities.

Has a monitoring agent been selected? Yes No X

If no, why not? Pending process

If yes, please attach a copy of the agreement including terms and fees.

Has your agent monitored other Comprehensive Permit projects? N/A Yes No

If yes, provide a list of the most recent 5 projects, including the name of the project and the municipality. If no, explain their qualifications. N/A

Unit Type	# of units	# of Bedrooms	# of Baths	Sq. footage	Sales price
Affordable					
Market					
Total					

Subsidizing Agency: Mass Housing

Subsidy Program: Mass Housing -Housing Starts Program

Applicant's Signature:  2/17/16

Robert Kraus, Esq. Date
Attorney for Draper Homes and Improvements LLC

Required Supporting Documents

Provide 8 sets, along with 8 full-size plan sets, 6 11"x17" plan sets, and an electronic plan in PDF:

	Included	N/A
Complete application with filing fee		
Project eligibility letter/site approval letter		
Evidence of site control & a copy of the current deed		
List of development team members & their responsibilities		
Marketing plan & lottery information		
Site conditions report		
Topographic plan		
Utilities plan		
Preliminary site development plans		
Conceptual architectural drawings		
Traffic impact report		
IRS Certificate as a non-profit organization		
Limited dividend organization qualification		
Secretary of State Certificate of Good Standing		
Zoning history for any nonconformities		
Notice of intent/RDA		
Ch. 21E assessment		
Monitoring agent information		



TOWN OF CARVER

Zoning Board of Appeals

108 Main Street
Carver, MA 02330

Phone: (508) 866-3450

Fax: (508) 866-3430

E-mail: marlene.mccollem@carverma.org

Comprehensive Permit Fees,
Effective November 17, 2015

An application shall be submitted with a fee of \$1,000 plus \$50 per proposed dwelling unit.

The applicant shall provide all necessary funds for peer review consultants in accordance with 760 CMR 56.05(5).

LAND MANAGEMENT SYSTEMS, INC.

P.O. BOX 999 * MANOMET, MA 02345

*phone 508 224 2201 * fax 508 224 2998 * email landmanagement@comcast.com*

Registered Professional Land Surveyors & Civil Engineers



02-14-16

To: Robert Krause

From: J. Randolph Parker, Jr., PLS

**RE: DRAPER COMPREHENSIVE (40B) APPLICATION
PLYMOUTH ST, CARVER MA**

This is to address information requested for the above said application:

Page 2, regarding waivers for the above said of the *Rules & Regulations Governing the Subdivision of Land in Carver, as amended 10-15-91 on-line*:

4.02-2.g. Definitive Plan – Waiver requiring location of all trees 10" or more in diameter within 50' each side of the road way. Waiver request is anticipated as the layout and adjacent areas generally must be cleared, tree locations moot, trees otherwise preserved where possible and street trees per regulations installed subsequent to infrastructure.

Table 2. Horizontal Alignment – Waiver to reduce minimum centerline radius from 125' to 105'. Waiver request accommodates the irregular parent parcel configuration for a relatively tight loop road with minimum inside curve radii sufficient for fire apparatus. The lesser radii will also generate traffic speed mitigation throughout the development.

Vertical Alignment – Waiver to increase maximum grade from 6% to 9%. Waiver request addresses potential for design slopes to exceed 6% where grades of 10% to 12% are typically utilized within the commonwealth. A slope of about 9% appears to be necessary at ingress and egress to the proposed development without engaging expense of large fills and retaining walls.

Other waivers may become apparent upon production of an on the ground topography and further investigation of documents referenced in subdivision control regulations. A typical waiver these days of high strength plastic composites for cover reduction and related construction materials may be requested.

Page 2, regarding *total buildable area of the site*. The entire site is buildable except for a wetland portion (2,500 sf+/-) of "Open Space Area C" on the compiled site plan. Total buildable area for home sites, roads, drainage and

D

contributed open space is approximately 17.75 ACS, subject to wetland delineations and on the ground survey locations.

Page 2, *under current zoning, how many units would be eligible to be built?* This parcel has previously undergone planning staff analysis, wherein eight buildable lots are evident.

Page 2, *is a Conservation Commission hearing required under the State Wetlands Regulations?* Based on compiled data the answer is no, not for the road and infrastructure proper. Individual lots may require application for construction.

Page 2, *Availability of utilities, Denitrification Septic*, the response is YES, as single family detached denitrification septic systems are now a general permit at reasonable cost under Title 5 in the commonwealth.

Responses to municipality concerns within MassHousing approval dated 01-08-16:

Fire protection distribution system does not appear to be a problem, as our research indicates sufficient volume and pressure from Middleborough to supply requisite sized lines, hydrant and blow off locations to the satisfaction of the fire department. The road and water supply proposed are looped, not dead end. A minimum 50' inside turning radius for fire apparatus is typically provided.

The Carver Conservation Commission requests that wetlands are properly delineated...and the property is a mapped NHESP area, the commission requests a copy of the letter of determination. Wetlands will be delineated and located when the snow melts, a report provided and sufficient material for determination submitted to the NHESP when circumstances permit. Attached is a copy of species determination and interim email opinion from NHESP regarding the status of the property.

The municipality is concerned with nitrate pollution and the risk of methemoglobinemia. Single family detached denitrification septic systems are now a general permit at reasonable cost under Title 5 in the commonwealth and will be utilized for this project although groundwater flow is away from most residences. Additionally, medical publications now appear to disassociate methemoglobinemia from nitrates in drinking water.

Please contact us should you have any question or comment.

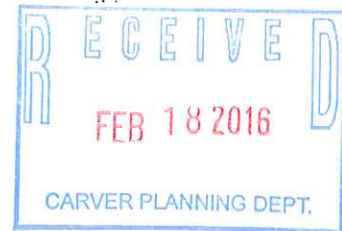

02-14-16





Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108

TEL: 617.854.1000 | FAX: 617.854.1091
VP: 866.758.1435 | www.masshousing.com



January 8, 2016

Draper Homes and Improvements, LLC
Mr. Michael Draper
40 Sachem Road
Plymouth, MA 02360

**Re: Tall Timbers, Carver
Project Eligibility/Site Approval
Project #797**

Dear Mr. Draper:

This letter is in response to your application as "Applicant" for a determination of Project Eligibility (Site Approval) pursuant to Massachusetts General Laws Chapter 40B ("Chapter 40B"), 760 CMR 56.00 (the "Regulations") and the Comprehensive Permit Guidelines issued by the Department of Housing and Community Development ("DHCD") (the "Guidelines" and, collectively with Chapter 40B and the Regulations, the "Comprehensive Permit Rules"), under the New England Fund ("NEF") Program ("the Program") of the Federal Home Loan Bank of Boston ("FHLBB").

You have proposed to build 39 homeownership units (the "Project") on 17.81 acres of land located on Plymouth Street (the "Site") in Carver, MA (the "Municipality").

In accordance with the Comprehensive Permit Rules, this letter is intended to be a written determination of Project Eligibility ("Site Approval") by MassHousing acting as Subsidizing Agency under the Guidelines, including Part V thereof, "Housing Programs In Which Funding Is Provided By Other Than A State Agency."

MassHousing has performed an on-site inspection of the Site, which local boards and officials were invited to attend, and has reviewed the pertinent information for the Project submitted by the Applicant, the Municipality and others in accordance with the Comprehensive Permit Rules.

Municipal Comments

Pursuant to the Regulation, the Municipality was given a thirty (30) day period, in which to review the Site Approval application and submit comments to MassHousing. The Carver Board of Selectmen submitted a letter to MassHousing on November 22, 2015, summarizing comments from municipal officials, staff and members of the public. The following concerns were identified in their town comments:

- The Municipality is concerned with the proposed development's fire protection distribution system (hydrants and mains) and the number of waivers requested for roadway width, length of dead-end road, cross section and turning radii.
- The Carver Conservation Commission requests that wetlands are properly delineated on the proposed Site and any additional resources are clearly identified. In addition, given that the property is located within an area mapped by Natural Heritage and Endangered Species program, the Commission requests a copy of the letter of determination.
- The Municipality is concerned with nitrate pollution and the risk of methemoglobinemia on private wells that abut the proposed development.

MassHousing Determination and Recommendations

MassHousing staff has determined that the Project appears generally eligible under the requirements of the Program, subject to final review of eligibility and to Final Approval. As a result of our review, we have made the findings as required pursuant to 760 CMR 56.04(1) and (4). Each such finding, with supporting reasoning, is set forth in further detail on Attachment 1 hereto. It is important to note that Comprehensive Permit Rules limit MassHousing to these specific findings in order to determine Project Eligibility. If, as here, MassHousing issues a determination of Project Eligibility, the Developer may apply to the Zoning Board of Appeals of the Municipality for a comprehensive permit. At that time local boards, officials and members of the public are provided the opportunity to further review the Project to ensure compliance with applicable state and local standards and regulations.

Based on MassHousing's site and design review, and in light of feedback received from the Municipality and members of the community, the following issues should be addressed in your application to the Carver Zoning Board of Appeals, and you should be prepared to explore them more fully during the public hearing process:

- Development of this site will require resolution of all environmental conditions per laws, regulations and standards applicable to existing conditions and to the proposed use, including but not limited to compliance with all applicable regulatory restrictions relating to floodplain management, the protection of wetlands (WPA), river and wildlife habitats/conservation areas as well as local and state environmental protection requirements relating to the protection of the public water supply, storm water runoff, wastewater treatment, and hazardous waste safety. The Applicant should provide evidence of such compliance prior to the issuance of a building permit for the project.
- The Applicant should be prepared to address Municipal concerns regarding on-site circulation and parking to ensure compliance with public safety standards and good design practice relative to drive-aisle widths, turning radii and sight distances along the site drive and the parking areas through which it passes. The Applicant should be prepared to address concerns about provisions for safe pedestrian access and pedestrian/vehicular separation within the Site, sufficiency of resident and guest parking, and plans for snow storage.

- The Applicant should be prepared to describe plans for the provision of water (both potable and for the purposes of fire suppression) for the Project.

MassHousing has also reviewed the application for compliance within the requirements of 760 CMR 56.04 (2) relative to Application requirements, and has determined that the material provided by the Applicant is sufficient to show compliance.

This approval is expressly limited to the development of no more than thirty-nine (39) homeownership units under the terms of the Program, with not less than ten (10) of such units restricted as affordable homeownership units for low and moderate income persons or families as required under the terms of the Guidelines. It is not a commitment or guarantee of NEF financing and does not constitute a site plan or building design approval. Should you consider, prior to obtaining a Comprehensive Permit, the use of any other housing subsidy program, the construction of additional units or a reduction in the size of the Site, you may be required to submit a new Site Approval application for review by MassHousing. Should you consider a change in tenure type or a change in building type or height, you may be required to submit a new Site Approval application for review by MassHousing.

For guidance on the Comprehensive Permit review process, you are advised to consult the Guidelines. Further, we urge you to review carefully with legal counsel the M.G.L. c.40B Comprehensive Permit Regulations and 760 CMR 56.00.

This approval will be effective for a period of two years from the date of this letter. Should the Applicant not apply for a Comprehensive Permit within this period or should MassHousing not extend the effective period of this letter in writing, this letter shall be considered to have expired and no longer be in effect. In addition, the Applicant is required to notify MassHousing at the following times throughout this two year period: (1) when the Applicant applies to the local ZBA for a Comprehensive Permit, (2) when the ZBA issues a decision and (3) if applicable, when any appeals are filed.

Should a comprehensive permit be issued, please note that prior to (i) commencement of construction of the Project or (ii) issuance of a building permit, the Applicant is required to submit to MassHousing a request for Final Approval of the Project (as it may have been amended) in accordance with the Comprehensive Permit Rules (see especially 760 CMR 56.04(07) and the Guidelines including, without limitation, Part III thereof concerning Affirmative Fair Housing Marketing and Resident Selection). Final Approval will not be issued unless MassHousing is able to make the same findings at the time of issuing Final Approval as required at Site Approval.

Please note that MassHousing may not issue Final Approval if the Comprehensive Permit contains any conditions that are inconsistent with the regulatory requirements of the New England Fund Program of the FHLBB, for which MassHousing serves as Subsidizing Agency, as reflected in the applicable regulatory documents. In the interest of providing for an efficient review process and in order to avoid the potential lapse of certain appeal rights, the Applicant may wish to submit a "final draft" of the Comprehensive Permit to MassHousing for review. Applicants who avail themselves of this opportunity may avoid

significant procedural delays that can result from the need to seek modification of the Comprehensive Permit after its initial issuance.

If you have any questions concerning this letter, please contact Michael J. Busby at (617) 854-1219.

Sincerely,



Thomas R. Gleason
Executive Director

cc: Chrystal Kornegay, Undersecretary, Department of Housing and Community
Development
Ronald E. Clarke, Chairman, Carver Board of Selectmen
Stephen G. Grey, Chairman, Carver Zoning Board of Appeals

Attachment 1.

760 CMR 56.04 Project Eligibility: Other Responsibilities of Subsidizing Agency
Section (4) Findings and Determinations

Tall Timbers, Carver, MA #797

After the close of a 30-day review period and extension, if any, MassHousing hereby makes the following findings, based upon its review of the application, and taking into account information received during the site visit and from written comments:

(a) that the proposed Project appears generally eligible under the requirements of the housing subsidy program, subject to final approval under 760 CMR 56.04(7);

The Project is eligible under the NEF housing subsidy program and at least 25% of the units will be available to households earning at or below 80% of the Area Median Income, adjusted for household size, as published by the U.S. Department of Housing and Urban Development ("HUD"). The most recent HUD income limits indicate that 80% of the current median income for a four-person household in Carver is \$69,700. The Applicant has a letter of financial interest from Randolph Savings Bank, a member bank of the FHLBB under the NEF Program.

(b) that the site of the proposed Project is generally appropriate for residential development, taking into consideration information provided by the Municipality or other parties regarding municipal actions previously taken to meet affordable housing needs, such as inclusionary zoning, multifamily districts adopted under c.40A, and overlay districts adopted under c.40R, (such finding, with supporting reasoning, to be set forth in reasonable detail);

Carver does not have a current Housing Production Plan approved by DHCD. Carver has 146 Subsidized Housing Inventory (SHI) units (3.2% of its housing inventory) which is 305 SHI units shy of the 10% SHI threshold. The property is currently zoned for Residential and Agricultural use.

(c) that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns (such finding, with supporting reasoning, to be set forth in reasonable detail);

In summary, based on evaluation of the site plan using the following criteria, MassHousing finds that the proposed conceptual project design is generally appropriate for the Site. The following plan review findings are made in response to the conceptual plan, submitted to MassHousing:

Relationship to Adjacent Building Typology (Including building massing, site arrangement, and architectural details):

The Developer intends to build 39 New England style single family homes. The homes will range in size from 1,650 to 2,058 square feet. The adjacent building types include a mix of

residential housing that is similar in character and size to what is proposed for this Site. The Developer's objective is to create a New England Village-style development which features traditional architectural details, front porches and attractive landscaping. The massing of the Project will be mitigated by the efforts to modulate the perceived height, bulk and scale of the proposed residential structures to create an appropriate transition to adjoining neighborhoods.

