



The
STONEARCH
at Rollins Hill
Rollins Hill Home Owners Assoc.



The
STONEARCH
at Rollins Hill
Kirkwall Condominiums

**Ranch homes starting
at \$595K**

- 55+ Active adult community
- Beautifully landscaped community
- Minutes from downtown Exeter

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StoneArchStratham.com  

This condominium has not yet been registered by the New Hampshire Consumer Protection and Antitrust Bureau of the Attorney General's Office, Department of Justice. Until such time as registration has been issued, only non-binding reservation agreements may be accepted.

2 Phases of Charm & Elegance



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Phase 1

Home choices high on a hill, or tucked away in the tree line.

Phase 1 features single family homes on homesites that range in size from just over half an acre, to two full acres. Part of the Rollins Hill Home Owners Association, you private roads will be cared for.



Quality built for energy-star efficiency,

our floor plans offer flexible, open, modern day layouts designed to fill your home with natural light!

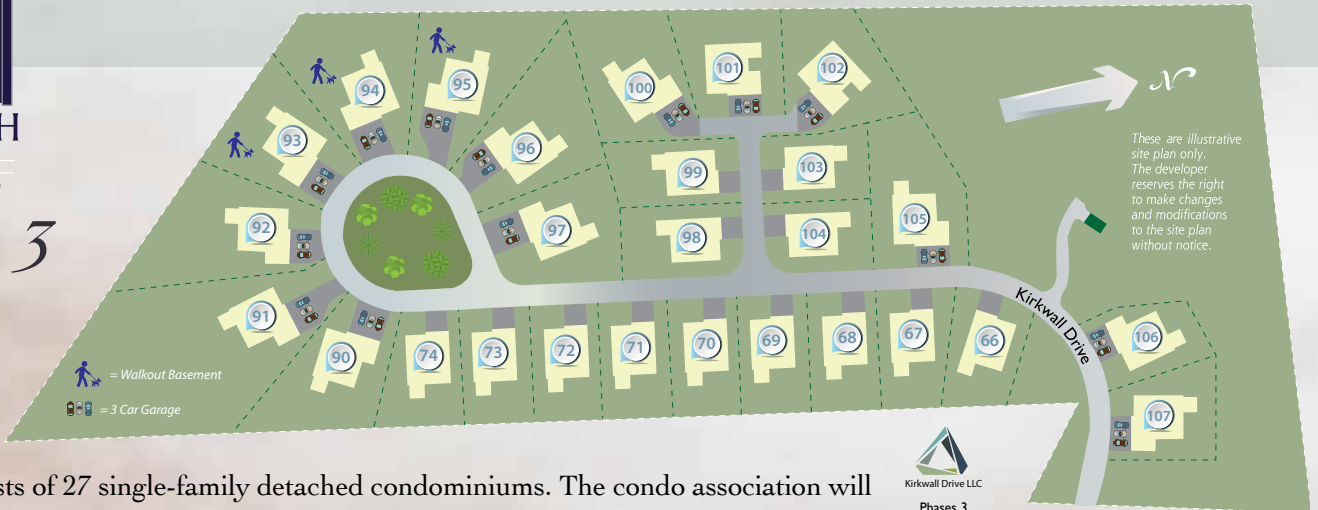
- High Ceilings (8' 10" plus)
- 1st floor master suite
- Single and two story living
- Gas fireplace, grill hook ups
- Wide red oak flooring
- Central air/heating
- Tank-less hot water
- Large farm porch
- Granite counter tops upgradeable to quartz
- Tile baths

Built for the way you live.



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Phase 3



Phase 3 consists of 27 single-family detached condominiums. The condo association will take care of all landscaping and snow removal, leaving you with less worries and more time to enjoy your little oasis in Stratham, NH. *Individual Septic and Managed Well Station.*

Kirkwall Drive LLC
Phases 3
Homes Built By:

Phase 1

Rollins Hill Home Owners Association — \$200 EST month

Homesites

Lot	Style - Your Choice	Base Price	Homesite Premium	4 Season Room	Status
1	Contemporary Felicia Ranch	\$620,000	\$10,000	Incl. as Std.	
2	Premiere Julia Cape	\$625,000	\$8,000	\$29,399	
3	-	-			SOLD
4	Premier Felicia Cape	\$654,399	\$8,000	Included	SPEC
5	Traditional Julia Cape	\$664,399		Included	SPEC
6	Classic Julia Cape	\$620,000	\$20,000	\$29,399	
7	-	-			SOLD
8	Contemporary Julia Cape	\$620,000	\$20,000	\$29,399	
9	Classic Madelyn Super Ranch	\$630,000	\$20,000		
10	-	-			SOLD
11	Traditional Felicia Cape	\$635,000	\$12,000		
12	Contemp. Felicia Ranch	\$620,000	\$15,000	Incl. as Std.	Reserved
13	Classic Julia Cape	\$620,000	\$10,000	\$29,399	
14	Premier Felicia Ranch	\$625,000	\$8,000	Incl. as Std.	Reserved
15	Classic Madelyn Ranch	\$620,000		Incl. as Std.	
16	Traditional Felicia Cape	\$635,000	\$8,000	\$29,399	
17	Contemp. Julia Cape	\$620,000	\$8,000		
18					
19					
30			\$10,000		
31	-	-			SOLD
32	-	-			SOLD
33	-	-			SOLD
34			\$15,000		

Phase 3

Kirkwall Condominium Association — \$250 EST month

Homesites - 100 - 120 Sq. Ft. Smaller than phase one

Unit	Style - Your Choice	Base Price	Homesite Premium	4 Season Room	Status
66	Contemporary Julia Ranch	\$595,000	\$6,000	Yes Stand.	
67	Classic Julia Cape	\$595,000		\$29,399	
68	Premier Felicia Cape	\$600,000		\$29,399	
69	Traditional Madelyn Cape	\$610,000		\$29,399	
70					
71	Classic Madelyn Super Ranch	\$623,798			
72					
73					
74					
90			\$6,000		
91			\$6,000		
92	Premier Julia Cape	\$600,000	\$18,000	\$29,399	
93	Premier Madelyn Cape	\$600,000	\$18,000	\$29,399	Reserved
94			\$18,000		
95			\$18,000		
96	Premier Felicia Cape	\$600,000	\$6,000	\$29,399	Reserved
97	Classic Madelyn Cape	\$595,000	\$6,000	\$29,399	Reserved
98					
99					
100			\$18,000		
101			\$12,000		
102			\$18,000		
103					
104					
105			\$12,000		
106			\$18,000		
107			\$18,000		

Each home can be either a ranch or a cape style. Ranch homes have a sun room as the standard.

*4 Season Room: \$50,000
Room Above Garage: \$20,000
Three Car Garage: \$25,000*

Premiums:

- *More Road Frontage (fits a 3-car Garage) = \$6,000*
- *Walkout Basement = \$6,000*
- *Privacy = \$6,000*





Standard *Luxury Amenities*

Nestled by the seacoast, StoneArch Stratham is minutes from everything, yet quaint and a private cul-de-sac

Privately maintained roads.

Winter snow removal and seasonal landscaping maintenance in Phase III

Convenient, curbside trash pick-up



StoneArch of Stratham is a project created by Seacoast developer John O'Neill of Kirkwall Dr., LLC. John has been involved with many condominium and single family new home communities in southern NH for the past 30 years. All around NH, you'll see the O'Neill's legacy in countless neighborhoods—including Windham, Dover, Greenland and as far reaching as Sea Glass Lane of Rye, NH. These landmarks symbolize the O'Neill's commitment to enduring quality the pride they take in being part of the New Hampshire landscape. From this rich history comes the passion for design and quality, as well as a deep understanding of how people live today—what's important to them in a home, and a 55+ community. *"It's why the homes we design today aren't like those built a century ago—or those we'll build a century from now."* The O'Neill's build homes for smart, discerning buyers who appreciate the thoughtful design, and processes that truly set them apart. They know the small details that matter and the ingenious innovations that make space more usable, more adaptable, and more livable.

This list of standard features is subject to errors, omissions and changes as deemed necessary by the builder without notice.

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Standard Luxury Features

- ❑ Large and inviting farmer porch entry
- ❑ 2 car attached garage, 3rd bay option available on a few home-sites
- ❑ 2 bedrooms, with 2 or 3 baths
- ❑ Full basements; poured concrete walls reinforced with steel rebar, poured floor over crushed stone with perimeter drains
- ❑ Hardwood stairs in 2 story homes with boxed newel posts
- ❑ Hardwood flooring in the kitchen, living/ dining room, and main foyer
- ❑ Wall to wall carpeting in bedrooms
- ❑ Gas fireplace in living room: zero clearance formal fireplace with formal painted mantle with granite surround and hearth
- ❑ 8' 10" ceilings — higher or raised
- ❑ Craftsman trim packages
- ❑ Interior walls & trim painted throughout

