

A Home by CORBO

109 Hemlock, Roxbury

HOB
Awards Winner!



Starting at \$795,000

Quick Specs:

| | |
|-----------------------------|---------------|
| Lot Size: | 4.00 acres |
| Size: | 2,783 sq. ft. |
| Bedrooms: | 3 |
| Full Baths: | 3 |
| Half Baths: | 1 |
| Garages: | 2 |
| Driveway: | Gravel |
| Water: | Well |
| HVAC: | Propane Heat |
| *optional 4th bedroom suite | |

Winner of 6 HOBI Awards!

Including:

2010 Best Custom Home < 3,000 sf
2008 Best Spec Home \$750K-\$1M

The vaulted ceiling foyer is stunning as you enter this gorgeous home, complete with hardwood flooring throughout. A spacious living room, dining room with stone fireplace and kitchen fill the first floor, complete with a convenient laundry room, master bedroom, bath and walk-in closet.

The second floor features an additional master bedroom, large closet, master bath, and a third bedroom. Pre-wired for in-room speakers and a home theater, this energy-efficient home is as modern as it is classic. Outside, the blue stone front walkway, stone rear patio and professionally landscaped lawn reflect a home that's nothing short of breathtaking.

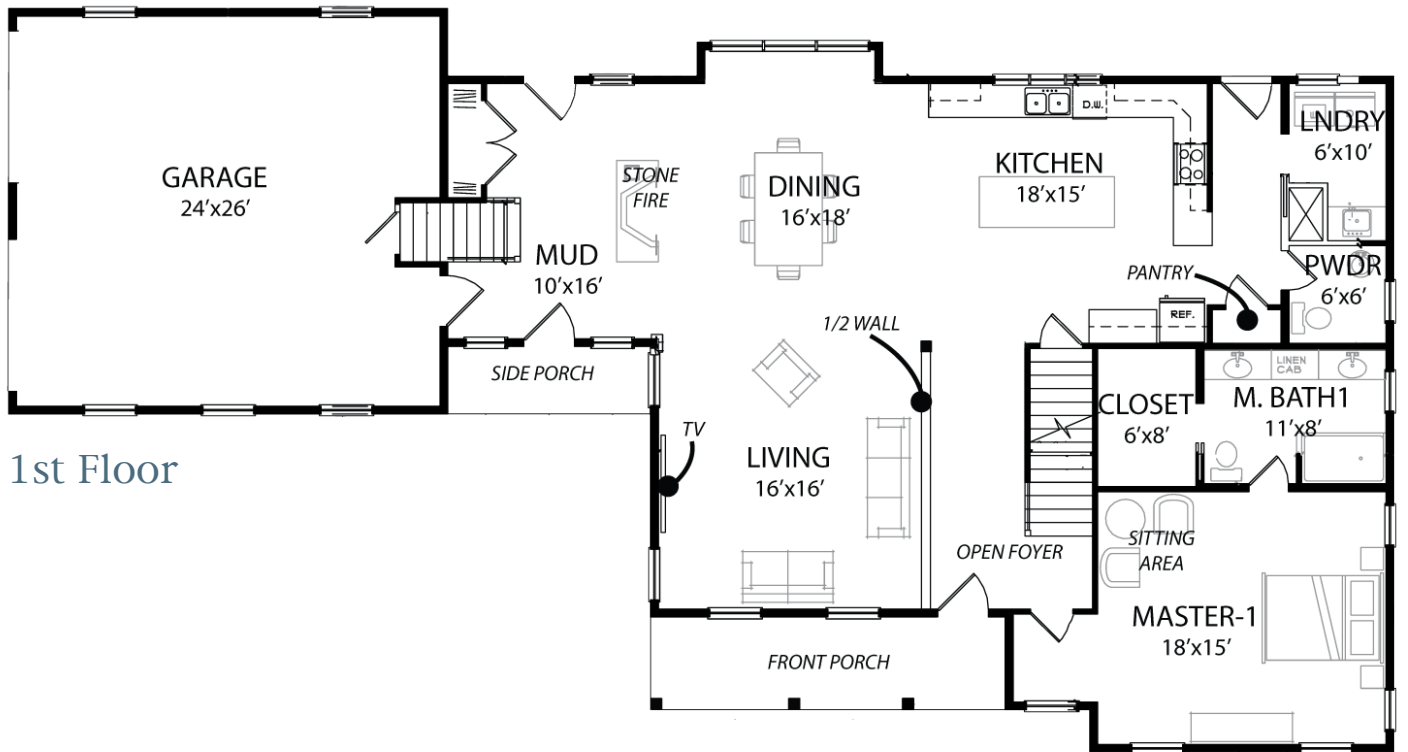
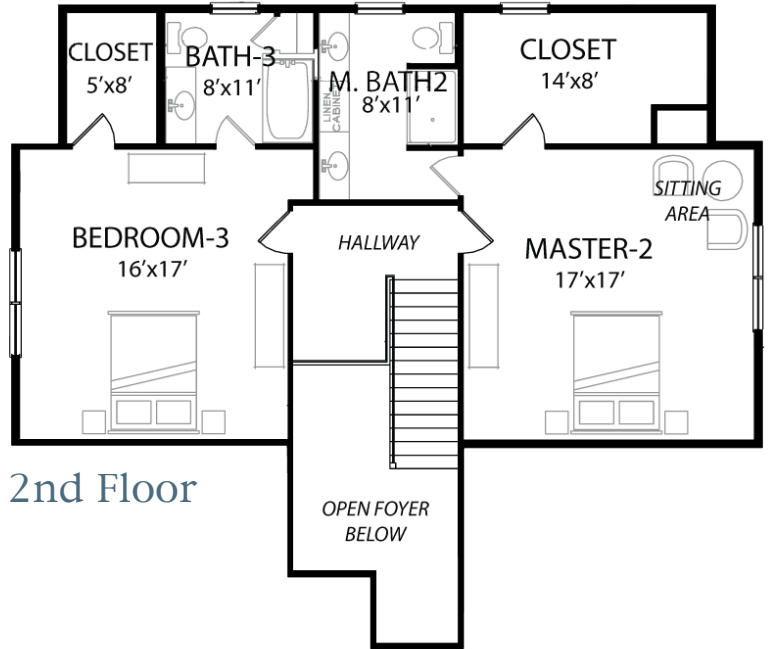
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Optional Features:

- 4th Bedroom Suite
- Home Theater Surround Sound
- Whole House Audio System
- Business Class Computer Network
- Wine Cellar
- Home Gym / Workout Room
- Lower Level Play Room /
Dedicated Home Theater

Standard Features:

ENERGY EFFICIENCY:

- HVAC: High Efficiency (92%) Propane
- Windows: Aluminum Low-E, Energy Star
- Exterior Doors: Rogue Valley Wood
- Insulation: R19 Walls, R30 Ceiling

FINISHES:

- Hardwood: 4+5" Red Oak, Entire Home
- Tile: Master Baths, Full Baths
- Trim: 3.5" Casing, 5.5" Baseboard
- Wainscoting Paneling: Dining, Living, Mud
- Vaulted Ceiling: Foyer, Side Entrance

EXTERIOR:

- Cedar Clapboard Siding: Main House
- Vertical Pine Siding: Garage & Side ENT
- Blue Stone Front Walkway
- Stone Gravel Driveway
- Professional landscaped lawn w/ shrubs
- Stone Rear Patio

TECHNOLOGY:

- (5) Rooms w/ Structured Media Cable
- Pre-Wired for 5.1ch Home Theater
- Pre-Wired for In-Room Speakers

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About The Corbo Group

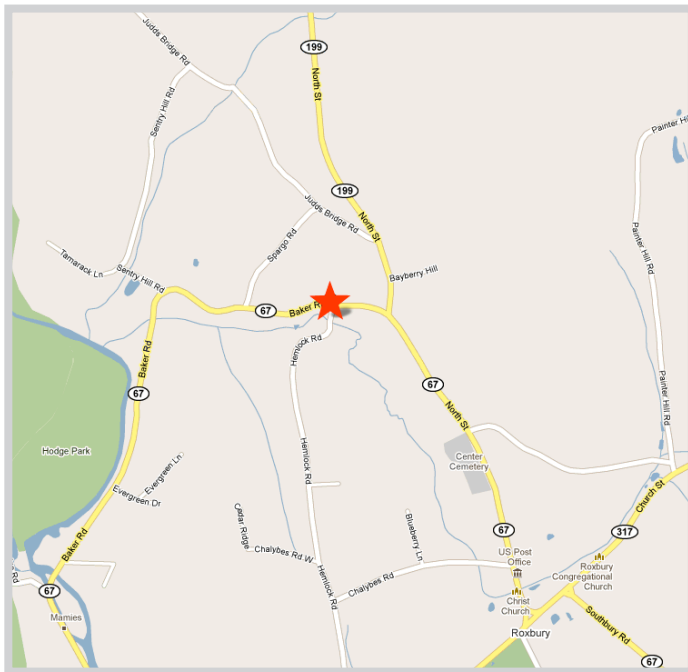


Custom Home Builder Since 1977

Our commitment to creating high-quality custom homes defines our philosophy as homebuilders, earning us a prestigious reputation and numerous awards. We highly value not only the homes we build, but also the relationships we build with our homeowners.

Family-owned and operated, The Corbo Group was founded by Ralph and Natalie Corbo, whose love for their dream home fueled their passion for building high-quality homes for others. Their son Colin works as the project manager and chief technology consultant.

The Corbo Group makes great strides to push the leading edge of the building industry through continuous education and training. Our clients trust that a home by Corbo not only meets their expectations, but exceeds them.



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