Relationship to Adjacent Streets

The relationship of the proposed site access and egress to Plymouth Street, the "Old Route 44" does not present any discernable public safety impacts. There appears to be adequate lines of sight for vehicles entering and exiting the proposed Site. The proposed development is similar in height and scale to many subdivisions built in Carver and surrounding towns and compatible to their relationship to existing streets. The proposed development is able to successfully integrate with existing development patterns.

Density

The applicant proposes to build 39 homes on 17.81 acres, all of which are buildable. The resulting density is 2.18 units per buildable acre, which is acceptable given the proposed housing type.

Conceptual Site Plan

The proposed Development will consist of 39 single family residences on a 17.81 acre parcel. The proposed roadway layout and circulation patterns appear to provide adequate access and egress to Plymouth Street. In order to buffer the adjacent neighborhood the roadway will extend 200 feet into the Site before any homes are visible. The site plan includes an acre dedicated to a resident common area with a gazebo and an additional 4.45 acres of open space.

Topography

The natural topography of the site is rolling with moderate elevation changes and the lot is irregular in shape. These factors do not pose any impediment to development of the Site in accordance with the proposed plans.

Environmental Resources

This project will be served by public water from the town of Middleborough. The soil is sandy and the land is generally 20 to 30 feet above groundwater which will allow each home to be serviced by individual septic systems. There are no delineated jurisdictionally protected resources on Site that would affect development potential.

Proposed Use

Based on MassHousing staff's site inspection, internal discussions, and a thorough review of the application, MassHousing finds that the Site is suitable for residential use and development and that such use would be compatible with surrounding uses.

(d) that the proposed Project appears financially feasible within the housing market in which it will be situated (based on comparable rentals or sales figures);

The Project appears financially feasible based on a listing of comparable sales provided by the

Applicant that was submitted with the application.

(e) that MassHousing finds that an initial pro forma has been reviewed, including a land valuation determination consistent with the Department's Guidelines, and the Project appears financially feasible and consistent with the Department's Guidelines for Cost Examination and Limitations on Profits and Distributions (if applicable) on the basis of estimated development costs;

The initial pro forma has been reviewed for the proposed residential use and the Project appears financially feasible with a projected profit margin of 10.3%. In addition, a third party appraisal commissioned by MassHousing has determined that the "As Is" land value for the Site of the proposed Project is \$607,000.

(f) that the Applicant is a public agency, a non-profit organization, or a Limited Dividend Organization, and it meets the general eligibility standards of the housing program; and

The Applicant must be organized as a Limited Dividend Organization prior to applying for Final Approval. MassHousing sees no reason this requirement could not be met given information reviewed to date. The Applicant meets the general eligibility standards of the NEF housing subsidy program and has executed an Acknowledgment of Obligations to restrict their profits in accordance with the applicable limited dividend provisions.

(g) that the Applicant controls the site, based on evidence that the Applicant or a related entity owns the site, or holds an option or contract to acquire such interest in the site, or has such other interest in the site as is deemed by the Subsidizing Agency to be sufficient to control the site.

The Applicant controls the entire 17.81 acre Site under a purchase and sales agreement with no expiration date.



73117
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
07 MAY 2002 09:53AM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 22036 Pg 258-259

QUITCLAIM DEED

I, Daminga Ann Silva of North Carver, Plymouth County, Massachusetts,

In consideration of One Dollar (\$1.00) grant to Daminga A. Silva, Trustee of the Plymouth Street Realty Trust, u/d/t dated May 8, 2002, and recorded herewith, of 198A Plymouth Street, North Carver, Plymouth County, Massachusetts, with Quitclaim Covenants,

The land in Carver, Plymouth County, Massachusetts, on the South side of Plymouth Street, bounded and described as follows:

Beginning at a stake and stones on the South side of said Street, the North corner of land now or formerly of William A. Andrews and others, thence in line of said Andrews land, in the following courses and distances:

South 68° West, 19 rods and 18 links;
South 9° 45' East 10 rods, 5 links;
South 57° 30' West, 9 rods, 2 links;
South 1° 15' West, 16 rods;
South 36° 30' West, 8 rods, 2 links;
South 16° 45' East, 12 rods, 18 links to a stake, a corner of land formerly of Theron M.

Cole;

thence in line of land formerly of said Theron M. Cole the following courses and distances:

North 66° 45' East, 40 rods and 1 link;
South 21° 30' East, 20 rods, 8 links;
North 73° East, 11 rods, 13 links;
South 29° East, 41 rods, 11 links;
North 64° 30' East, 36 rods, 1 link to the corner of land of Estate of Janie Robbins;

thence in said Robbins line,

North 61° East, 2 rods and 21 links to a corner; thence in line now or formerly of David A. Langille,

North 62° 30' West, 58 rods, 5 links to a corner; thence

North 9° 10' East, in line of land now or formerly of said David A. Langille, 32 rods to a stake for a corner by the side of said Plymouth Street, thence

Northwesterly in line of said Plymouth Street, 41 rods, 9 links to the bound first mentioned, containing 24 acres, be the same more or less.

Being the same premises described in the deed of Annie H. Washburn dated May 8, 1952, and recorded in Plymouth County Registry of Deeds, Book 2209, Page. 13.

Executed as a sealed instrument this 03 day of May 2002.

Jan F. McElissey
Notary
Exp. date May 25, 2005

Daminga A Silva

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

May 03, 2002

Then personally appeared the above named Daminga Ann Silva
and acknowledged the foregoing to be her free act and deed before
me

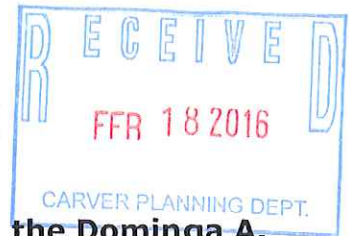
Jean F. McGillicuddy
Notary

Exp date:

May 25, 2005

JEAN F. MCGILlicuddy

PURCHASE AND SALE AGREEMENT



AGREEMENT made as of this 11th day of September, 2014, **the Dominga A. Silva Realty Trust**, 150 Plymouth Street, PO Box 9, North Carver, MA 02355 (hereinafter called the "SELLER") agrees to SELL, and **Michael Draper, or his successors, assigns or transferees** (hereinafter called the "BUYER"), agrees to BUY, upon the terms hereinafter set forth, the following described premises (hereinafter referred to as the "Premises"): Map 8, Lot 18, otherwise known as 0 Plymouth Street, Carver, MA 02324 (the "Premises"); a full description of the Premises is attached hereto as **Exhibit A**.

TITLE DEED

Said Premises are to be conveyed by a good and sufficient Quitclaim deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven (7) days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except:

- provisions of existing building and zoning laws;
- such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- any liens for municipal betterments assessed after the date of this Agreement;
- easements, restrictions and reservations of record, if any, so long as the same do not prohibit or materially interfere with the current use of said Premises; and
- any and all betterments of record¹.

Any matter or practice arising under or relating to this Agreement which is the subject of a title or practice standard of the Massachusetts Real Estate Bar Association shall be governed by such standard to the extent applicable.

MA - J. J. Silva

¹ Seller shall be responsible for paying any and all betterment fees associated with the Premises up to and including the date of closing, as provided for herein.

PLANS

If said deed refers to a plan necessary to be recorded therewith, the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

PURCHASE PRICE

The purchase price for said Premises is **SIX HUNDRED THOUSAND(\$600,000.00) DOLLARS**, but in no event shall the Purchase Price exceed \$600,000 notwithstanding any appraisals required from MassHousing, and subject further that if less than thirty-nine units are permitted for the Property under said M.G.L. ch. 40B, then purchase price will remain the same unless Seller and Buyer agree in writing to a change to the purchase price, payable as follows:

\$ 10,000.00 is to be paid at the time of delivery of this fully executed agreement by certified, cashier's, treasurer's, bank or attorney's escrow fund check. Subject to and dependent upon the issuance of a so-called MGL 40B Comprehensive Permit and other associated permits to allow the Premises to be developed pursuant to plans to be developed by Buyer, without or after the exhaustion of any and all appeals (the "Deposit");

\$590,000 at Closing;

\$600,000.00 TOTAL

DEPOSIT

All Deposit(s) made hereunder from time to time (the "Deposit"), shall be held by Anthony Jeffery, Esq., 2 Thatcher's Row. P.O. Box 204. Middleboro, MA 02346 (the "Escrow Agent"), in a non-interest bearing IOLTA account, subject to the terms of this Agreement, and shall be duly accounted for at the time of performance of this Agreement.

In the event of any dispute as to disposition of the deposits, the Escrow Agent shall pay the deposits into a Court of competent jurisdiction in an action to determine disposition thereof and, upon such payment, the Escrow Agent will be relieved of liability for the amount so paid in. Seller and Buyer agree that the Escrow Agent is holding said funds and acting hereunder as an accommodation to the parties hereto and acknowledge and agree that the actions by Escrow Agent hereunder shall not be deemed a conflict of interest or grounds for disqualification of representation of Buyer hereunder, or at any time hereafter, even if a dispute, or even litigation, arises as to disposition of the Deposit.

Buyer: mo Seller: [signature] [please initial]

Tax identification numbers for deposit interest purposes:

Sellers' tax identification number is: to be supplied

Buyer's tax identification number is: to be supplied

BUYER'S and SELLER's DEFAULT; DAMAGES-SPECIFIC PERFORMANCE

If Buyer shall fail to fulfill Buyer's agreements herein, the Deposit made hereunder by Buyer shall be retained by Seller as liquidated damages, which shall be Sellers' sole and exclusive remedy both at law and in equity. The Parties acknowledge and agree that Seller has no adequate remedy in the event of Buyer's default under this Agreement because it is impossible to exactly calculate the damages, which would accrue to Seller in such event. Therefore, acknowledging this fact the Parties agree that: (i) the Deposit is a fair and reasonable estimate of such damages which would accrue to Seller in the event of a default regardless of any price at which the Seller may or might subsequently sell the Property, (ii) said deposit represents damages and not a penalty against Buyer, and (iii) the Parties have been afforded the opportunity to consult an attorney with regard to the provisions of this paragraph.

In the event that Seller defaults or breaches its agreements made herein, then Buyer may pursue any and all rights it has to enforce this Agreement including without limit, seeking specific performance to acquire the Premises and/or damages for such breach; the parties agree that in the event that Seller seeks to improperly terminate this Agreement pursuant to the terms hereof, Seller shall pay Buyer's reasonable attorneys fees in order to enforce specifically this Agreement.

ACCESS

Seller, hereby agrees that the Buyer and Buyer's potential lender, and their respective representatives, consultants or agents, shall be granted reasonable access to the Property, from the date of execution of this Agreement through closing, for the purpose of conducting inspections, testing for any and all conditions, including septic, so-called 21E and otherwise as may be reasonably required by Buyer or its financing institution. All such inspections and testing shall be at the sole risk, expense and responsibility of Buyer, and Buyer agrees to indemnify and hold Seller and Seller's agents harmless from any and all injury or damage caused by such inspections and walk-throughs. Buyer agrees to maintain limits of at least One Million Dollars per occurrence insuring the Seller and all of its employees, agents, contractors, or consultants who enter upon the Sellers property. Buyer if requested will provide Seller or Seller's agent with a copy of an insurance certificate (Public Liability-

Comprehensive) for each and every person entering upon the Property for or in connection with inspections, testing, or walk-throughs hereunder.

TIME FOR PERFORMANCE; DELIVERY OF DEED

See within time periods based on acquiring so-called Site Approval Letter from MassHousing and any and all permits for a so-called 40B project and any and all other necessary permits for the development of the Premises proposed by the Buyer, after the exhaustion of any and all appeal periods; the time for closing may at the option of the Buyer be extended if any of such permits are appealed, and if Buyer determines to not pursue such permits with the filing of an appeal, any and all deposits shall be returned to Buyer without offset.

POSSESSION AND CONDITION OF PREMISES

Except as set forth herein, full possession of said Premises, subject to all tenants and occupants, except as herein provided, is to be delivered at the time of the delivery of the deed, said Premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted, (b) not in violation of said building and zoning laws, and (c) in compliance with the provisions of any instrument referred to in herein. The BUYER shall be entitled to an inspection of said Premises prior to the delivery of the deed in order to determine whether the condition thereof complies with the terms of this Paragraph.

EXTENSION TO PERFECT TITLE TO MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the Premises, all as herein stipulated, or if at the time of the delivery of the deed the Premises do not conform with the provisions hereof, then the SELLER shall use reasonable efforts to remove any defects in title, or at the election of Buyer, deliver possession as provided herein, or to make the said Premises conform to the provisions hereof, as the case may be, in which event the time for performance hereof shall be extended automatically for a period of thirty (30) days or longer, with the approval of the Buyer.

FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, ETC.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the Premises conform, as the case may be, all as herein agreed, or if at any time during the period of this Agreement, or any extension thereof, the holder of a mortgage on said Premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then, at the BUYER's option, any payments made under this Agreement shall be forthwith refunded and all

other obligations of all parties hereto shall cease and this Agreement shall be void without recourse to the parties hereto.

BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said Premises in their then condition and to pay therefor the purchase price without deduction, in which case the SELLER shall convey such title, except that in the event of such conveyance in accordance with the provisions of this Paragraph, if the said Premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the Premises to their former condition, either:

pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or

if a holder of a mortgage on said Premises shall not permit the insurance proceeds or a part thereof to be used to restore the said Premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER or BUYER's nominee, as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

USE OF MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed, or with respect to institutional mortgages suitable arrangements are made in accordance with customary conveyancing practice to record discharges after delivery of said deed.

Buyer:  Seller:  [please initial]

INSURANCE

Until the delivery of the deed, the SELLER shall maintain insurance on said Premises as follows:

Type of insurance	Amount of Coverage
Fire	AS PRESENTLY INSURED
Extended coverage	AS PRESENTLY INSURED

ADJUSTMENTS

Taxes and any and all other municipal fees, including any betterments, for the then current year shall be apportioned and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed.

Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

ADJUSTMENT OF UNASSESSED AND ABATED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding year, with a reapportionment as soon as the new tax rate and valuation can be ascertained, and, if the taxes which are to be apportioned shall thereafter be reduced by abatement, the amount of such abatement, less the reasonable cost of obtaining the same, shall be apportioned between the parties, provided that neither party shall be obligated to institute or prosecute proceedings for an abatement unless herein otherwise agreed.

BUYER'S DUE DILIGENCE

Due Diligence/Financing Period. The Buyer shall have through the date of obtaining the so-called MGL Ch. 40B permit to obtain financing for the acquisition of the Premises on terms set forth herein and to complete its due diligence (the "Due Diligence/Financing Period") for matters relating to Title, to conduct its due diligence relating to the Premises, including perform a physical inspection and review of the Premises, conduct any additional environmental testing that is required, and complete such testing or inspections required of its lender. Buyer or its agents or representatives shall not conduct any physical testing, drilling, boring, sampling or removal of, on or through the surface of the Premises (or any part or portion thereof) including, without limitation, any ground borings or invasive testing of the Improvements (collectively, "Physical Testing"), without prior written notice to Seller describing the nature and extent of such Physical Testing. If Seller unreasonable interferes with such

Buyer:  Seller:  [please initial]

inspections, inquiries or investigations, Purchaser may, at its option, by sending written notice to Seller, elect to terminate this Agreement and receive the return of the Deposit. In no event shall Seller be obligated as a condition of this transaction to perform or pay for any environmental remediation of the Subject Premises recommended by any Physical Testing, unless otherwise agreed by the parties hereto or required by applicable law. After making such tests and inspections, Purchaser agrees to promptly restore the Subject Premises to its condition prior to such tests and inspections (which obligation shall survive the Closing or any termination of this Agreement). Buyer agrees to indemnify the Seller and hold the Seller harmless for any claims, or causes of action arising out of the Buyers entry upon the land of the Seller including reasonable attorney's fees.