Electrical

- ❑ Designer exterior light fixtures
- ❑ Energy Star interior lighting
- ❑ Smoke detectors: hard wired to code
- ❑ Pre-wired for cable television in living room and all bedrooms
- ❑ Pre-wired for telephone in kitchen and master bedroom
- ❑ Overhead lights in all bedrooms

Exterior Features

- ❑ 14' x 14' patio typical
- ❑ Electrical outlets front and rear
- ❑ Composite front porch
- ❑ Professionally landscaped home-sites
- ❑ Paver walkway
- ❑ Low Maintenance vinyl siding and trim
- ❑ Architectural roof shingles
- ❑ Irrigation system

Kitchen Features

- ❑ Professionally designed kitchen layout
- ❑ Granite counters
- ❑ Stainless appliance package including dishwasher, stove, microwave and refrigerator

Bath Features

- ❑ Designer lavatories with water saving commodes. Pedestal sink in 1/2 bath.
- ❑ Designer chrome fixtures
- ❑ Tile flooring in all baths and laundry
- ❑ Master tile shower, granite seat
- ❑ Granite counter tops

Energy Saving Features

- ❑ Energy Star 3.0
- ❑ Energy efficient forced warm air heat by propane
- ❑ High-efficiency furnace 96% efficiency
- ❑ Central A/C
- ❑ 2x6, 16' on center exterior wall construction
- ❑ R-49 ceiling insulation
- ❑ R-21 wall insulation
- ❑ Insulated fiberglass entry door systems
- ❑ Insulated overhead garage doors
- ❑ 2 garage door openers, one exterior keypad with WIFI Control

Utilities

- ❑ Tank-less water heaters
- ❑ Private Well - Phase I
- ❑ Community water system with management company - Phase III
- ❑ Individual septic all phases
- ❑ Underground electrical service
- ❑ Underground phone & cable services

Quality Control

- ❑ Top quality construction
- ❑ BuilderTrend construction management software that provides real-time 24/7 access to your construction scheduling, change orders, documents, photos, warranty management, home buyer selections, and much more.
- ❑ Quality control walk through performed after framing and prior to closing to ensure satisfaction
- ❑ Association to maintain a top quality community



Out & about



Downtown Exeter is just a minutes away. The area is complete with restaurants, grocery stores, shopping and a moderate night life.

Stratham Hill Park, is a great place to hike, bike or picnic.

The Beach is just around the corner.

Golf Courses litter the seacoast. There are four public courses within fifteen minutes, and dozens within a half-hour drive.



Ceiling heights at 8 feet 10 inches add volume to the already large rooms. Choose any architectural exterior facade home style design then your choice of 3 floor plans.



