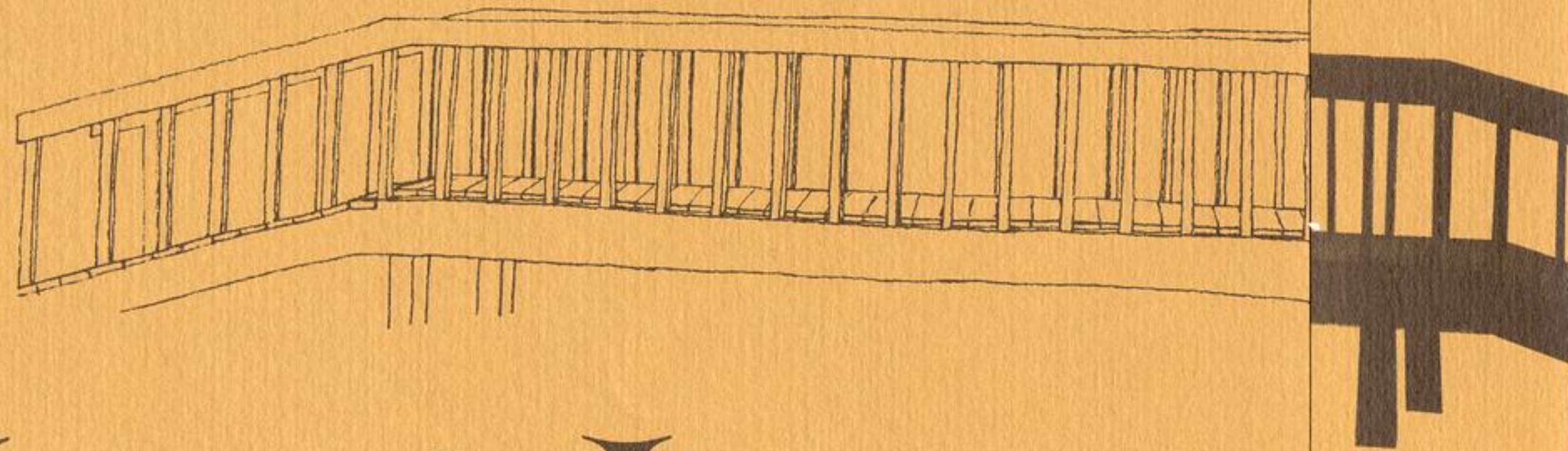


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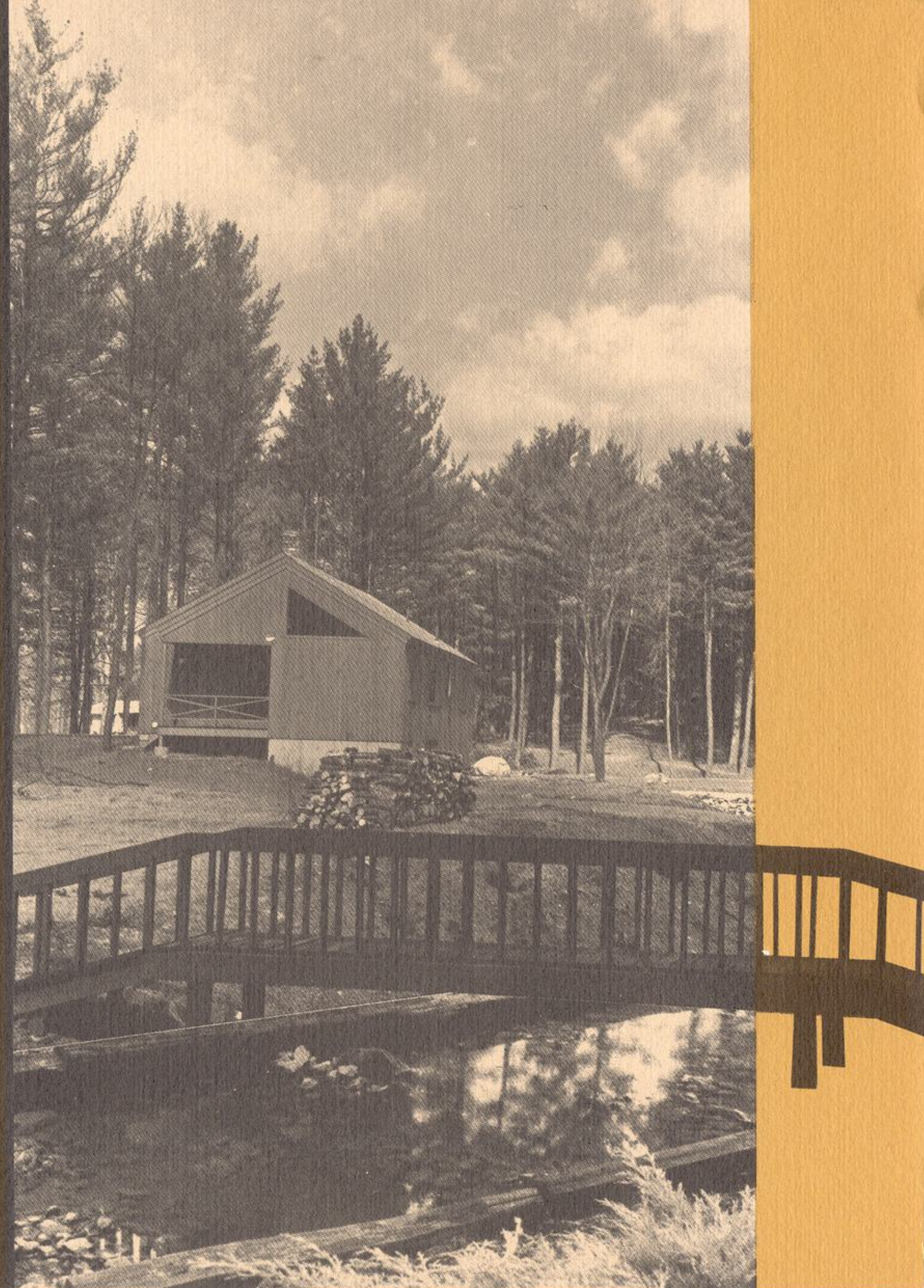
369-6473
897-8668
(Res) 562-6183



Harvard Acres



HARVARD ACRES is a comprehensive 300 Acre community designed by the area's outstanding architects and engineers. Owned for 59 years by Otto Stein family and operated as a dairy farm, Harvard Acres' meadows, pine groves, woodlands, spring-fed brooks and ponds and rambling fieldstone walls enhance our home sites.



The following questions and answers are presented here to provide you with a better understanding of HARVARD ACRES, Stow, Mass. and how living here would provide you and your family with a delightful new life style.

Question – How many homes have been built to date?

Answer – 124 since 1967.

Question – How many more homes are to be built?

Answer – 75, which we plan to complete by 1977.

Question – With 300 Acres and one acre minimum zoning wouldn't it be possible to build more than 199 lots?

Answer – Certainly, and more profitably, but 74 beautiful acres have been preserved by restriction and deed for community usage, as part of our Environmental Planning.

Question – How will tennis courts, spring-fed ponds for swimming, fishing and boating, Little League ball field, play areas and commons be owned and managed?

Answer – As soon as all improvements are completed (probably in 1974) they will be deeded to the residents, whose association will maintain and manage them.

Question – What is the water supply and how much will it cost?

Answer – Water for HARVARD ACRES is supplied by Assabet Water Company, a Massachusetts Public Utility Company. According to a State Engineer, who chemically tested it, the water is of better quality than the spring water bottled by the largest supplier in Massachusetts. It is metered to each home based on usage of 82,500 gallons annually for home consumption. The maximum cost will be \$122.50 per year, the minimum is \$63.00 per year.

Question – Why haven't I heard of HARVARD ACRES?

Answer – We have not advertised extensively because most of our purchasers have been introduced to us by residents. Only we, the builders sell our homes.

Question – Who are the builders?