The consummation of this transaction by Buyer is subject to it acquiring financing for the acquisition of the Premises and seeking in good faith a loan, without restrictions, equal to 75% of the sales price payable at 5% fixed for ten years with a 30 year amortization. If the Buyer is unable to so acquire financing in the terms identified in this paragraph then Buyer may terminate this Agreement by written notice on or before 5PM of the last day of the Due Diligence/Financing Period and any and all deposits shall be refunded forthwith to Buyer. If the Buyer fails to so terminate the Agreement the financing contingency shall be deemed to have been waived.

If Buyer is not satisfied in its reasonable discretion with the results of the Due Diligence, Buyer in its sole discretion for whatever reason, determines not to move forward with this transaction, then the Buyer may rescind this transaction by giving notice, as provided herein, to Seller (the "Termination Notice") on or before the expiration date of the Due Diligence/Financing Period and shall thereupon receive a refund of the Deposit and Purchaser and Seller be relieved of any and all liability except for duty to return the property to a like and similar condition or to indemnify the Seller as provided within this Agreement.

If Purchaser shall fail to timely provide the Termination Notice to Seller on or before the expiration of the Due Diligence/Financing Period, as the case may be, time being of the essence, the termination right described in this Section shall be immediately null and void and of no further force or effect and Purchaser shall be deemed to have waived its rights to a Due Diligence contingency. Purchaser's failure to provide the Termination Notice on or before the expiration date of the applicable Due Diligence/Financing Period, shall constitute Buyer's waiver of its Due Diligence/Financing Period contingency set forth in this Section.

BROKERS

BUYER warrants and represents to SELLER, and SELLER warrants and represents to BUYER there are no brokers to be compensated for this transaction.

LIABILITY OF TRUSTEE, SHAREHOLDER, BENEFICIARY, ETC.

If the SELLER or BUYER executes this Agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither the SELLER nor BUYER so executing, nor any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder. Any and all parties or persons signing this Agreement has full authority to bind the respective party.

WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has BUYER relied upon any warranties or representations not set forth or incorporated in this Agreement or previously made in writing.


SELLER specifically warrants and represents to BUYER that

- (i) the person signing this Agreement has full authority to execute and deliver this Agreement and when signed and delivered represents the agreement of the owner of the Premises to sell same;
- (ii) the Premises are free of any and all hazardous waste as such term is defined in MGL ch. 21E;
- (iii) the Premises have not been used for the storage of any materials, waste or other like substance which would give rise to reasonable concerns over the condition for development of the Premises.

The provisions of this Paragraph shall survive the closing for a period of six (6) months.

CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled,

Buyer:  Seller:  [please initial]

modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER, their obligations hereunder shall be joint and several.

40B CONTINGENCY

Subject to the other terms and conditions herein stated, this transaction and its closing is subject to and contingent upon the issuance of a so-called Site Approval Letter from MassHousing and MGL ch. 40B Comprehensive Permit for the Premises (the "Permit Date") and any and all other permits necessary or considered desirable by Buyer after all applicable appeal periods have been terminated (the "Permanent Permit Date"). The closing of this transaction shall occur within sixty (60) days after the Permanent Permit Date.

COMPLIANCE WITH TITLE AND OTHER PROVISIONS

Notwithstanding anything herein contained to the contrary, except as provided herewith, the Premises shall not be considered to be in compliance with the provisions of this Agreement with respect to title unless:

the Premises abut a public way, or a private way over which the Premises have access rights of record to a public way, duly laid out or accepted as such by the Town of Plymouth; no building, structure or improvement of any kind encroaches upon or under the Premises from other premises; and title to the Premises is insurable, for the benefit of the BUYER, in a fee owner's policy of title insurance at normal premium rates, in the American Land Title Association form currently in use, subject only to those printed exceptions to title normally included in the "jacket" to such form of policy, and to other matters specifically set forth in this Agreement.

ACCESS TO PREMISES


The BUYER shall have access to the Premises at all times and for all purposes, as provided for herein.

AMENDMENT

This Agreement may be amended, including termination of said transaction, only by a written statement executed and delivered by all parties hereto.

NOTICES

Any notices required or permitted to be given hereunder shall be in writing and delivered (a) by hand, (b) by recognized overnight courier

Buyer:  Seller:  [please initial]

service, (c) by registered or certified mail, postage prepaid, return receipt requested, or (d) by facsimile transmission followed immediately by a duplicate notice sent pursuant to any of subparagraphs (a), (b) or (c) above, addressed to the parties as follows:

If to SELLER: Dominga R. Silva Realty Trust
150 Plymouth Street
PO Box 9
North Carver, MA 02355

With a copy to: Anthony Jeffery, Esq.
2 Thatcher's Row
P.O. Box 204
Middleboro, MA 02346

If to BUYER: Michael Draper
40 Sachem Road
Plymouth, MA 02360

With a copy to: Robert Kraus, Esquire
Kraus & Hummel LLP
99A Court Street
Plymouth, MA 02360
Facsimile: (508) 747-0788

Any such notice so mailed shall be deemed properly served or delivered for all purposes hereunder: (a) on the date of delivery, if by hand; (b) on the following business day, if sent by overnight courier service; (c) three (3) business days after such notice is deposited in any post office regularly maintained by the United States Postal Authority, if sent pursuant to subparagraph (c) above; or (d) on the date of transmission, if sent by facsimile prior to 5:00 o'clock P.M. on any business day, and otherwise on the following business day.

[signatures on next page]

EXECUTED as a sealed instrument on the day and year first above written.

SELLER: Dominga A. Silva Realty Trust

By: *Dominga A. Silva* Trustee
Signature *Dominga A. Silva*
Title: authorized party

BUYER:

By: *Michael Draper*
Signature **Michael Draper**

Dated mutually as date first set forth above.

Buyer: *MD* Seller: *MS* [please initial]



MassWildlife

Commonwealth of Massachusetts

Division of Fisheries & Wildlife



Wayne F. MacCallum, Director

April 3, 2014

J. Randolph Parker
Land Management Systems, Inc
PO Box 999
Manomet MA 02345

RE: Project Location: 0-0 Plymouth Street
Town: CARVER
NHESP Tracking No.: 14-33074

To Whom It May Concern:

Thank you for contacting the Natural Heritage and Endangered Species Program of the MA Division of Fisheries & Wildlife (the "Division") for information regarding state-listed rare species in the vicinity of the above referenced site. Based on the information provided, this project site, or a portion thereof, is located **within** *Priority Habitat 679* (PH 679) and *Estimated Habitat 638* (EH 638) as indicated in the *Massachusetts Natural Heritage Atlas* (13th Edition). Our database indicates that the following state-listed rare species have been found in the vicinity of the site:

<u>Scientific name</u>	<u>Common Name</u>	<u>Taxonomic Group</u>	<u>State Status</u>
<i>Terrapene carolina</i>	Eastern Box Turtle	Reptile	Special Concern

The species listed above is protected under the Massachusetts Endangered Species Act (MESA) (M.G.L. c. 131A) and its implementing regulations (321 CMR 10.00). State-listed wildlife are also protected under the state's Wetlands Protection Act (WPA) (M.G.L. c. 131, s. 40) and its implementing regulations (310 CMR 10.00). Fact sheets for most state-listed rare species can be found on our website (www.mass.gov/nhesp).

Please note that projects and activities located within Priority and/or Estimated Habitat must be reviewed by the Division for compliance with the state-listed rare species protection provisions of MESA (321 CMR 10.00) and/or the WPA (310 CMR 10.00).

Wetlands Protection Act (WPA)

If the project site is within Estimated Habitat and a Notice of Intent (NOI) is required, then a copy of the NOI must be submitted to the Division so that it is received at the same time as the local conservation commission. If the Division determines that the proposed project will adversely affect the actual Resource Area habitat of state-protected wildlife, then the proposed project may not be permitted (310 CMR 10.37, 10.58(4)(b) & 10.59). In such a case, the project proponent may request a consultation with the Division to discuss potential project design modifications that would avoid adverse effects to rare wildlife habitat.

A streamlined joint MESA/WPA review process is available. When filing a Notice of Intent (NOI), the applicant may file concurrently under the MESA on the same NOI form and qualify for a 30-day
www.mass.gov

Division of Fisheries and Wildlife

Temporary Correspondence: 100 Hartwell Street, Suite 230, West Boylston, MA 01583

Permanent: Field Headquarters, North Drive, Westborough, MA 01581 (508) 389-6300 Fax (508) 389-7890

An Agency of the Department of Fish and Game

4

streamlined joint review. For a copy of the NOI form, please visit the MA Department of Environmental Protection's website: <http://www.mass.gov/dep/water/approvals/wpaform3.doc>.

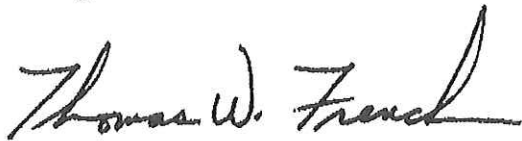
MA Endangered Species Act (MESA)

If the proposed project is located within Priority Habitat and is not exempt from review (see 321 CMR 10.14), then project plans, a fee, and other required materials must be sent to Natural Heritage Regulatory Review to determine whether a probable "take" under the MA Endangered Species Act would occur (321 CMR 10.18). Please note that all proposed and anticipated development must be disclosed, as MESA does not allow project segmentation (321 CMR 10.16). For a MESA filing checklist and additional information please see our website: www.mass.gov/nhesp ("Regulatory Review" tab).

We recommend that rare species habitat concerns be addressed during the project design phase prior to submission of a formal MESA filing, as avoidance and minimization of impacts to rare species and their habitats is likely to expedite endangered species regulatory review.

This evaluation is based on the most recent information available in the Natural Heritage database, which is constantly being expanded and updated through ongoing research and inventory. If you have any questions regarding this letter please contact Emily Holt, Endangered Species Review Assistant, at (508) 389-6385.

Sincerely,

A handwritten signature in black ink that reads "Thomas W. French". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Thomas W. French, Ph.D.
Assistant Director

Randy Parker

From: Paulson, David (FWE) <david.paulson@state.ma.us>
Sent: Monday, March 31, 2014 1:32 PM
To: landmanagement@comcast.net
Cc: Holt, Emily (FWE)
Subject: NHESP 14-33074: Silva Property, Carver, MA



J. Randolph Parker, Jr.

NHESP 14-33074: Silva Property, Carver, MA

It was good speaking with you today. As discussed, the site is located within Priority Habitat and will require a direct filing pursuant to MESA. The link below will guide you to our review checklist. If a NOI is required, MESA review can be filed jointly through the streamline review process (see link below). Based on the information contained in our database and submitted in the consultation, it is not anticipated that the project will result in a "take". Once a formal application is submitted, a final determination will be issued. Please let me know if you have any questions.

<http://www.mass.gov/eea/docs/dfg/nhesp/regulatory-review/mesa-proj-review-check-elect.pdf>

<http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>

Sincerely,

David Paulson, M.S.
Endangered Species Review Biologist

Natural Heritage and Endangered Species Program
Massachusetts Division of Fisheries and Wildlife
100 Hartwell Street, Suite 230
West Boylston MA 01583

Office: 508-389-6366
Fax: 508-389-7890

LAND MANAGEMENT SYSTEMS, INC.

P.O. BOX 999 * MANOMET, MA 02345

*phone 508 224 2201 * fax 508 224 2998 * email landmanagement@comcast.com*

Registered Professional Land Surveyors & Civil Engineers



DRAPER 40B MASS HOUSING SUBMISSION NARRATIVE * ATT. 7
PLYMOUTH STREET, CARVER, MA * PID #18-8-0-R
ASSESSOR MAP 18, LOT 8

The subject property is located on Plymouth Street, the "Old Route 44", in North Carver near the Middleborough line, three tenths of a mile west of Route 58, Main Street, south of the new four-lane Route 44 another half mile. The Southeast Expressway, Route 3 is 7.5 miles easterly. Interstate 495 is 9.5 miles westerly. Its location is ideal for easy access to the region, Cape Cod, Boston, Providence or other cities.

The property is flanked to the east by businesses and residences, to the south by residences, to the west by cranberry bogs and to the north across Plymouth Street by bogs and residences. It is zoned RA, Residential / Agricultural, 60,000 s.f. per detached single family dwelling, the prevailing zone and use in the town of Carver. A Zoning Map is provided at Attachment 9 to show the locus and its zone relative to others in the town.

The locus has municipal water available in Plymouth Street from the town of Middleborough. The lot is an irregular configuration containing by compiled record plans calculation 17.811 acres, with a "bow tie" loop design from Plymouth Street to accommodate water and access requirements. The land is generally woods and mostly elevation 130 or better, about 20' - 30' above groundwater. Its soil is sandy. The property is not located in a Zone II or other aquifer protection area. These attributes allow for site septic design at each single family home on its own lot. Proposed lots average about 10,000 s.f. Both comprehensive permit by the zoning board and endorsement under subdivision control are required.

Proposed homes averaging 1,815 s.f. with two car garages are of New England character and appropriate to surroundings. Four layouts and mirror images pose a good design variety across the proposed dwelling count of 39. Our calculations indicate 10 units could be obtained from the 17.811 acre total parcel, given the usual 15% reduction for road and drainage. The Carver Planning Department and applicant agree that given the irregular configuration of the lot that 8 single family lots would be reasonably shaped and laid out by right. This comprehensive permit proposal is 4.875 times more dense than allowed under Carver Zoning. More specific data is included at Attachment 8, Tabular Zoning Analysis. Attachments 1 to 7 also included are referenced in the Mass Housing application.

We have worked with planning staff and the Carver Affordable Housing Committee to develop this submission. It includes an acre commons with gazebo and total of 4.45 acres open space. Development is buffered and sensitive to neighbors. This proposal appears to be a strong candidate for Comprehensive Permit Site Approval.

We appreciate your consideration. Please contact this office should you have any question or comment.