4 Home Style Facade Options

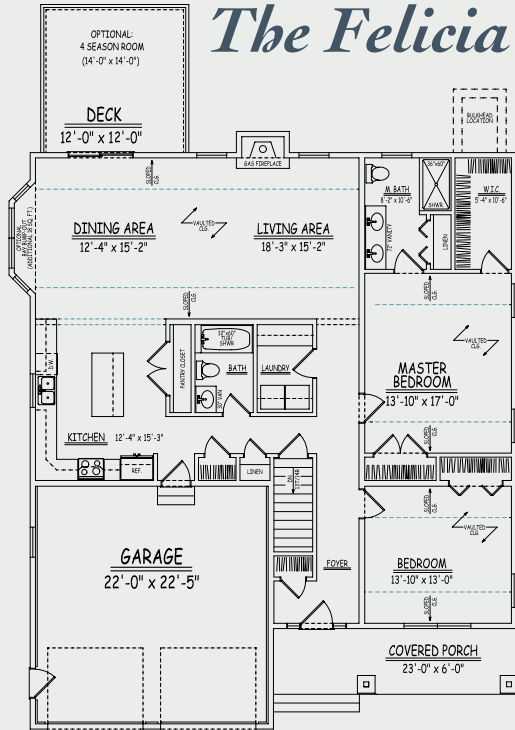


Single Level Ranch Living

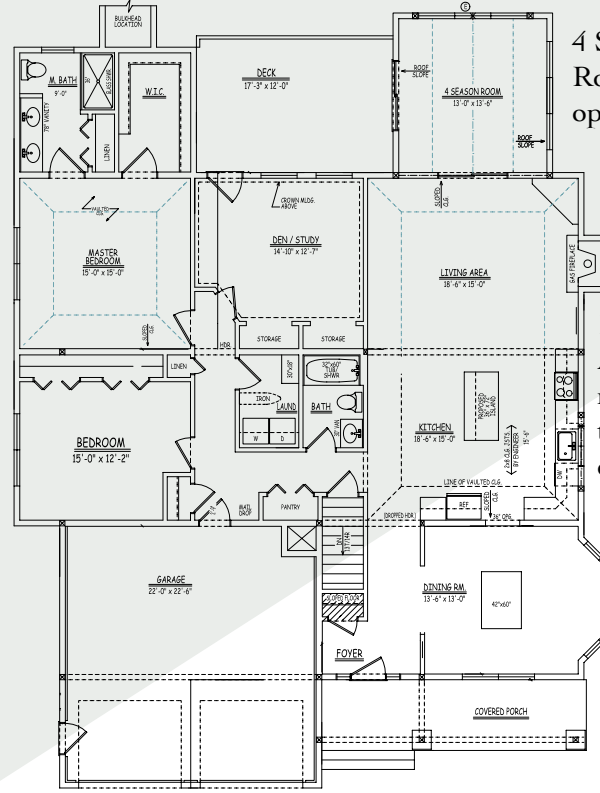
4 Plan Options

The Madelyn SUPER Ranch

The Felicia Ranch



1,767 sq. ft.,
2 bedrooms,
2 bath,
optional
upgrade to
a bonus 4
season room
or screened
in porch.

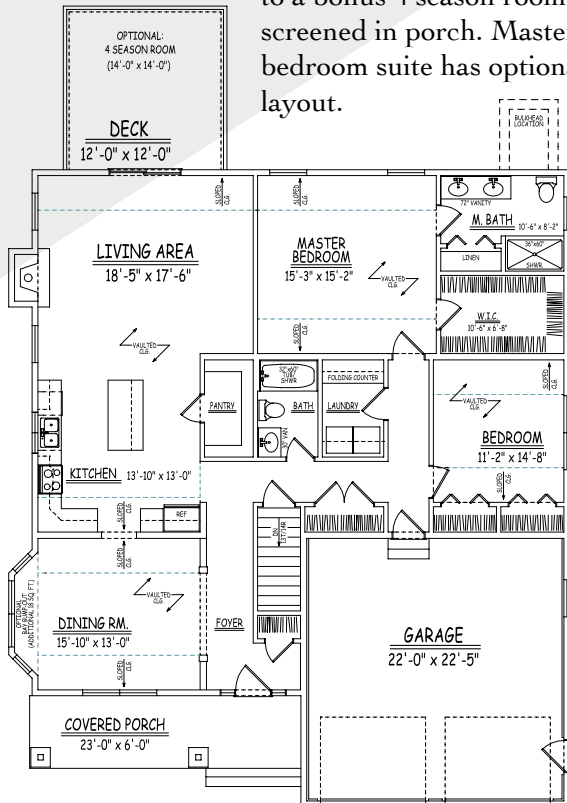


4 Season
Room is
optional

1,856 sq. ft.,
Adds one
more room
to the inside
of the home.