Answer – John G. Cahill has been building communities and homes in Wellesley, Concord, Acton, Littleton, Sudbury and Stow, Massachusetts since 1956 and was President of Elmside Homes Inc. for 12 years. John J. McGloin has been associated with real estate financing, selling, developing and building since 1946, from 1946 to 1956 as executive vice president of Massachusetts' largest real estate company.

Question – Are the homes at HARVARD ACRES guaranteed?

Answer – Yes. Each purchase and sales agreement states "This property is guaranteed against defects in materials and workmanship for a period of one year from purchase date."

Question – Are there any other clauses protecting the buyer in the agreement?

Answer – To our knowledge we are the only builders in the U.S.A who also state in the agreement "If for any reason buyer requests in writing that seller buy-back said property within one year of sale, seller shall do so for sale price within 30 days."

Question – If real estate agents are not employed by HARVARD ACRES who arranges financing or mortgage for the Buyer?

Answer – The builders have pre-arranged with the largest and most respected savings banks in Massachusetts prime terms for buyers. Though a buyer has option to obtain his own mortgage, our clients have found our financing the most advantageous available.



Question — Are closing costs known at time of signing purchase and sales agreement?

Answer — Yes, to the penny. Depending on the size of mortgage they total 50% to 70% less than prevailing minimum rates.

Question — What do most residents do for a living?

Answer — The community includes many Engineers, Computer experts, Salesmen, Sales Managers. There are Ph.D.'s in several fields, also Medical Doctors and Lawyers.

Question — What is the school situation?

Answer — Based on town size (population 4523) teacher salaries are in the highest bracket. The Grammar Schools: Pompositticut, Hale, and Center Schools are beautiful contemporary design. There is a public Kindergarten. The Nashoba High School is a regional facility located in Bolton. School buses pick up inside HARVARD ACRES.

Question — Is there public transportation?

Answer — On weekdays 21 fast trains run from South Acton (4.2 miles from Adams Drive entrance to HARVARD ACRES) to Boston's North Station in 47 minutes.

Question — How much does Boston to Acton train fare cost?

Answer — \$1.70 for a single ride; \$1.29 for a commuter ride.

Question — What about shopping facilities?

Answer — In Stow on Route 117 there is a large Shopping Center with Purity Supreme Market, Mal's Department Store, Bowling Alley, Liquor, Drug, Cleaners, Gift and Pet Shop, Delicatessen, Barber and Beauty Salon and Banking Facilities.

Question — Is there a golf course nearby?

Answer — Stow Country Club has one of the finest 36 hole courses in the East and is only 4 miles from HARVARD ACRES.

Question — What is the large lake across the street from HARVARD ACRES?

Answer — The lake is part of the Delaney Multi-Purpose Project which was built two years ago by the Massachusetts Department of Natural Resources and the United States Department of Agriculture. The pond is 170 Acres with a boat landing across from our farmhouse entrance. It is to be used for powerless boats, fishing, waterfowl breeding and wildlife preservation. The total area is 700 Acres.

Question — Have new Harvard Acres residents been accepted by towns people?

Answer — Harvard Acre residents have been accepted as a significant asset to the town. They campaigned and promoted a bond issue last year and were instrumental in the Town Meeting's appropriation of \$25,000.00 for a Library addition.

Question — What churches are in Stow?

Answer — Catholic, Methodist, Union Evangelical and Unitarian-Universalist.

Question — How are taxes in Stow?

Answer — The tax rate in 1971 was \$57.00; in 1972 \$56.00 and in 1973 is \$52.50. Assessment practice values new homes at 73% of sales price so the full value rate is \$38.32 X the sales price, that is for a home selling for \$50,000.00 this year should not exceed \$1916.00. It compares favorably with other Massachusetts cities and towns.