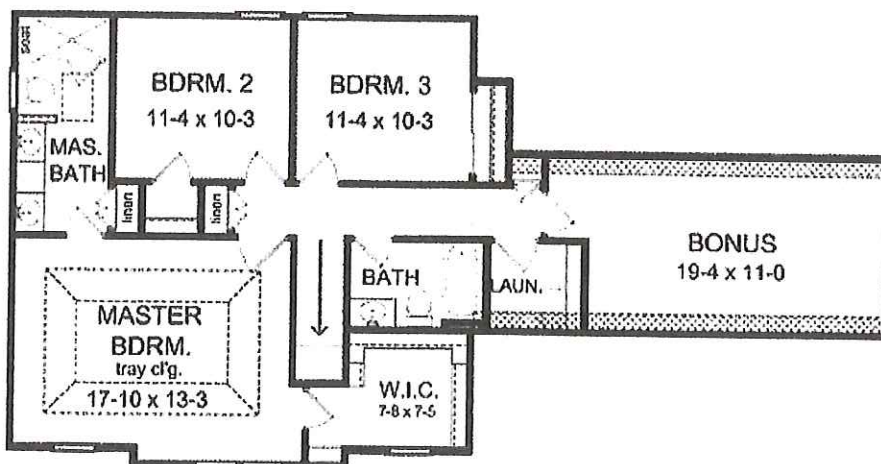
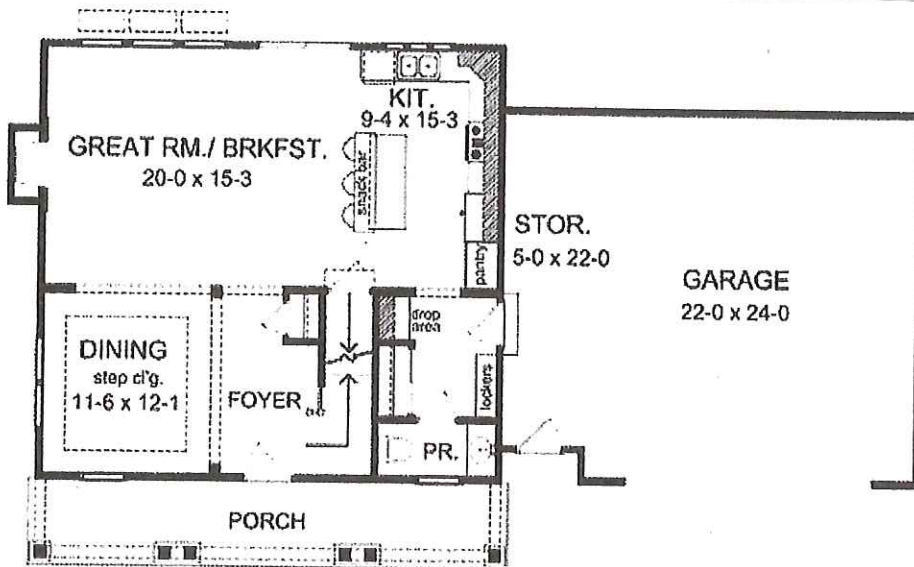
J. Randolph Parker, Jr., PLS



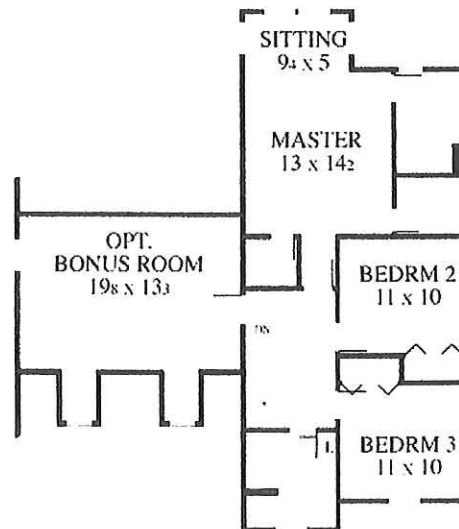
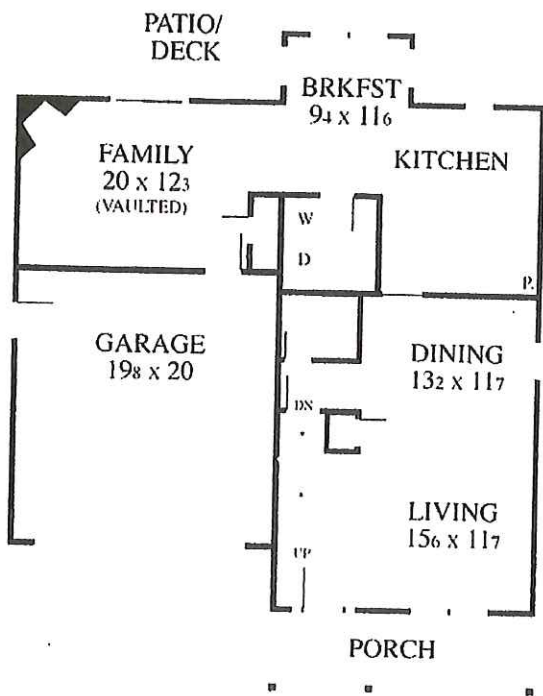
2320. Table of Dimensional Requirements.

REQUIREMENT	RA	HC	GB	VB ^a	V (Com.)	V (Res.)	GBP ^b	IA	IB	IC ^c	AP
Min. Lot Size ^{4, 5, 10} (X 1000 square feet)	60	60	40	30	30	30	60	60	60	60	40
FRONTAGE (feet)	150	250	200	100	100	100	175	175	175	250	150
FRONT SETBACK (feet) ⁶	50	40	40	15	15	40	50	50 ⁷	50 ⁷	40	40
REAR YARD (feet)	50	40	25	15	15	40	40	30	30	40	30
SIDE YARD (feet)	30	40	25	15	15	25	40	30	30	40	30
MAX. BUILDING HEIGHT (feet) ^{8, 9, 11}	35	40	40	30	30	30	40 ¹¹	40	40	40	40
MINIMUM LOT WIDTH at building line (% of frontage in district)	80	80	80	80	80	80	80	80	80	80	80
MAXIMUM % OF LOT COVERED BY BUILDINGS	30	60	50	70	70	70	70	50	50	60	50

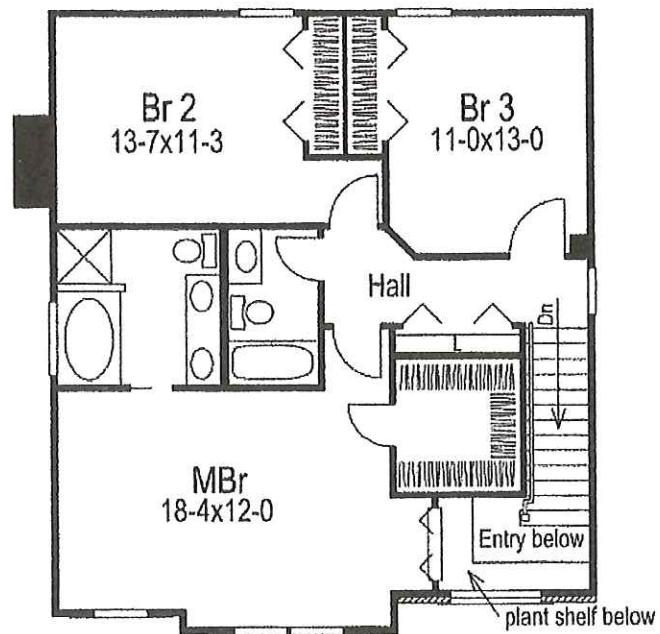
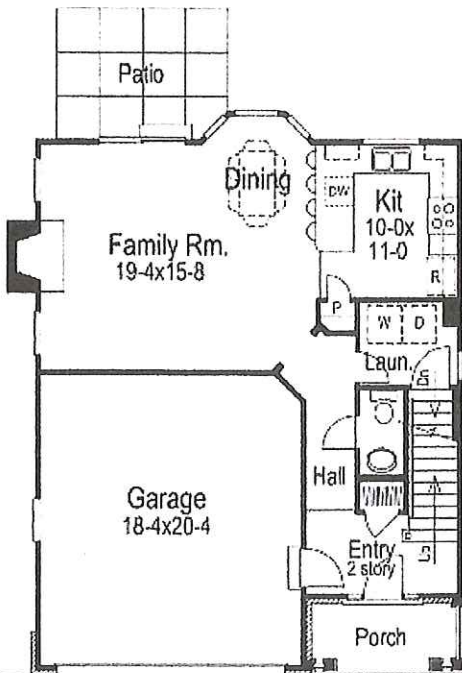
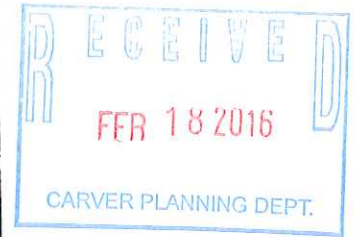
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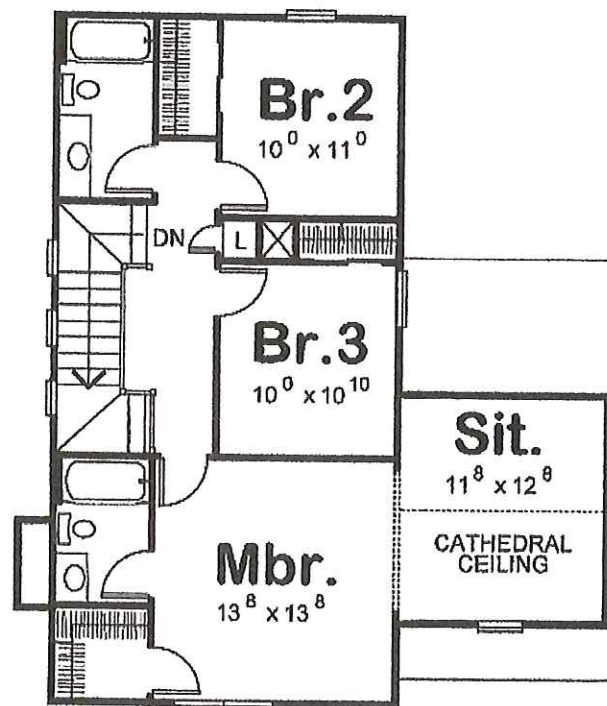
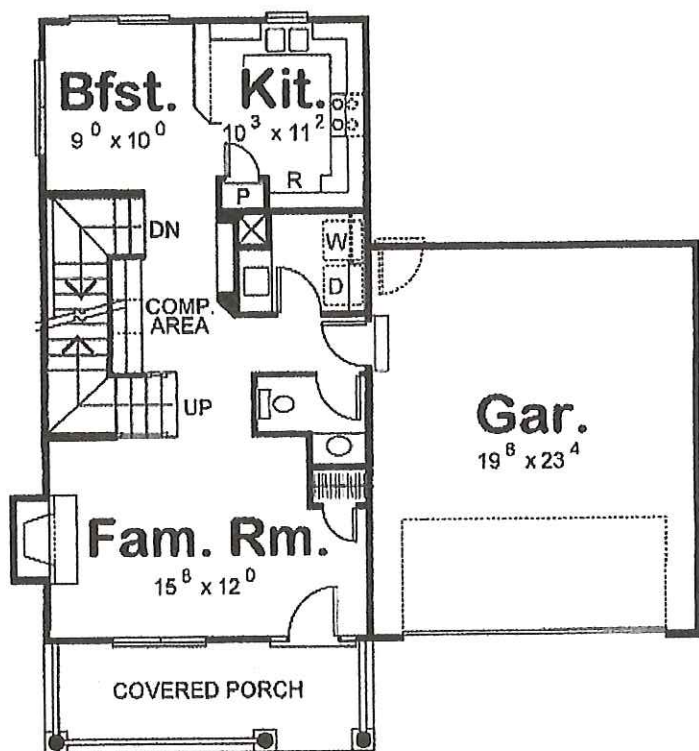


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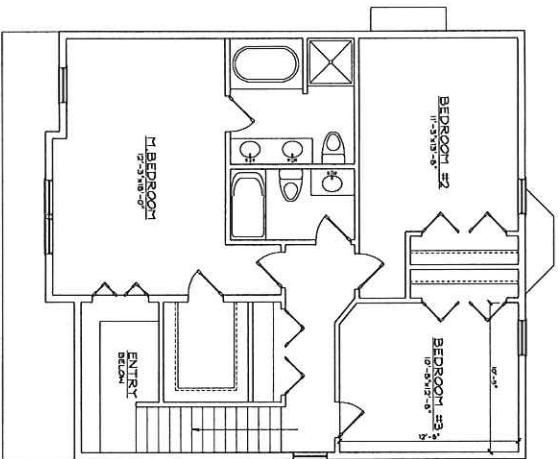
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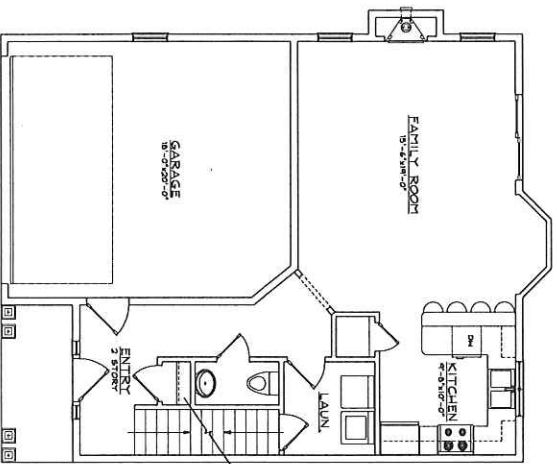




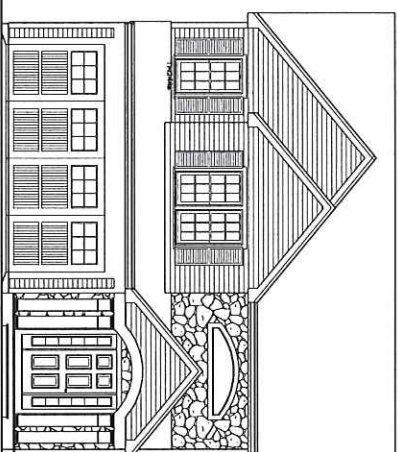




SECOND FLOOR PLAN

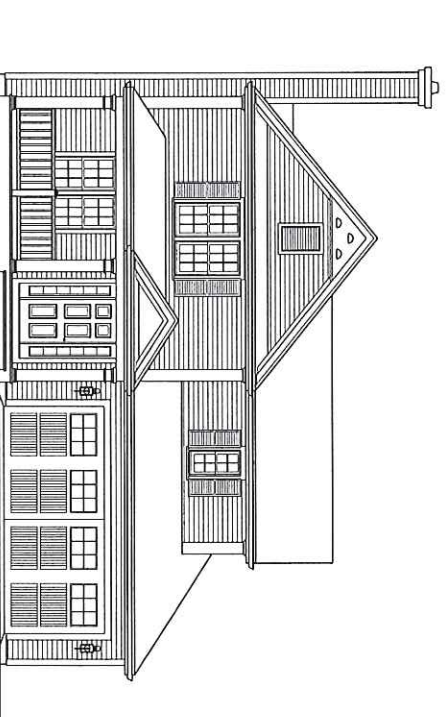
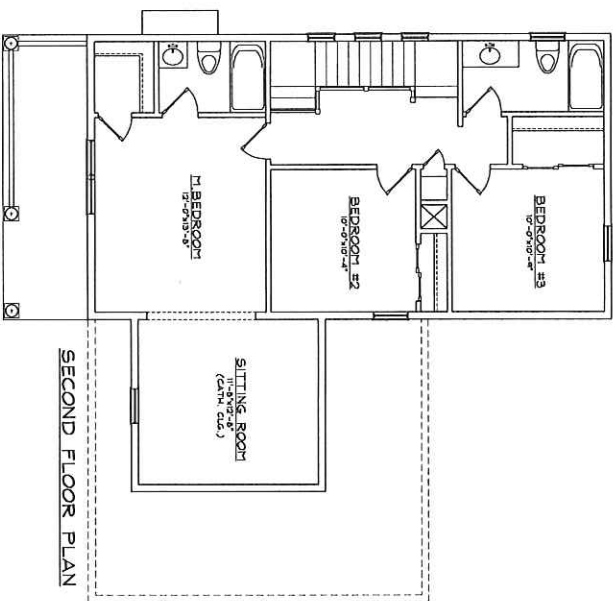
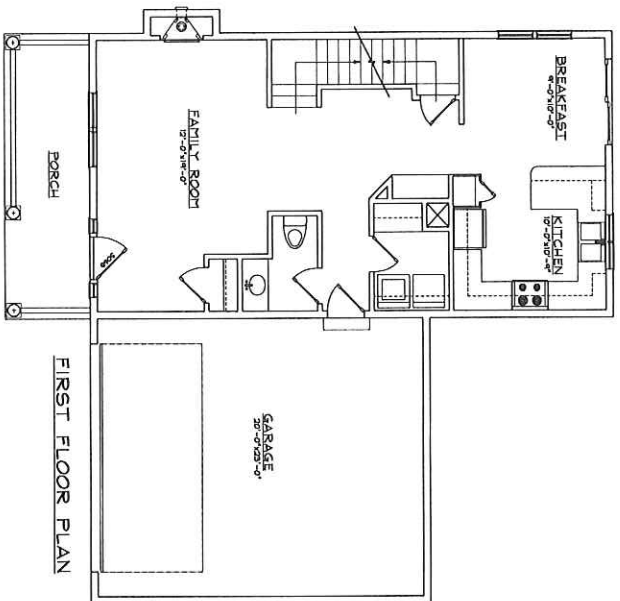