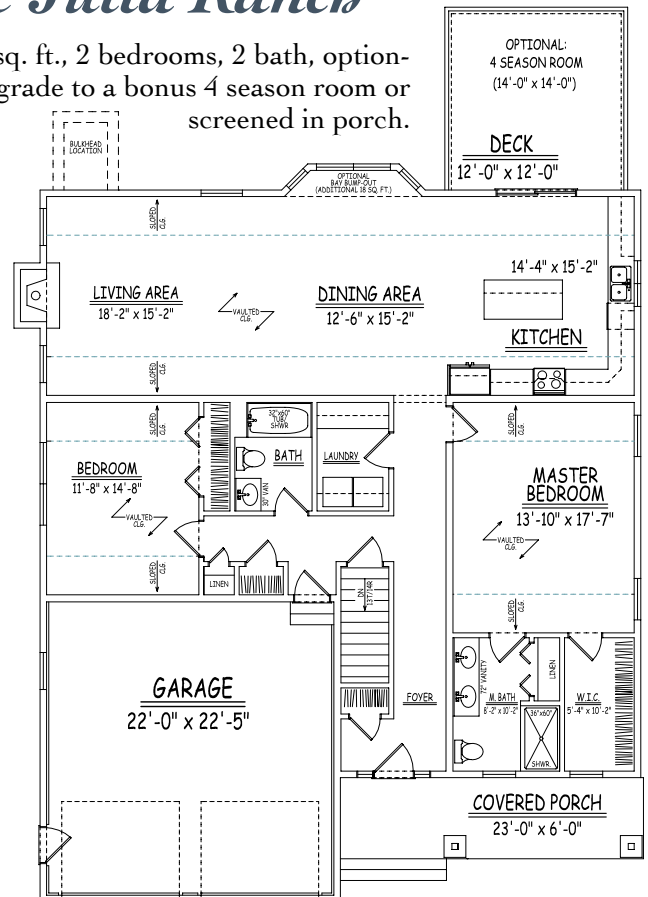
The Madelyn Ranch

1,767 sq. ft., 2 bedrooms, 2 bath, optional upgrade to a bonus 4 season room or screened in porch. Master bedroom suite has optional layout.



The Julia Ranch

1,767 sq. ft., 2 bedrooms, 2 bath, optional upgrade to a bonus 4 season room or screened in porch.



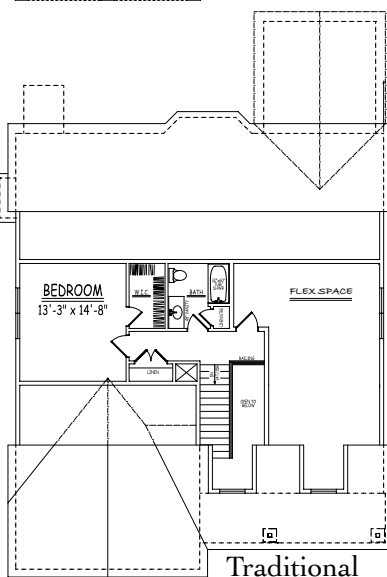
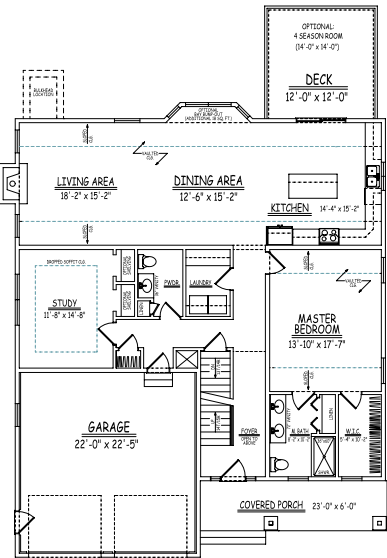
Foundations in
Phase 3 are 2'
smaller than
those in Phase I.
Therefore homes
are about 100
sq. ft smaller in
Phase 3.

2 Story Living

3 Plan Options

Julia Cape

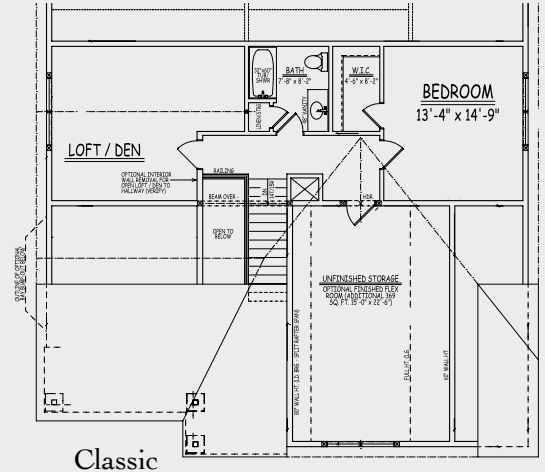
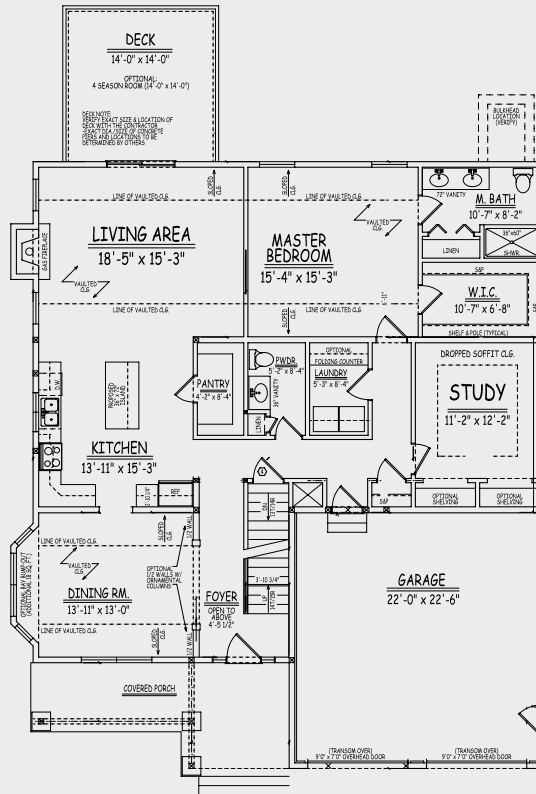
A flexible option with the Master bedroom located either in the front of the home, or behind the bath. 2,200 sq feet, 2 bedrooms, 2^{3/4} bath, study, optional upgrade to a bonus 4 season room or screened in porch. The second story layout in the Felicia or Madelyn can also be built in the Julia.