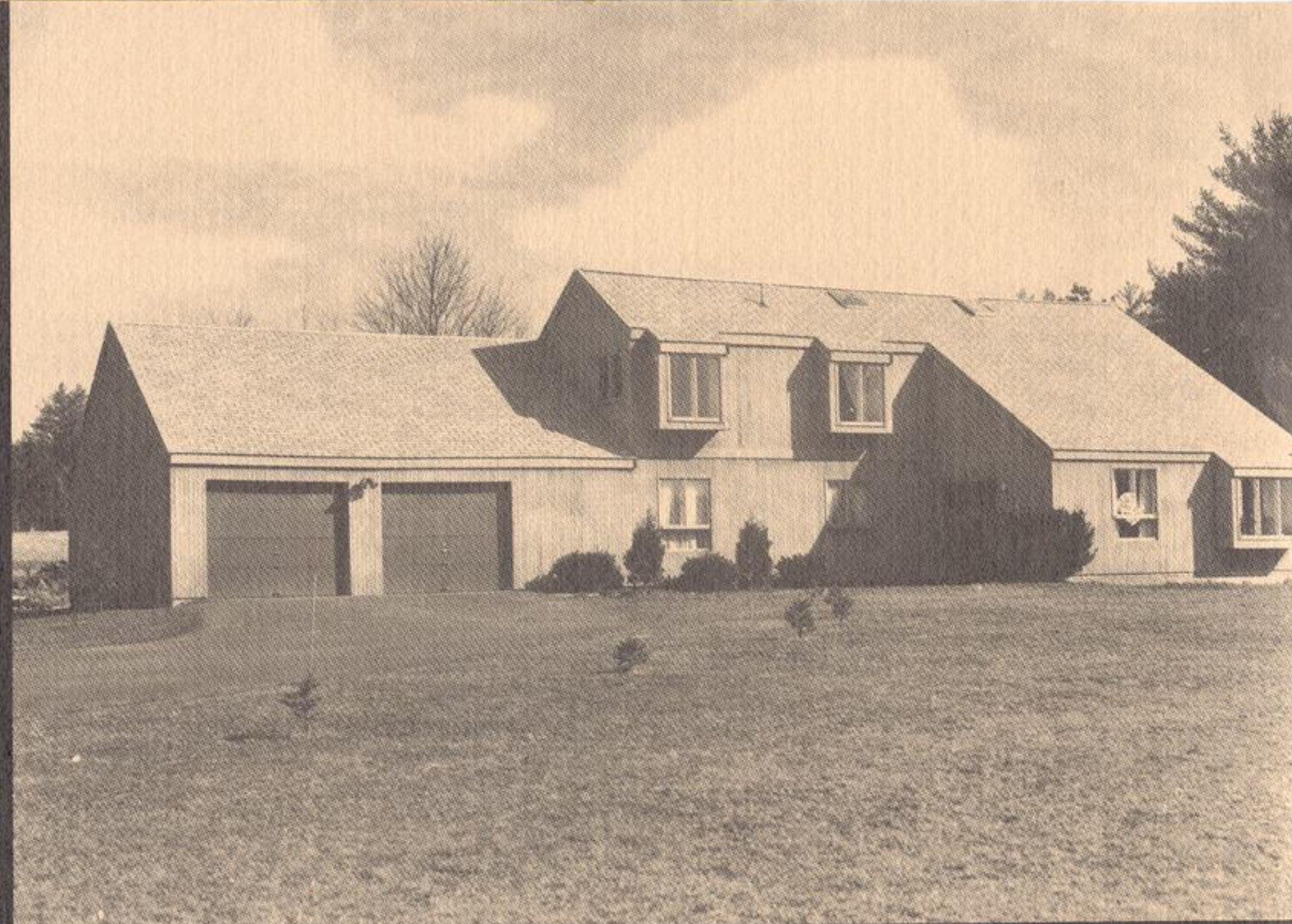
Question — On remaining lots what types of homes are planned?