FIRST FLOOR PLAN



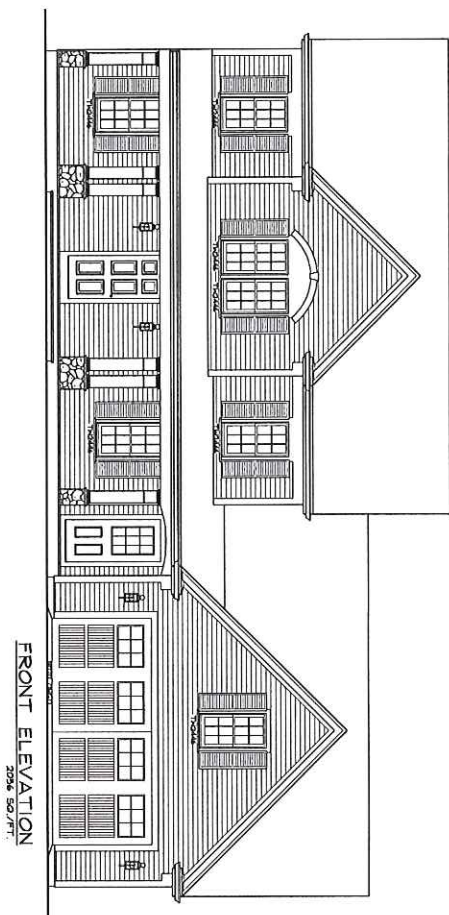
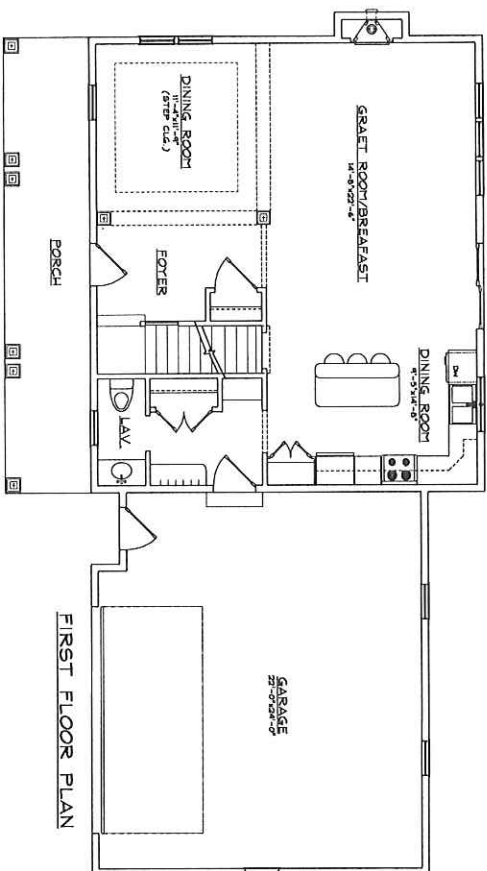
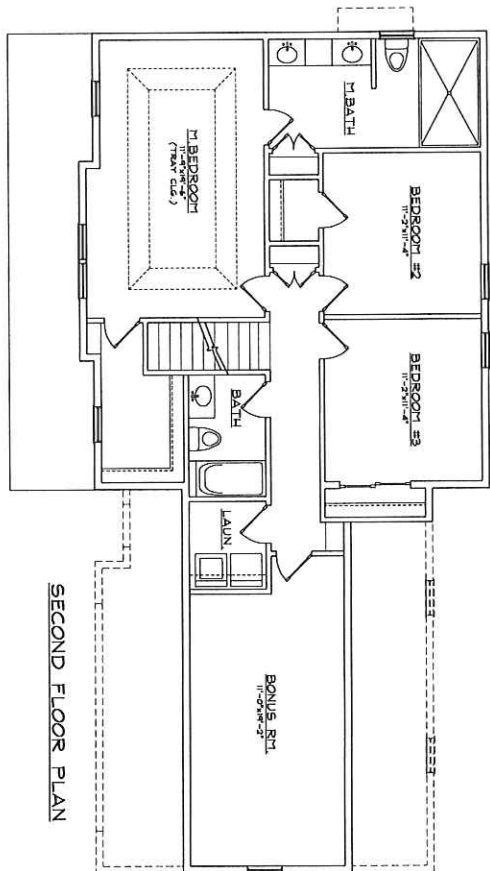
FRONT ELEVATION
1671 SQ. FT.

1671 SQ. / FT.



FRONT ELEVATION
1634 SQ. / FT.

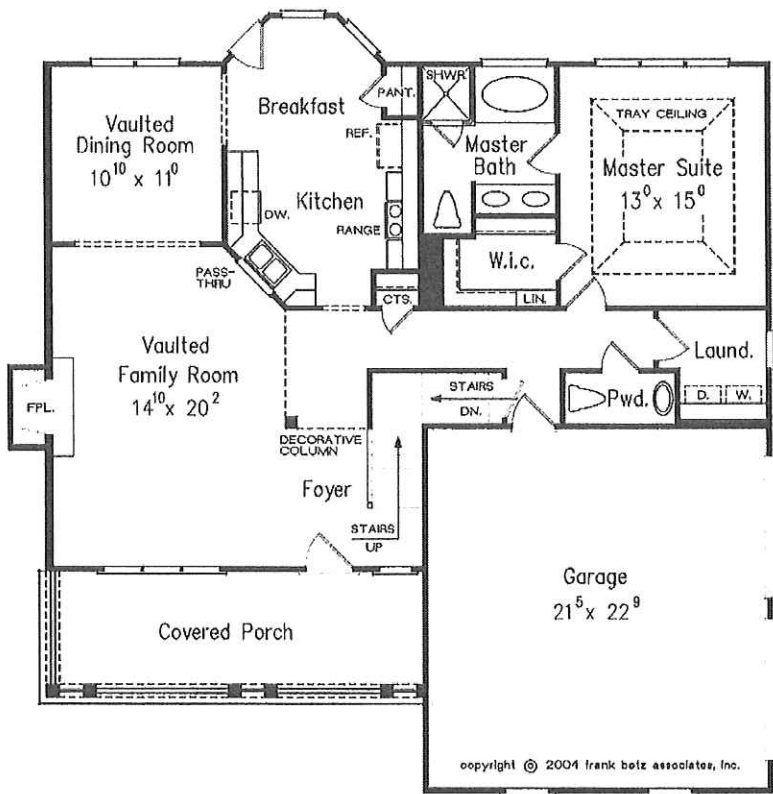
1634 SQ. / FT.



2056 SQ./FT.

PLAN DHSW38733

Level 1



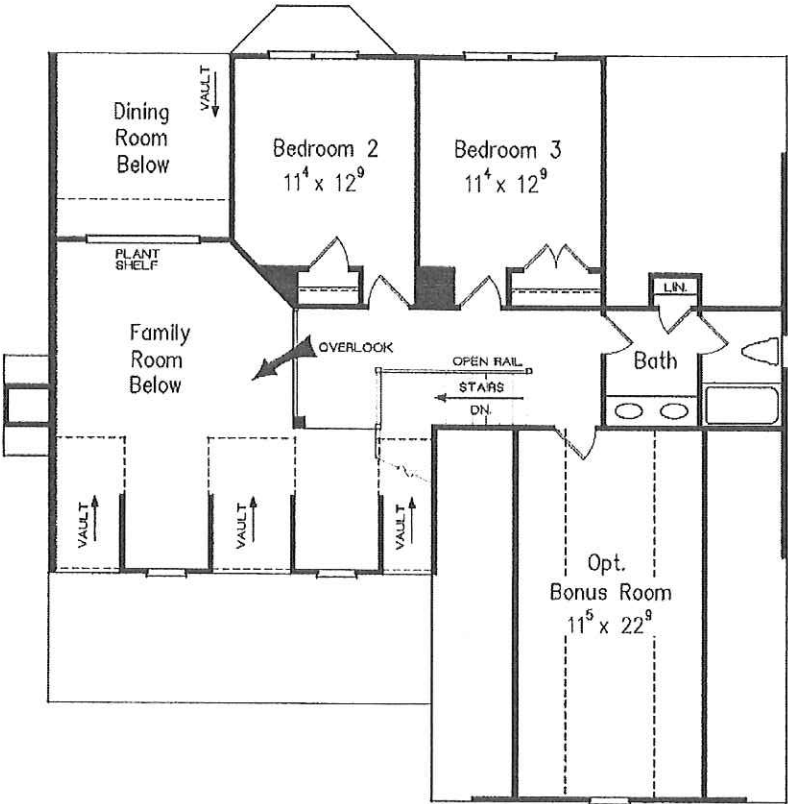
- Primary Style: [Country](#)
- First Floor: 1299 sq.ft.
- Living Area: 1863 sq.ft.
- Bonus space: 276 sq.ft.
- Foundation: Crawlspace, Unfinished Walkout Basement
- Bedrooms: 3
- Baths: 2
- Half Baths: 1
- Width: 48' 4"
- Depth: 49'
- Stories: 2
- Garage Bays: 2

[Save to profile](#) [Close window](#)

[PRINT FLOORPLANS \(2\)](#)

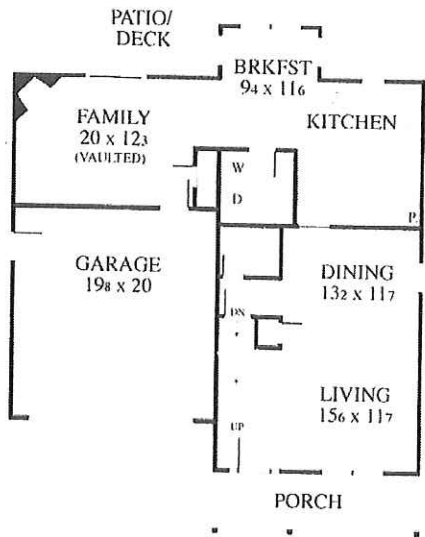
copyright © 2004 frank batz associates, inc.

Level 2



PLAN DHSW64648

Level 1

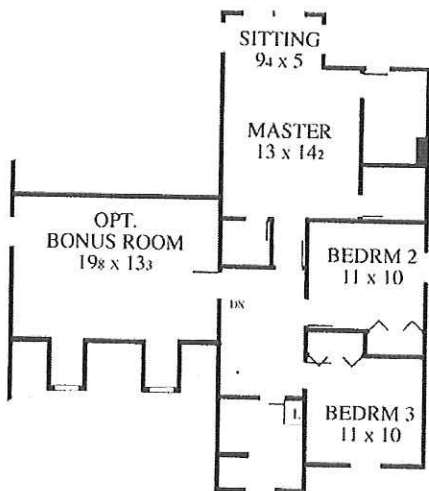


Primary Style: Country
First Floor: 1070 sq.ft.
Living Area: 1902 sq.ft.
Bonus space: 325 sq.ft.
Foundation: Unfinished Basement
Bedrooms: 3
Baths: 2
Half Baths: 1
Width: 40'
Depth: 49'
Stories: 2
Garage Bays: 2

[Save to profile](#) [More details](#)

[PRINT FLOORPLANS \(2\)](#)

Level 2



Draper Homes and Improvements, LLC

Michael Draper
40 Sachen Road
Plymouth, MA 02360



CERTIFICATION OF LIMITED DIVIDEND STATUS

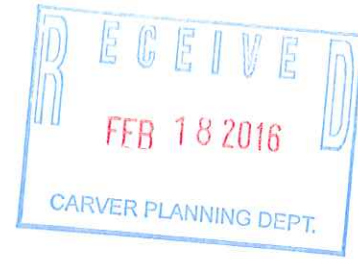
Re: TALL PINES

The Applicant, Draper Homes and Improvements, LLC, hereby certifies that based upon and subject to M.G.L. 40B Comprehensive Permitting, it shall be and shall comply with all requirements to be a limited dividend entity as defined in said statute and regulations.

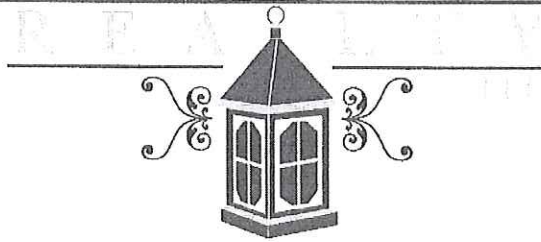
Tall Pines

Development Team

1. Michael Draper, builder/developer
2. J. Randolph Parker, engineer
3. Robert Kraus, Esq., attorney for developer
4. Tammy Lippincott, marketing and sales



CHATEL



Comparable Market Analysis

Thank you for allowing us to prepare a Comparable Market Analysis on your property at:

Subject Property: Off Plymouth Street, Carver, MA

Prepared for: Draper Home and Improvements LLC

The property is a residential single family new development featuring two-level homes ranging from 1634-1902 sf (average 6-7rooms/3-4bedrooms/2.5baths/attached garage) closeby village center, with private association, and 4.45 acres of open space area and nature trails. (approx.. \$75-150 annual projected homeowner's association dues, upon project completion). The property currently exists under assessor's records with The Town of Carver, lot size 17.811 acres, as vacant land, as Map 18, Lot 8 (PID #18-8-0-R).

In today's market, we can estimate that the property's value to be:

List Price: \$350,000

Sales Price: \$325,000 - \$350,000

We would expect the average market time on the property to be:

Approximately 90 days on the market

Thank you for the opportunity to provide you with my opinion. Please feel free to contact me anytime.

