



Frequently Asked Questions

Who is the Builder?

LaCosta Development, LLC

Is this a Year Round community or Seasonal?

Year Round

How many homes in total will there be?

There are a total of 30 homes.

Are there any age restrictions at Sandy Meadows?

No, residents of all ages are welcome at Sandy Meadows.

How many floor plans are available?

Currently there are two floor plans available.

What is the Square footage and Price?

Currently, our square footage ranges from 1,552 - 1,667 sq. ft., with prices starting in the high \$200's.

How many Bedrooms are there?

Our available floor plans feature 3 bedrooms.

How long will it take to build my home at Sandy Meadows?

We feature Move-In Ready homes, as well as early Spring 2018 delivery dates.

What is your reservation process?

A non-binding reservation agreement with a \$1,000 reservation deposit are required when you select and reserve your home at Sandy Meadows.

What are the HOA (Homeowner's Association) Fees?

\$150 per month

What will be included in the HOA Fee?

Full-service landscaping, snow removal from roadway, walkways and farmer's porches, central trash location, irrigation and common lighting.

What is the tax rate in Old Orchard Beach, Maine?

The current tax rate for Old Orchard Beach is \$15.70 per \$1,000 of valuation, which also covers your sewer expenses.

How are the homes being assessed?

We advise homeowners to assume 100% assessment for their calculation of Real Estate Tax. In other words, assume the total purchase price of your home.

Who is Responsible for Town Water and Sewer Charges?

The sewer bill is included in your tax bill. Each home will have its own water meter and the homeowner will be billed separately. Sewer & Water are public.

Can Buyers plant their own gardens?

Yes, see HOA documents for specific details.

Are Pets Allowed?

Yes, pets are allowed - see HOA documents for specific details.

What type of utilities do you have?

Underground Electric & Natural gas

Is there a warranty with the homes?

Yes

Will they have decks/patios?

The majority of our homes include a Front Farmer's Porch and a rear deck.

How do we receive our mail?

Common mailboxes

Are there full basements?

Yes

Will Buyer's be allowed to rent their Units?

Yes, but restrictions are in place per the HOA documents.

What is the minimum duration of a rental?

1 month minimum

Does Builder have Financing Options available to Buyers?

Yes, please ask our sales team for more details.

Who owns the Land?

The homeowners own their own lots. Common property such as the islands on the street, are owned by the Sandy Meadow's Home Owner's Association.

MARKETED BY

STREAMLINE
COMMUNITIES



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What are some of the Included Features in each home?

- Large front covered farmer's porch
- Granite Kitchen Countertops with a Fully Appliance Stainless Steel Kitchen
- Two-story open foyer or dining room per plan selected
- First floor master suite with walk-in closet and ensuite bath
- First floor laundry hook-up
- Full basements, some with walk-out opportunities
- Garage parking per floor plan

What is the ceiling height in the home?

8 ft on the first floor

How will the trash be handled?

Pick up will happen weekly onsite.

Is there a gas fireplace?

Yes, as an Available Personal Choice.

Will all homes have irrigation?

Yes, and cost to run included in the HOA fee

Can we pick our own siding color?

Yes, there are 5 pre-approved colors at SM, but you cannot pick the same color as your next door neighbor. All have white trim.

Can I get different color shutters?

There are two or three shutter color options with each siding color.

How far are we from the beach?

Approximately One mile

Where is the AmTrak station?

11 First St. OOB (2 miles from SM). This is a Seasonal Stop from mid April through October.

How far is Portland, Maine?

25 minutes, 14 miles

How far is Boston?

1 hour 50 minutes, 96 miles
