

SAVINGS OF UP TO
\$40,000 on SELECT LOTS
limited time only



Only 17 lots with spectacular views of Sunday River remain!

Owning a piece of a mountain is rare — and these mountainside lots deliver unprecedented views of Sunday River. Of the original 68 home sites, only 17 remain. Once these are gone, there will never be anything like this at Sunday River again.

Available Home Site Pricing [as of 10/7/10]

**Select lots with reduced pricing for a limited time only*

Lot 1: 2.10 acres	\$89,000	Lot 50: 5.07 acres	\$249,000
Lot 8: 5.38 acres	\$89,000	Lot 47: 5.73 acres	\$259,000
Lot 15: 2.86 acres	\$99,000	Lot 57: 6.84 acres	\$259,000
Lot 25: 3.58 acres	\$249,000	Lot 61b: 3.43 acres	\$299,000
<hr/>			
Lot 36: 3.32 acres	\$149,000	Lot 51: 4.14 acres	\$259,000
Lot 37: 3.11 acres	\$149,000	Lot 53a: 6.75 acres	\$249,000
Lot 46: 2.85 acres	\$259,000	Lot 53b: 6.75 acres	\$249,000
Lot 49: 7.93 acres	\$299,000	Lot 56: 5.84 acres	\$249,000
		Lot 58: 5.44 acres	\$249,000



Sunday River
Real Estate

1.800.207.2354 | 207.824.5051 | sundayriver.com



The Peaks atop Mount Will *Frequently Asked Questions*

Are the roads paved? All roads at The Peaks will be paved. The only road remaining to be paved is Pinnacle Road, which will be completed spring 2010.

What type of roads are they? (i.e. Town Roads vs. Neighborhood Roads). All the roads are private roads built to town specifications.

Is it septic or sewer? Each home site is designed for a private septic system.

Is it well or town water? Each home site is designed for a private well.

Is the electricity underground or on poles? All power along the roads will be overhead, but we anticipate that many of the individual home sites will have underground power from the road to the house. You'll notice we're placing as many of the poles that we can on the lot lines to minimize obstructions.

What and where are the covenants outlining "what kind of house" I can build? Official copies of the protective covenants are available upon your request. The covenants are also available online.

Are any of the home sites (lots) sub-dividable? All lots that could be subdivided have been submitted for DEP approval, no further subdivisions can be made.

Is the bridge supposed to have the rustic look? Yes, the bridge was designed to have a "rural feel" to fit in with the surrounding river landscape.

This project holds a Letter of Credit? Yes. Often times this is referred to as a "bonded project" Essentially our bank issues the Town of Newry a letter of credit that is sufficient to cover the cost of the road construction in full. We did this as an added insurance and peace of mind for our home site owners.

What is that 300' set back across the top of the mountain? This is a protective buffer designed to preserve the existing hiking trails running along the top and back sides of Mount Will.

What is on the other side/back side of Mount Will? Privately owned land that contains a network of hiking trails.

Are you going to increase the pricing of these lots? Quite possibly, these lots have unsurpassed views in the best location of all Sunday River, so as the supply goes down...

What's across the top of the mountain? A network of hiking trails, amazing views in every direction, maybe someday a snow machine trail will travel in the 300' set back.

How do we know the roads are built to high quality road standards? Maine Mountain Properties works on high-end developments exclusively and have hired the best road contracting team in the area to deliver. Take a look for yourself, there are no cut corners.

Why are many of the lots at the top still remaining? These lots have some of the most spectacular views, but because we built the road from the bottom up these lots have naturally been the last to sell. Many of our initial owners wanted to build immediately and the timing of the road construction was not suitable to them.

Is it true you can see 18 peaks from Mt Will? Yes, most can see all of Sunday River and over 75% of the lots can see the Mahoosucs too. Here is the list of your views:

SUNDAY RIVER MOUNTAIN RANGE

Phantom Peak [actually Locke but Sunday River swiped its name]
White Cap Mountain
Locke Mountain
Barker Mountain
Spruce Peak
Aurora Peak
North Peak
Oz Peak
Jordan Bowl Peak

MAHOOSUC MOUNTAIN RANGE

Jakes Notch 2988'
Mount Carlo 3565'
Goose Eye Mountain 3870'
North Peak of Mahoosucs 3675'
Slide Mountain 3250'
Sargent Mountain 2364'
South Peak of Mahoosucs 3395'
Fulling Mill Mountain 3450'
Old Speck Mountain 4170'