Sincerely, Tammy Lippincott, Realtor/Broker (508) 317-7825

Tammy Lippincott 1.7.16

2289 State Road, Plymouth, MA 02360 (508) 503-1100 Office

Single Family Active Listings

MLS #	Status	Address	Town	Rms	Br	Bth	Style	Garage	List Date	DOM	DTO	List Price
71908830	CTG	62 High St.	Carver, MA	6	3	2f 1h	Cape	0 --	9/23/2015	106	1	\$339,900
71941134	ACT	Lot 31 Holmes St	Carver, MA	7	4	2f 1h	Colonial	0 --	12/14/2015	24		\$359,000
71865131	ACT	30 Fosdick	Carver, MA	8	3	2f 1h	Colonial	2 Attached	6/27/2015	194		\$385,000
71927201	ACT	1 Linbl's Path	Carver, MA	6	3	2f 1h	Colonial	2 Attached	11/3/2015	65		\$389,900

Single Family Active Listings: 4 Avg. Liv.Area SqFt: 1,867.00 Avg. List\$: \$368,450 Avg. List\$/SqFt: \$199 Avg. DOM: 97.25
Avg. DTO: 1.00

Single Family Sold Listings

MLS #	Status	Address	Town	Rms	Br	Bth	Style	Garage	Sale Date	DOM	DTO	Sale Price
71854855	SLD	112 High St	Carver, MA	4	2	2f 1h	Ranch	2 Attached	7/10/2015	22	22	\$287,500
71719270	SLD	16A Wenham Rd.	Carver, MA	6	3	2f 1h	Cape	0 --	5/22/2015	266	252	\$309,500
71743852	SLD	47 High st	Carver, MA	6	3	2f 0h	Colonial	0 --	1/21/2015	105	88	\$339,000
71774514	SLD	51 Wareham street	Carver, MA	6	3	1f 1h	Colonial	0 --	5/15/2015	69	57	\$349,900
71774535	SLD	53 Wareham street	Carver, MA	6	3	1f 1h	Colonial	0 --	8/5/2015	144	137	\$355,000
71786000	SLD	87 Plymouth st	Carver, MA : East Carver	6	3	2f 1h	Colonial	2 Under	6/5/2015	87	87	\$370,000
71779751	SLD	129-D Center St	Carver, MA	7	3	2f 1h	Colonial	2 Attached	6/29/2015	2	2	\$385,000

Single Family Sold Listings: 7 Avg. Liv.Area SqFt: 1,682.29 Avg. List\$: \$349,186 Avg. List\$/SqFt: \$209 Avg. DOM: 99.29
Avg. DTO: 92.14

Avg. Sale\$: \$342,271 Avg. Sale\$/SqFt: \$204

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Single Family Listings

	MLS#: <u>71908830</u> Status: CTG 62 High St , Carver, MA Remarks: NEW CONSTRUCTION - Builder offering 3 bedroom, 2.5 bath on over an acre of land abutting cranberry bogs. Full front "farmers porch", vinyl siding, hardwood floors, full walkout basement...makes this new home a great deal! Photos are facsimiles. Directions: Route 58 to High St (near Rt 44 connector)	DOM: 106 DTO: 1 List Price: \$339,900 Description: 6 room, 3 bed, 2f 1h bath Cape
	MLS#: <u>71941134</u> Status: ACT Lot 31 Holmes St , Carver, MA Remarks: New To Be Built. Come customize this, 4 bed, 2 1/2 bath colonial. Home is offering all the extras Open floor plan, Kitchen with peninsula , granite counters, cabinet allowance, pantry, recessed lighting. First floor laundry, Hardwoods throughout first floor, tiled baths with granite counters, Spacious master bedroom has walk in closet and master bathroom. Nice deck with access to a large flat backyard. Get In now . Come view model in Marshfield. Photos are facsimiles of home to be built. Directions: Rt 58, to west, bare left on to Holmes St	DOM: 24 DTO: List Price: \$359,000 Description: 7 room, 4 bed, 2f 1h bath Colonial
	MLS#: <u>71865131</u> Status: ACT 30 Fosdick , Carver, MA Remarks: To be Built ! New Construction! Nestled on beautiful lot abutting cranberry bog. Make your appointment with the builder today to custom design. Generous allowances! Great opportunity, Spring delivery. Directions: Purchase to Fosdick	DOM: 194 DTO: List Price: \$385,000 Description: 8 room, 3 bed, 2f 1h bath Colonial
	MLS#: <u>71927201</u> Status: ACT 1 Linbi's Path , Carver, MA Remarks: Worth the wait. BRAND NEW 6-lot subdivision! TO-BE-BUILT.... Hlp roof Colonial 3 bed 2 + 1/2 Bath featuring 2X6 energy construction open floor plan , Granite kitchen with island, Stainless steel appliances, hardwood floors on first floor, tile bathrooms with granite counters! 2 car attached garage. Close to Rt. 44 Buyer can pick all colors and finishes. *** PHOTOS ARE FACSIMILES***Delivery mid April 2016 Directions: Rt 44 Connector to Rt 58 So, (L) onto High St (R) on Linbi's Path [GPS 19 High St].	DOM: 65 DTO: List Price: \$389,900 Description: 6 room, 3 bed, 2f 1h bath Colonial

Single Family Listings: 4 Avg. Liv.Area SqFt: 1,867.00 Avg. List\$: \$368,450 Avg. List\$/SqFt: \$199 Avg. DOM: 97.25 Avg. DTO: 1.00

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62 High St.
Carver, MA 02330
Single Family

MLS #: **71908830** Status: **Contingent - Financing**
List Price: **\$339,900**
List Date: **9/23/2015**
Area: Off Market Date:
List\$/SqFt: **\$199.94**
Days on Market (Total): **106** Days on Market (Office): **106**

Property Features

Rooms: **6** Style: **Cape**
Bedrooms: **3** Type: **Detached**
Baths: **2f 1h** Apprx Acres: **1.48**
Master Bath: **Yes** Apprx Lot Size: **64617 sq.ft.**
Fireplaces: **0** Apprx Living Area: **1700 sq.ft.**
Year Built: **2015** Foundation Size: **26X32 (Poured Concrete)**
Color: Garage: **0 --**
Parking: **4 Off-Street**
Handicap Access/Features: **No**



Room Descriptions

Room	Level	Size	Features
Living Room:	1	13x16	Flooring - Hardwood
Dining Room:	1	10x13	Flooring - Hardwood
Kitchen:	1	11x13	Flooring - Hardwood, Country Kitchen
Master Bedroom:	2	11x18	Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	12x14	Flooring - Wall to Wall Carpet
Bedroom 3:	2	10x12	Flooring - Wall to Wall Carpet
Bath 1:	1	5x7	Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2	6x8	Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	2	6x8	Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	1	5x7	Flooring - Stone/Ceramic Tile
Den:	1	11x13	Flooring - Hardwood

Features & Other Information

Appliances: **Range, Dishwasher, Microwave**
Area Amenities: **Shopping**
Basement: **Yes Full, Walk Out**
Construction: **Frame**
Cooling: **Central Air**
Electric: **220 Volts, 150 Amps**
Exclusions:
Exterior: **Vinyl**
Exterior Features: **Porch**
Facing Direction: **North**
HERS Score: **5**
Heating: **Forced Air, Propane**
Hot Water: **Propane Gas**
Interior Features: **Cable Available**
Lead Paint: **None**
Road Type: **Public**
Roof: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**
Water Utilities: **Private Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Remarks

NEW CONSTRUCTION - Builder offering 3 bedroom, 2.5 bath on over an acre of land abutting cranberry bogs. Full front "farmers porch", vinyl siding, hardwood floors, full walkout basement...makes this new home a great deal! Photos are facsimiles.

Tax Information

2015 Taxes: **\$1487** Assessment: **\$87,400** Cert: Zoning Code: **R-40**
Pin #: Map: **0029** Block: **0001** Lot: **51** Book: **43015** Page: **196**

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Tammy Lippincott Sells Homes!

Lot 31 Holmes St
Carver, MA 02330
Single Family

MLS #: 71941134 Status: Active
List Price: \$359,000
List Date: 12/14/2015
Area: Off Market Date:
List\$/SqFt: \$182.42
Days on Market (Total): 24 Days on Market (Office): 24

Property Features

Rooms: 7 Style: Colonial
Bedrooms: 4 Type: Detached
Baths: 2 1/2 Apprx Acres: 1.04
Master Bath: Yes Apprx Lot Size: 45302 sq.ft.
Fireplaces: 0 Apprx Living Area: 1968 sq.ft.
Year Built: 2016 Foundation Size: 36X26 + 4X6
Color: TBD (Poured Concrete)
Parking: 6 Off-Street, Paved Garage: 0 --
Driveway
Handicap Access/Features: No

**Room Descriptions**

Room	Level	Size	Features
Living Room:	1	16x13	Flooring - Hardwood, Open Floor Plan
Dining Room:	1	12x15	Flooring - Hardwood
Kitchen:	1	13x26	Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances
Master Bedroom:	2	12x16	Bathroom - Full, Closet - Walk-In, Flooring - Wall to Wall Carpet
Bedroom 2:	2	12x10	Flooring - Wall to Wall Carpet
Bedroom 3:	2	12x10	Flooring - Wall to Wall Carpet
Bedroom 4:	2	7x10	Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Closet, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile

Features & Other Information

Appliances: Range, Dishwasher, Microwave
Area Amenities: Walk/Jog Trails, Stables, Public School
Basement: Yes Full, Interior Access, Concrete Floor, Unfinished Basement
Construction: Frame
Cooling: Central Air
Electric: 200 Amps
Exclusions:
Exterior: Vinyl
Exterior Features: Deck - Wood, Gutters
Green Certified: Unknown
HERS Score: 61
Heating: Forced Air, Propane
Hot Water: Electric
Interior Features: Cable Available, Finish - Sheetrock
Lead Paint: None
Road Type: Public, Paved, Publicly Maint.
Roof: Asphalt/Fiberglass Shingles
Sewer Utilities: Private Sewerage - Title 5: Certificate of Compliance
Water Utilities: Private Water
Waterfront: No Water View: No
Short Sale w/Lndr.App.Req: No
Lender Owned: No

Remarks

New To Be Built. Come customize this, 4 bed, 2 1/2 bath colonial. Home is offering all the extras Open floor plan, Kitchen with peninsula, granite counters, cabinet allowance, pantry, recessed lighting. First floor laundry, Hardwoods throughout first floor, tiled baths with granite counters, Spacious master bedroom has walk in closet and master bathroom. Nice deck with access to a large flat backyard. Get in now. Come view model in Marshfield. Photos are facsimiles of home to be built.

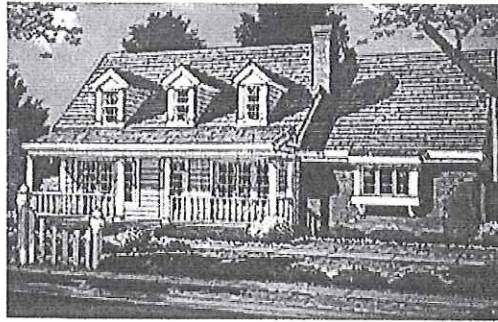
Tammy Lippincott, Realtor, CBR
(508) 317-7825

30 Fosdick
Carver, MA 02330
Single Family

MLS #: **71865131** Status: **Active**
List Price: **\$385,000**
List Date: **6/27/2015**
Area: Off Market Date:
List\$/SqFt: **\$179.07**
Days on Market (Total): **194** Days on Market (Office): **194**

Property Features

Rooms: **8** Style: **Colonial**
Bedrooms: **3** Type: **Detached**
Baths: **2f 1h** Apprx Acres: **0**
Master Bath: Apprx Lot Size: **1.43 sq.ft.**
Fireplaces: **1** Apprx Living Area: **2150 sq.ft.**
Year Built: **2014** Foundation Size: **000 (Poured Concrete)**
Color: Garage: **2 Attached**
Parking: **6 Off-Street**
Handicap Access/Features: **No**



Room Descriptions

Room	Level	Size	Features
------	-------	------	----------

Features & Other Information

Area Amenities: **Conservation Area**
Basement: **Yes Full**
Construction: **Frame**
Cooling: **Central Air**
Exclusions:
Exterior: **Clapboard**
Exterior Features: **Porch**
Heating: **Central Heat**
Lead Paint: **None**
Road Type: **Public**
Roof: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Not Done**
Water Utilities: **Private Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Remarks

To be Built ! New Construction! Nestled on beautiful lot abutting cranberry bog. Make your appointment with the builder today to custom design. Generous allowances! Great opportunity, Spring delivery.

Tax Information

2014 Taxes: **\$999** Assessment: **\$999**

Cert: Zoning Code: **res**

Pin #:

Map: Block: Lot: Book: **0000** Page: **000**

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Tammy Lippincott Sells Homes!

Tammy Lippincott, Realtor, CBR
(508) 317-7825

1 Linbi's Path
Carver, MA 02330
Single Family

MLS #: **71927201** Status: **Active**
List Price: **\$389,900**
List Date: **11/3/2015**
Area:
List\$/SqFt: **\$236.30** Off Market Date:
Days on Market (Total): **65** Days on Market (Office): **65**

Property Features

Rooms: **6** Style: **Colonial**
Bedrooms: **3** Type: **Detached**
Baths: **2f 1h** Apprx Acres: **0.69**
Master Bath: **Yes** Apprx Lot Size: **30048 sq.ft.**
Fireplaces: **0** Apprx Living Area: **1650 sq.ft.**
Year Built: **2015** Foundation Size: **24x34 + 6x4**
Color: **TBD** (Poured Concrete)
Parking: **4 Off-Street, Paved** Garage: **2 Attached**
Driveway
Handicap Access/Features: **Unknown**



Room Descriptions

Room	Level	Size	Features
Living Room:	1	18x13	Flooring - Hardwood, Open Floor Plan
Dining Room:	1	14x13	Flooring - Hardwood
Kitchen:	1	24x12	Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Open Floor Plan, Slider
Master Bedroom:	2	17x13	Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	12x11	Flooring - Wall to Wall Carpet
Bedroom 3:	2	12x11	Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2		Bathroom - Full, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - Full, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	1		Bathroom - Half

Features & Other Information

Appliances: **Range, Dishwasher, Microwave**
Area Amenities: **Shopping, Walk/Jog Trails, Stables, Conservation Area**
Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor**
Construction: **Frame**
Cooling: **None**
Electric: **Circuit Breakers, 200 Amps**
Exclusions:
Exterior: **Vinyl**
Exterior Features: **Deck - Wood, Gutters, Screens**
Heating: **Forced Air, Propane**
Hot Water: **Propane Gas**
Interior Features: **Cable Available, Finish - Sheetrock**
Lead Paint: **None**
Road Type: **Public, Paved, Publicly Maint.**
Roof: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**
Water Utilities: **Private Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Remarks





Worth the wait. BRAND NEW 6-lot subdivision! TO-BE-BUILT.... Hip roof Colonial 3 bed 2 + 1/2 Bath featuring 2X6 energy construction open floor plan, Granite kitchen with island, Stainless steel appliances, hardwood floors on first floor, tile bathrooms with granite counters! 2 car attached garage. Close to Rt. 44 Buyer can pick all colors and finishes. *** PHOTOS ARE FACSIMILES***Delivery mid April 2016

Tax Information

2016 Taxes: **\$99999** Assessment: **\$9,999**
Pin #:

Cert: Zoning Code: **R**
Map: Block: Lot: **1003** Book: . Page: .