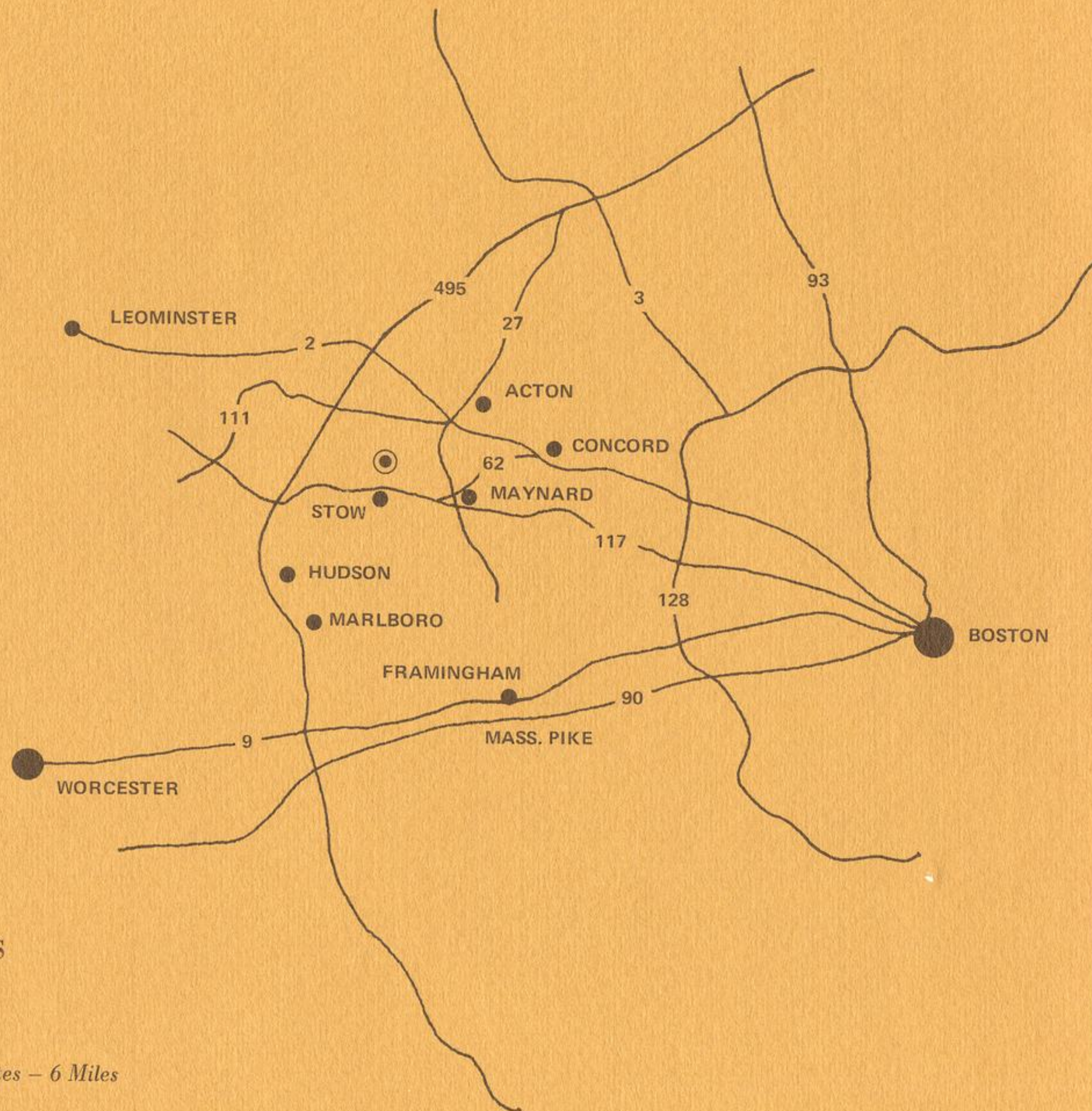
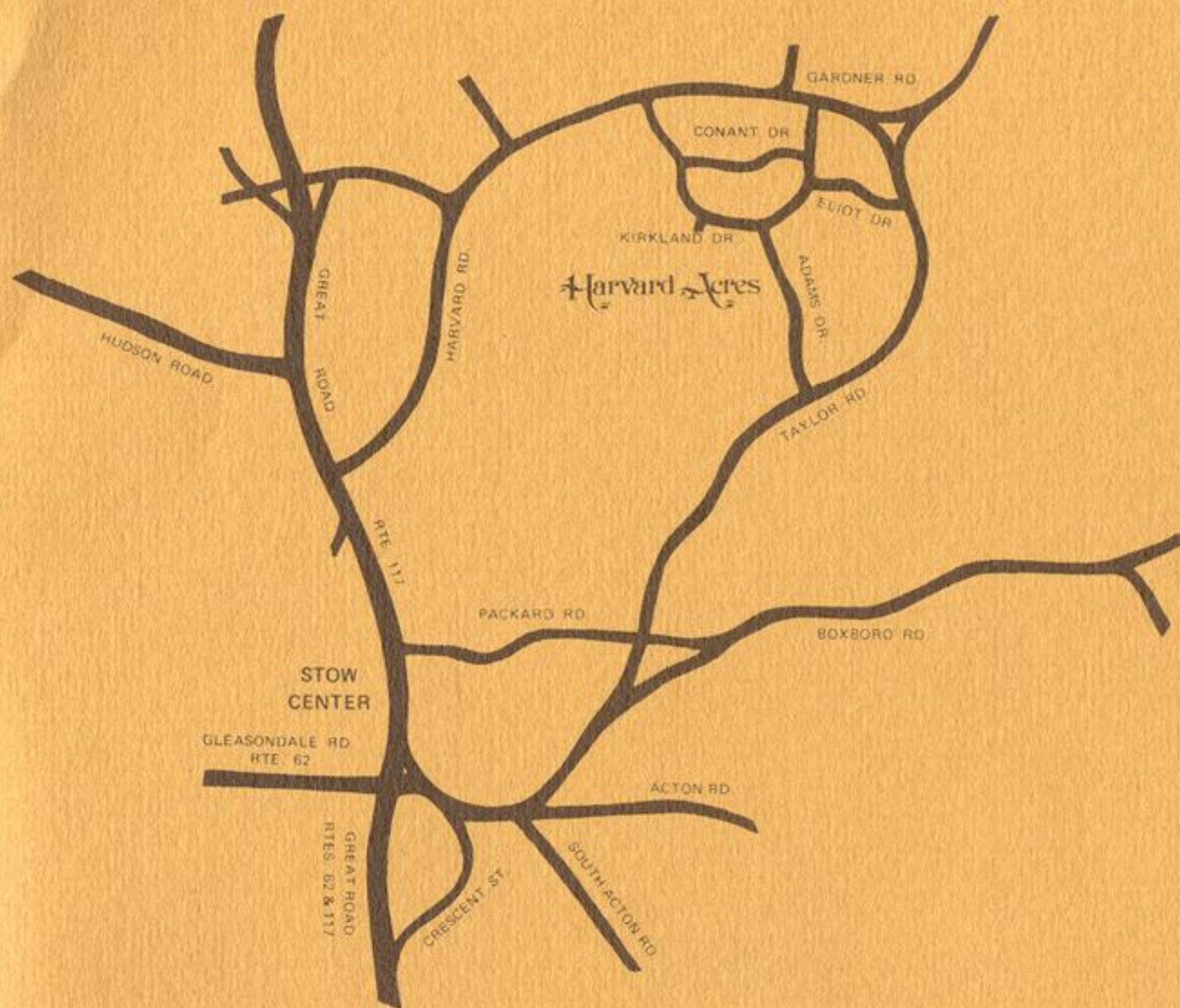
Answer — Most of remaining lots are towering pine groves and we plan Contemporary homes with window walls to make bird, squirrel and pheasant watching a daily habit.



Harvard Acres

359 HARVARD RD.
STOW, MASS. 01775
617-897-8668
617-369-6473
EVES. 617-369-3961





SOME TIMES AND DISTANCES FROM HARVARD ACRES

- STATE HOUSE – BOSTON – 55 Minutes – 32 Miles
- POLAROID – WALTHAM – 30 Minutes – 17.5 Miles
- DIGITAL EQUIPMENT CORPORATION – MAYNARD – 10 Minutes – 6 Miles
- RAYTHEON – BEDFORD – 25 Minutes – 12.5 Miles
- HONEYWELL – WELLESLEY – 30 Minutes – 20 Miles
- DIGITAL EQUIPMENT CORPORATION – MARLBORO – 15 Minutes – 12 Miles
- HOWARD JOHNSON'S (RT. 2) – CONCORD – 12 Minutes – 8 Miles