

**The Preserve at Abbyville (Ownership Units) --- Project Facts**

**Total Units:** 148

-- 111 of which are market rate units

-- 37 of which are affordable to persons earning no more than 80% AMI

**Unit Breakdown:** 116 single family homes

32 attached fee simple (zero lot line) homes

**Breakdown by BRs:** 32 --2BR homes with single and 2-car garages

60 --3BR homes with single and 2-car garages

56 --4BR homes with 2-car garages

**Parking:** 440 Parking Spaces or 2.9 spaces/unit

**Breakdown By Unit Affordability/BR Count/Unit Size/Sales Price:**

<b>Affordable</b>	8 – 2BR/2-2.5bath	15 - 3BR/2bath	14 – 4BR/2bath
<b>Sales Price</b>	\$188,780	\$210,500	\$227,900

<b>Market Rate</b>	24 – 2BR/2-2.5bath	45 - 3BR/2bath	42 – 4BR/2bath
<b>Sales Price</b>	\$409,900	\$499,900	\$629,900

<b>Unit SF Range</b>	1,543-1.794SF	1,717-2,325 SF	2,000-2,800 SF
<b>Avg Unit GSF</b>	1,727 SF	1,828 SF	2,400 SF
<b>Building Height:</b>	+/- 35 Feet		

**Property Size:** 190.67 Acres

**Open Space on Property:** 140.00 Acres

**Lot Coverage** = 7.34%

Buildings	= 2.65%
Parking/Paved	= 4.69%
Usable open Space	= 59.68%
Unusable open Space	= 33.61%

**Density:** Gross -- 0.78 units/ac

Developable Land Density -- 1.23 units/ac

**Utilities:**

- Title 5 Systems on Individual Lots
- Public water with line extended from Park Street
- Electrical – Eversource
- Access onto Lawrence Street