Single Family Listings

- | | | |
|--|---|---|
| <input type="checkbox"/>  | <p>MLS#: 71854855 Status: SLD
 112 High St , Carver, MA</p> <p>Remarks: Bring on your empty nesters. This is the home they are looking for. Open floor plan two full and one half bath. Walk in closet in Master bedroom. Huge attached garage with storage over . Yard is big enough to give a real country feel imagine coffee in the morning from private deck. not a lot of cutting or maintenance. No wood on exterior so no work. Truly a dream home for the senior buyer looking to stay in their own home but with room for family to visit. This is new construction built during renovation of current home on lot. Garage is all that is left of original home. Seller is a top quality contractor who did an amazing job on this project. Come on out and take a look . If you have been waiting and watching this one come along , come on out now and see how it came out!</p> <p>Directions: just an 1/8 mile from route 44 exit. spring street to High Street or route 58 to High Street</p> | <p>DOM: 22 DTO: 22 Sale Price: \$287,500
 Description: 4 room, 2 bed, 2f 1h bath Ranch</p> |
| <input type="checkbox"/>  | <p>MLS#: 71719270 Status: SLD
 16A Wenham Rd. , Carver, MA</p> <p>Remarks: New Construction underway overlooking Wenham pond. This 3 bedroom, 2.5 bath Cape style home features 2x6 construction, hardwood on the first floor, eat-in kitchen with granite counters and stainless steel appliances.. Energy efficient Geo-Spring Hot water heater. Exterior features feature a full length farmers porch. Patio stone outside patio with water views. Builder expects a March 2015 delivery.</p> <p>Directions: Rt 58 to Plymouth St (towards Plymouth) becomes Center then Wenham. Or Rt 3 Exit 6 W straight</p> | <p>DOM: 266 DTO: 252 Sale Price: \$309,500
 Description: 6 room, 3 bed, 2f 1h bath Cape</p> |
| <input type="checkbox"/>  | <p>MLS#: 71743852 Status: SLD
 47 High st , Carver, MA</p> <p>Remarks: THE HOUSE IS COMPLETE AND READY FOR MOVE IN!! FIRST OPEN HOUSE SCHEDULED FOR NOVEMBER 29th FROM 10-12 NOON. BE THE FIRST TO LIVE IN THIS BEAUTIFUL 3 BEDROOM 2 BATH COLONIAL, IT SITS BACK OFF THE ROAD AND HAS A FULL WALKOUT THAT OPENS UP TO A HUGE BACKYARD WITH PLENTY OF ROOM FOR ENTERTAINING YOUR GUESTS! IT'S CONVENIENT LOCATION PUTS YOU MINUTES TO RT.44, COLONY PLACE AND ALL THE PLYMOUTH WATERFRONT ATTRACTIONS!! THE INTERIOR OF THE HOME HAS A BEAUTIFUL KITCHEN W/ROPE MOLDINGS, GRANITE COUNTERTOPS, CENTER ISLAND TO MATCH, SS APPLIANCES, DOUBLE SINKS IN THE FULL BATH, LAUNDRY ON THE FIRST FLOOR, HARDWOOD THROUGHOUT KITCHEN, HALL AND DINING ROOM, PROPANE HEAT WITH ENERGY EFFICIENT FURNACE AND CENTRAL A/C. CALL TODAY TO BOOK A SHOWING.</p> <p>Directions: Main st to High street house on the right just past Gate St, sign on lot</p> | <p>DOM: 105 DTO: 88 Sale Price: \$339,000
 Description: 6 room, 3 bed, 2f 0h bath Colonial</p> |
| <input type="checkbox"/>  | <p>MLS#: 71774514 Status: SLD
 51 Wareham street , Carver, MA</p> <p>Remarks: NEW CONSTRUCTION, BEING BUILT, 3 BEDROOM 1 1/2 BATH COLONIAL ON 1.38 ACRE WOODED LOT, 95 % EFFICIENT FURNACE WITH AC, LOW MAINTENANCE HIGH EFFICIENT VINYL WINDOWS, HARDWOOD FLOORS AND TILE BATHS,</p> | <p>DOM: 69 DTO: 57 Sale Price: \$349,900
 Description: 6 room, 3 bed, 1f 1h bath Colonial</p> |

GRANITE COUNTER TOPS, TOP QUALITY CONSTRUCTION.(PICTURES ARE FACSIMILE)

Directions: Tremont street to Wareham



MLS#: 71774535

Status: SLD

DOM: 144 **DTO:** 137

Sale Price: \$355,000

53 Wareham street , Carver, MA

Description: 6 room, 3 bed, 1f 1h bath Colonial

Remarks: NEW CONSTRUCTION TO BE BUILT, 3 BEDROOM 1 1/2 BATH COLONIAL ON 1.38 ACRE WOODED LOT, 95 % EFFICIENT FURNACE WITH AC, LOW MAINTENANCE HIGH EFFICIENT VINYL WINDOWS, HARDWOOD FLOORS AND TILE BATHS, GRANITE COUNTER TOPS, TOP QUALITY CONSTRUCTION.(PICTURES ARE FACSIMILE)

Directions: Tremont street to Wareham



MLS#: 71786000

Status: SLD

DOM: 87 **DTO:** 87

Sale Price: \$370,000

87 Plymouth st , Carver, MA : East Carver

Description: 6 room, 3 bed, 2f 1h bath Colonial

Remarks: Let this be your home sitting up high on this incredible private wooded lot, you don't see these settings much anymore! This home will be a beautiful 3/bed 2.5 bath colonial a front covered entry (5ft door w/side lights) and a 2/car garage under. It's centrally located, minutes to RT44, Colony Place, and the Plymouth waterfront. The basement will have a steel beam upgrade installed for future finished space. Granite countertops in the kitchen with an island. Gas fireplace, double sinks in the master bath, two walk-in closet in master bedroom, propane heat with energy efficient furnace, central AC, 12X12 deck overlooking the backyard, hardwood flooring in kitchen and dining room. You can't beat this location or the quality and workmanship that goes into building these homes done by this local builder** Interior photos are facsimile of previous home.

Directions: left off of center st to plymouth st, after Godfrey circle, 2nd driveway on left



MLS#: 71779751

Status: SLD

DOM: 2 **DTO:** 2

Sale Price: \$385,000

129-D Center St , Carver, MA

Description: 7 room, 3 bed, 2f 1h bath Colonial

Remarks: To be built Rare opportunity to build your dream home on this huge 2.38 acre retreat lot, these lots are getting harder and harder to find in a subdivision . This beautiful 3/bed 2.5 bath colonial has a 26X24 two car garage and a front A 2 story bump-out, its centrally located, minutes to RT44, Colony Place, and the Plymouth waterfront. Custom kitchen with granite countertops with an island and crown moldings .beautiful dining room and mud room from garage entry Double sinks in the master bath, two walk-in closets in master bedroom, propane heat with energy efficient furnace, central AC, gas fireplace, 12X12 paver patio overlooking the backyard with full irrigation system , hardwood flooring throughout first floor plus staircase . You can't beat this location or the quality and workmanship that goes into building these homes done by this local builder** Picture if facsimile.

Directions: driving Instructions use gps 25 Edgewood Dr

Single Family Listings: 7 **Avg. Liv.Area SqFt:** 1,682.29 **Avg. List\$:** \$349,186 **Avg. List\$/SqFt:** \$209 **Avg. DOM:** 99.29 **Avg. DTO:** 92.14

Avg. Sale\$: \$342,271 **Avg. Sale\$/SqFt:** \$204

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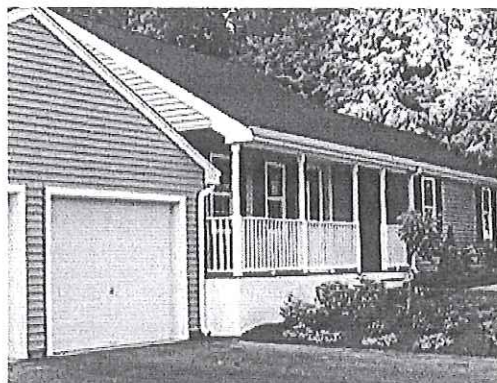
Tammy Lippincott, Realtor, CBR
(508) 317-7825

112 High St
Carver, MA 02330-1016
Single Family

MLS #: **71854855** Status: **Sold**
List Price: **\$309,000** Sale Price: **\$287,500**
List Date: **6/10/2015** Sale Date: **7/10/2015**
Area: Off Market Date: **7/2/2015**
List\$/SqFt: **\$237.69** Sold\$/SqFt: **\$221.15**
Days on Market (Total): **22** Days on Market (Office): **22**

Property Features

Rooms: **4** Style: **Ranch**
Bedrooms: **2** Type: **Detached**
Baths: **2f 1h** Apprx Acres: **0.36**
Master Bath: **Yes** Apprx Lot Size: **15681 sq.ft.**
Fireplaces: **0** Apprx Living Area: **1300 sq.ft.**
Year Built: **2015** Foundation Size: **42x24 + (Poured Concrete)**
Color: **belge** Garage: **2 Attached**
Parking: **4 Off-Street**
Handicap Access/Features:



Room Descriptions

Room	Level	Size	Features
Living Room:		12x16	Flooring - Wood
Family Room:		12x18	Bathroom - Full, Flooring - Wall to Wall Carpet
Kitchen:		12x22	Countertops - Stone/Granite/Solid, Deck - Exterior, Open Floor Plan
Master Bedroom:		12x13	Bathroom - Full, Flooring - Wall to Wall Carpet
Bedroom 2:		9x10	Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range**
Area Amenities: **Walk/Jog Trails, Stables, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station**
Basement: **Yes Full, Concrete Floor**
Construction: **Frame**
Cooling: **None**
Electric: **220 Volts**
Exclusions:
Exterior: **Vinyl, Composite**
Exterior Features: **Porch, Deck, Gutters, Screens**
Heating: **Forced Air, Propane**
Hot Water: **Electric**
Lead Paint: **None**
Living Area Disclosures: **Includes family room, bedroom and full bath in lower lever with walk out to back yard.**
Living Area Includes: **Finished Basement**
Road Type: **Public**
Roof: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Water Utilities: **Private Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Remarks

Bring on your empty nesters. This is the home they are looking for. Open floor plan two full and one half bath. Walk in closet in Master bedroom. Huge attached garage with storage over. Yard is big enough to give a real country feel imagine coffee in the morning from private deck. not a lot of cutting or maintenance. No wood on exterior so no work. Truly a dream home for the senior buyer looking to stay in their own home but with room for family to visit. This is new construction built during renovation of current home on lot. Garage is all that is left of original home. Seller is a top quality contractor who did an amazing job on this project. Come on out and take a look. If you have been waiting and watching this one come along, come on out now and see how it came out!

Tax Information

2015 Taxes: **\$2569** Assessment: **\$251,000**
Pin #: **M:0030 B:0011 L:0**

Cert: Zoning Code: **RA**
Map: Block: Lot: Book: **44835** Page: **295**

16A Wenham Rd.
Carver, MA 02330
Single Family

MLS #: **71719270** Status: **Sold**
List Price: **\$317,500** Sale Price: **\$309,500**
List Date: **7/25/2014** Sale Date: **5/22/2015**
Area: Off Market Date: **4/17/2015**
List\$/SqFt: **\$200.44** Sold\$/SqFt: **\$195.39**
Days on Market (Total): **266** Days on Market (Office): **266**

Property Features

Rooms: **6** Style: **Cape**
Bedrooms: **3** Type: **Detached**
Baths: **2f 1h** Apprx Acres: **0.69**
Master Bath: **Yes** Apprx Lot Size: **30071 sq.ft.**
Fireplaces: **0** Apprx Living Area: **1584 sq.ft.**
Year Built: **2014** Foundation Size: **24x32 (Poured Concrete)**
Color: Garage: **0 --**
Parking: **4 Off-Street**
Handicap Access/Features:



Room Descriptions

Room	Level	Size	Features
Living Room:	1	11x16	Flooring - Hardwood
Kitchen:	1	11x21	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Country Kitchen
Master Bedroom:	2	11x18	Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	11x11	Flooring - Wall to Wall Carpet
Bedroom 3:	2	10x11	Flooring - Wall to Wall Carpet
Bath 1:	1	6x6	Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2	6x9	Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	2	5x9	Bathroom - Full, Flooring - Stone/Ceramic Tile
Den:	1	11x13	Flooring - Hardwood

Features & Other Information

Appliances: **Range, Dishwasher, Microwave**
Area Amenities: **Shopping**
Basement: **Yes Full, Concrete Floor**
Construction: **Frame**
Cooling: **Central Air**
Electric: **150 Amps**
Exclusions:
Exterior: **Vinyl**
Exterior Features: **Porch, Patio**
Facing Direction: **South**
Heating: **Forced Air, Propane**
Hot Water: **Other (See Remarks)**
Interior Features: **Cable Available**
Lead Paint: **None**
Road Type: **Public**
Roof: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**
Water Utilities: **Private Water**
Waterfront: **No** Water View: **Yes**
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Remarks

New Construction underway overlooking Wenham pond. This 3 bedroom, 2.5 bath Cape style home features 2x6 construction, hardwood on the first floor, eat-in kitchen with granite counters and stainless steel appliances.. Energy efficient Geo-Spring Hot water heater. Exterior features feature a full length farmers porch. Patio stone outside patio with water views. Builder expects a March 2015 delivery.

Tax Information

09 Taxes: **\$9** Assessment: **\$9** Cert: Zoning Code: **V3**
Pin #: Map: **47** Block: **8** Lot: Book: **15211** Page: **19**

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Tammy Lippincott Sells Homes!