Traditional

The Madelyn Cape

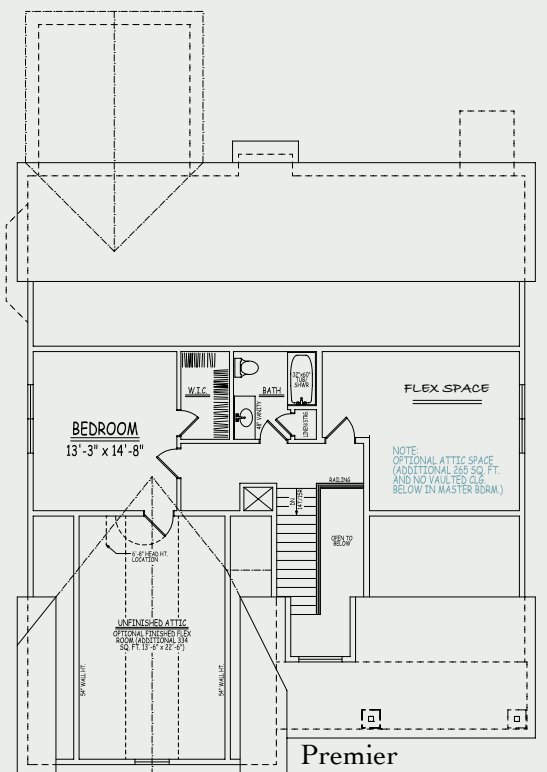
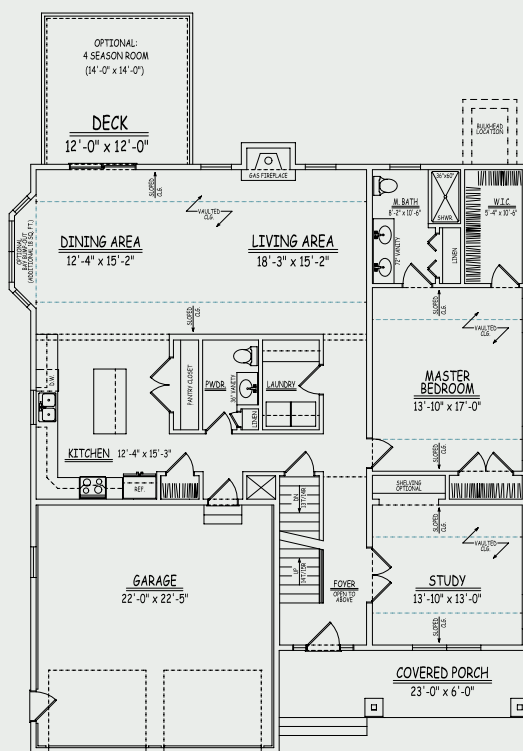
Madelyn Cape Style — 2,205 sq feet, 2 bedrooms, 2^{3/4} bath, optional upgrade to a bonus 4 season room or screened in porch. The 2nd story shown here is the contemporary.



Foundations in Phase 3 are 2' smaller than those in Phase I. Therefore homes are about 120 sq. ft smaller in Phase 3.

The Felicia Cape

Felicia Cape Style — 2,200 sq. ft., 2 bedrooms, 2^{3/4} bath, study, optional upgrade to a bonus 4 season room or screened in porch. The second story shown below shows a second bedroom, and an optional inviting open loft area. [Premier]





StonearchStratham.com

Beautifully landscaped

new-construction 55+ community
puts the fun right outside your front
door. Take in the scenery, head to
town for dinner, or make your way
to the beach in the Summer!

Enjoy the conveniences and
features of a new home in the quint-
essential town of Stratham, NH.