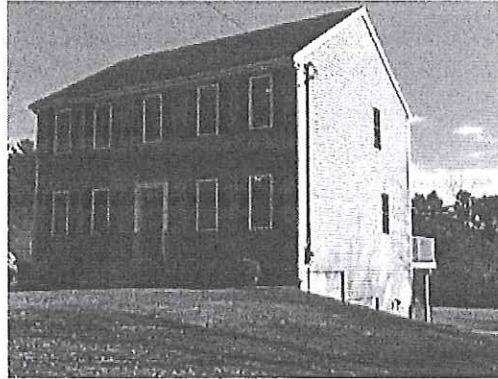
Tammy Lippincott, Realtor, CBR
(508) 317-7825

47 High st
Carver, MA 02330
Single Family

MLS #: 71743852	Status: Sold
List Price: \$339,000	Sale Price: \$339,000
List Date: 9/16/2014	Sale Date: 1/21/2015
Area:	Off Market Date: 12/30/2014
List\$/SqFt: \$191.74	Sold\$/SqFt: \$191.74
Days on Market (Total): 105	Days on Market (Office): 105

Property Features

Rooms: 6	Style: Colonial
Bedrooms: 3	Type: Detached
Baths: 2f 0h	Apprx Acres: 1.37
Master Bath:	Apprx Lot Size: 59677 sq.ft.
Fireplaces: 0	Apprx Living Area: 1768 sq.ft.
Year Built: 2014	Foundation Size: 26 X 34 (Poured Concrete)
Color:	Garage: 0 --
Parking: 4 Off-Street, Paved Driveway	
Handicap Access/Features:	



Room Descriptions

Room	Level	Size	Features
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Features & Other Information

Appliances: **Range, Dishwasher, Microwave**
 Area Amenities: **Shopping, Highway Access, Public School**
 Basement: **Yes Walk Out**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Deck - Wood, Gutters, Professional Landscaping**
 Heating: **Forced Air, Propane**
 Hot Water: **Propane Gas**
 Interior Features: **Cable Available, Finish - Sheetrock**
 Lead Paint: **None**
 Road Type: **Public, Paved, Publicly Maint.**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**
 Water Utilities: **Private Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr.App.Reg: **No**
 Lender Owned: **No**

Remarks

THE HOUSE IS COMPLETE AND READY FOR MOVE IN!! FIRST OPEN HOUSE SCHEDULED FOR NOVEMBER 29th FROM 10-12 NOON. BE THE FIRST TO LIVE IN THIS BEAUTIFUL 3 BEDROOM 2 BATH COLONIAL, IT SITS BACK OFF THE ROAD AND HAS A FULL WALKOUT THAT OPENS UP TO A HUGE BACKYARD WITH PLENTY OF ROOM FOR ENTERTAINING YOUR GUESTS! IT'S CONVENIENT LOCATION PUTS YOU MINUTES TO RT.44, COLONY PLACE AND ALL THE PLYMOUTH WATERFRONT ATTRACTIONS!! THE INTERIOR OF THE HOME HAS A BEAUTIFUL KITCHEN W/ROPE MOLDINGS, GRANITE COUNTERTOPS, CENTER ISLAND TO MATCH, SS APPLIANCES, DOUBLE SINKS IN THE FULL BATH, LAUNDRY ON THE FIRST FLOOR, HARDWOOD THROUGHOUT KITCHEN, HALL AND DINING ROOM, PROPANE HEAT WITH ENERGY EFFICIENT FURNACE AND CENTRAL A/C. CALL TODAY TO BOOK A SHOWING.

Tax Information

2014 Taxes: \$0	Assessment: \$0	Cert:	Zoning Code: RES
Pin #:		Map:	Block: Lot: Book: 50 Page: 419

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Tammy Lippincott, Realtor, CBR
(508) 317-7825

51 Wareham street
Carver, MA 02330
Single Family

MLS #: 71774514 Status: **Sold**
List Price: **\$349,900** Sale Price: **\$349,900**
List Date: **12/5/2014** Sale Date: **5/15/2015**
Area: Off Market Date: **2/12/2015**
List\$/SqFt: **\$209.27** Sold\$/SqFt: **\$209.27**
Days on Market (Total): **69** Days on Market (Office): **69**

Property Features

Rooms: **6** Style: **Colonial**
Bedrooms: **3** Type: **Detached**
Baths: **1f 1h** Apprx Acres: **1.38**
Master Bath: Apprx Lot Size: **60000 sq.ft.**
Fireplaces: **1** Apprx Living Area: **1672 sq.ft.**
Year Built: **2014** Foundation Size: **26x34 (Poured Concrete)**
Color: Garage: **0** --
Parking: **4 Off-Street, Stone/Gravel**
Handicap Access/Features:



Room Descriptions

Room	Level	Size	Features
Living Room:	1	12x24	Fireplace, Ceiling Fan(s), Flooring - Wall to Wall Carpet
Dining Room:	1	12x12	Flooring - Hardwood
Kitchen:	1	12x14	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Stainless Steel Appliances
Master Bedroom:	2	12x21	Ceiling Fan(s), Closet - Walk-In, Flooring - Wall to Wall Carpet, Cable Hookup
Bedroom 2:	2	10x15	Flooring - Wall to Wall Carpet, Cable Hookup
Bedroom 3:	2	11x14	Flooring - Wall to Wall Carpet, Cable Hookup
Bath 1:	1	8x8	Bathroom - Half, Flooring - Stone/Ceramic Tile, Dryer Hookup - Gas, Washer Hookup
Bath 2:	2	8x8	Bathroom - Full, Bathroom - With Tub, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid

Features & Other Information

Appliances: **Range, Dishwasher, Microwave**
Area Amenities: **Shopping, Highway Access, Public School**
Basement: **Yes Full, Bulkhead, Concrete Floor**
Construction: **Frame**
Cooling: **Central Air**
Electric: **150 Amps**
Exclusions:
Exterior: **Clapboard, Shingles**
Exterior Features: **Deck - Composite, Gutters, Professional Landscaping**
Facing Direction: **Southeast**
Heating: **Forced Air, Propane**
Hot Water: **Electric**
Interior Features: **Cable Available, Walk-up Attic**
Lead Paint: **None**
Road Type: **Public, Paved, Publicly Maint.**
Roof: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Not Done**
Water Utilities: **Private Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **Undisclosed**

Remarks

NEW CONSTRUCTION, BEING BUILT, 3 BEDROOM 1 1/2 BATH COLONIAL ON 1.38 ACRE WOODED LOT, 95 % EFFICIENT FURNACE WITH AC, LOW MAINTENANCE HIGH EFFICIENT VINYL WINDOWS, HARDWOOD FLOORS AND TILE BATHS, GRANITE COUNTER TOPS, TOP QUALITY CONSTRUCTION.(PICTURES ARE FACSIMILE)

Tax Information

2014 Taxes: **\$0** Assessment: **\$0**
Pin #:

Cert: Zoning Code: **0**
Map: Block: Lot: Book: **0** Page: **0**

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Tammy Lippincott Sells Homes!

https://h3g.mls핀.com/search/Print_Reports.asp?ClientDetails=

1/7/2016

Tammy Lippincott, Realtor, CBR
(508) 317-7825

53 Wareham street
Carver, MA 02330
Single Family

MLS #: 71774535	Status: Sold
List Price: \$354,900	Sale Price: \$355,000
List Date: 12/5/2014	Sale Date: 8/5/2015
Area:	Off Market Date: 4/28/2015
List\$/SqFt: \$200.74	Sold\$/SqFt: \$200.79
Days on Market (Total): 144	Days on Market (Office): 144

Property Features

Rooms: 6	Style: Colonial
Bedrooms: 3	Type: Detached
Baths: 1f 1h	Apprx Acres: 1.38
Master Bath:	Apprx Lot Size: 60000 sq.ft.
Fireplaces: 1	Apprx Living Area: 1768 sq.ft.
Year Built: 2014	Foundation Size: 26x34 (Poured Concrete)
Color:	Garage: 0 --
Parking: 4 Off-Street, Stone/Gravel	
Handicap Access/Features:	



Room Descriptions

Room	Level	Size	Features
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Features & Other Information

Appliances: **Range, Dishwasher, Microwave**
 Area Amenities: **Shopping, Highway Access, Public School**
 Basement: **Yes Full, Bulkhead, Concrete Floor**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **150 Amps**
 Exclusions:
 Exterior: **Clapboard, Shingles**
 Exterior Features: **Deck - Composite, Gutters, Professional Landscaping**
 Facing Direction: **Southeast**
 Heating: **Forced Air, Propane**
 Hot Water: **Electric**
 Interior Features: **Cable Available, Walk-up Attic**
 Lead Paint: **None**
 Road Type: **Public, Paved, Publicly Maint.**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Not Done**
 Water Utilities: **Private Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr.App.Req: **No**
 Lender Owned: **Undisclosed**

Remarks

NEW CONSTRUCTION TO BE BUILT, 3 BEDROOM 1 1/2 BATH COLONIAL ON 1.38 ACRE WOODED LOT, 95 % EFFICIENT FURNACE WITH AC, LOW MAINTENANCE HIGH EFFICIENT VINYL WINDOWS, HARDWOOD FLOORS AND TILE BATHS, GRANITE COUNTER TOPS, TOP QUALITY CONSTRUCTION.(PICTURES ARE FACSIMILE)

Tax Information

2014 Taxes: **\$0** Assessment: **\$0**
 Pin #:

Cert: Zoning Code: **0**
 Map: Block: Lot: Book: **0** Page: **0**

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Tammy Lippincott Sells Homes!

Tammy Lippincott, Realtor, CBR
(508) 317-7825

87 Plymouth st
Carver, MA 02330-1021
Single Family

MLS #: 71786000 Status: **Sold**
List Price: **\$379,000** Sale Price: **\$370,000**
List Date: **1/21/2015** Sale Date: **6/5/2015**
Area: **East Carver** Off Market Date: **4/18/2015**
List\$/SqFt: **\$214.37** Sold\$/SqFt: **\$209.28**
Days on Market (Total): **87** Days on Market (Office): **87**

Property Features

Rooms: **6** Style: **Colonial**
Bedrooms: **3** Type: **Detached**
Baths: **2f 1h** Apprx Acres: **1.86**
Master Bath: **Yes** Apprx Lot Size: **81021 sq.ft.**
Fireplaces: **0** Apprx Living Area: **1768 sq.ft.**
Year Built: **2015** Foundation Size: **26X34 +5 (Poured Concrete)**
Color: Garage: **2 Under**
Parking: **4 Off-Street, Paved Driveway**
Handicap Access/Features:



Room Descriptions

Room	Level	Size	Features
Living Room:	1	--	--
Dining Room:	1	--	--
Kitchen:	1	--	--
Master Bedroom:	2	--	--
Bedroom 2:	2	--	--
Bedroom 3:	2	--	--
Laundry:	1	--	--
Bathroom:	2	--	--
Bathroom:	1	--	--

Features & Other Information

Appliances: **Dishwasher, Microwave, Range - ENERGY STAR**
Area Amenities: **Shopping, Highway Access**
Basement: **Yes Partial, Walk Out, Concrete Floor**
Construction: **Frame**
Cooling: **Central Air**
Electric: **200 Amps**
Exclusions:
Exterior: **Vinyl**
Exterior Features: **Deck - Wood, Gutters**
Facing Direction: **South**
Green Certified: **No**
Heating: **Forced Air, Propane**
Interior Features: **Cable Available, Finish - Sheetrock**
Lead Paint: **None**
Road Type: **Public, Paved, Publicly Maint.**
Roof: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**
Water Utilities: **Private Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Remarks

Let this be your home sitting up high on this incredible private wooded lot, you don't see these settings much anymore! This home will be a beautiful 3/bed 2.5 bath colonial a front covered entry (5ft door w/side lights) and a 2/car garage under. It's centrally located, minutes to RT44, Colony Place, and the Plymouth waterfront. The basement will have a steel beam upgrade installed for future finished space. Granite countertops in the kitchen with an island. Gas fireplace, double sinks in the master bath, two walk-in closet in master bedroom, propane heat with energy efficient furnace, central AC, 12X12 deck overlooking the backyard, hardwood flooring in kitchen and dining room. You can't beat this location or the quality and workmanship that goes into building these homes done by this local builder** Interior photos are facsimile of previous home.

Tax Information

2015 Taxes: **\$0** Assessment: **\$0** Cert: Zoning Code: **R**
Pln #: Map: Block: Lot: Book: **37740** Page: **307**

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Tammy Lippincott, Realtor, CBR
(508) 317-7825

129-D Center St
Carver, MA 02330-1210
Single Family

MLS #: 71779751	Status: Sold
List Price: \$395,000	Sale Price: \$385,000
List Date: 1/1/2015	Sale Date: 6/29/2015
Area:	Off Market Date: 1/3/2015
List\$/SqFt: \$206.16	Sold\$/SqFt: \$200.94
Days on Market (Total): 2	Days on Market (Office): 2

Property Features

Rooms: 7	Style: Colonial
Bedrooms: 3	Type: Detached
Baths: 2f 1h	Apprx Acres: 2.38
Master Bath: Yes	Apprx Lot Size: 103691 sq.ft.
Fireplaces: 1	Apprx Living Area: 1916 sq.ft.
Year Built: 2015	Foundation Size: 26X36+2X112624 (Poured Concrete)
Color:	Garage: 2 Attached
Parking: 4 Paved	
Driveway	
Handicap Access/Features:	



Room Descriptions

Room	Level	Size	Features
------	-------	------	----------

Features & Other Information

Appliances: **Microwave, Dishwasher - ENERGY STAR, Oven - ENERGY STAR**
 Basement: **Yes Full, Concrete Floor**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **200 Amps**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Deck - Wood**
 Heating: **Forced Air, Propane**
 Hot Water: **Electric**
 Interior Features: **Cable Available, Finish - Sheetrock**
 Lead Paint: **None**
 Road Type: **Public, Paved, Publicly Maint., Cul-De-Sac**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**
 Water Utilities: **Private Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr.App.Reg: **No**
 Lender Owned: **No**

Remarks

To be built Rare opportunity to build your dream home on this huge 2.38 acre retreat lot, these lots are getting harder and harder to find in a subdivision . This beautiful 3/bed 2.5 bath colonial has a 26X24 two car garage and a front A 2 story bump-out, its centrally located, minutes to RT44, Colony Place, and the Plymouth waterfront. Custom kitchen with granite countertops with an island and crown moldings .beautiful dining room and mud room from garage entry Double sinks in the master bath, two walk-in closets in master bedroom, propane heat with energy efficient furnace, central AC, gas fireplace, 12X12 paver patio overlooking the backyard with full irrigation system , hardwood flooring throughout first floor plus staircase . You can't beat this location or the quality and workmanship that goes into building these homes done by this local builder** Picture if facsimile.

Tax Information

2014 Taxes: **\$3126** Assessment: **\$183,800**
 Pin #: **M:0041 B:0004 L:0**

Cert: Zoning Code: **RA**
 Map: Block: Lot: Book: **4120** Page: **293**

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LAND MANAGEMENT SYSTEMS, INC.

P.O. BOX 999 * MANOMET, MA 02345

*phone 508 224 2201 * fax 508 224 2998 * email landmanagement@comcast.com*

Registered Professional Land Surveyors & Civil Engineers



**DRAPER 40B CARVER ZBOA SITE DESCRIPTION
APPLICATION ADDENDUM
PLYMOUTH STREET, CARVER, MA * PID #18-8-0-R
ASSESSOR MAP 18, LOT 8**

The subject property is located on Plymouth Street, the "Old Route 44", in North Carver near the Middleborough line, three tenths of a mile west of Route 58, Main Street, south of the new four-lane Route 44 another half mile. The Southeast Expressway, Route 3 is 7.5 miles easterly. Interstate 495 is 9.5 miles westerly. Its location is ideal for easy access to the region, Cape Cod, Boston, Providence or other cities.

The property is flanked to the east by businesses and residences, to the south by residences, to the west by cranberry bogs and to the north across Plymouth Street by bogs and residences. It is zoned RA, Residential / Agricultural, 60,000 s.f. per detached single family dwelling, the prevailing zone and use in the town of Carver. .

The locus has municipal water available in Plymouth Street from the town of Middleborough. The lot is an irregular configuration containing by compiled record plans calculation 17.811 acres, with a "bow tie" loop design from Plymouth Street and back to accommodate water and access requirements. The land is generally an undulating pine woods and mostly elevation 130 or better, about 20' - 30' above groundwater. The site is located in a glacial outwash plain. Its parent soil is "Carver Sand". The property is not located in a Zone II or other aquifer protection area. Most of the locus is in a NHESP priority habitat, PH 679.

Bordering vegetated wetlands appear to be located at the most easterly tip of the premises with cranberry bogs just westerly. The 100' wetland buffer extends onto the site from both wetlands. Groundwater flow derived from quad maps is generally south to north.

Please do not hesitate to contact us should additional information be required.

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