

# 89 oxbow



smart  
green  
affordable

The residences at 89 Oxbow offer affordably priced homes in Wayland, a family community well-known for its exceptional schools. Intelligent design, green innovations and affordability make these residences an exceptional value.

## community connections

### TRANSPORTATION:

Commuter rail at Lincoln – 2 miles,  
128/I95 – 5 miles

### CULTURAL:

DeCordova Museum and Park,  
Concord Museum,  
Concord Theatre,  
Concord Performing Arts

### EXCURSIONS:

Walden Pond,  
Drumlin Farm,  
Codman Farm,  
Cochituate State Park

### OUTDOOR:

Kayaking on Sudbury River,  
town pool, beach and  
many recreational programs,  
miles of hiking trails,  
bicycling and many  
other activities

## smart design

- Open floor plans add light and space efficiency: approximately 950 to 1300 square feet
- Generous storage space: attic, sheds (bicycles), oversized bedroom closets
- Durability: hardiplank exteriors, hardwood floors, and stone counters
- Internet ready: multiple services and connections available
- Family friendly kitchen design with eat-in breakfast bar

## green innovation

- Solar panels (PV'S) produce electricity for each unit
- Energy Star plus construction and appliances reduce utility costs
- Site features include: landscaped play, sitting and garden areas, and native species plantings. Meadow and hiking trails in abutting town park

## affordably priced

- Prices average \$186,000 which is 30% of the average price of a Wayland home sold in 2007
- Availability of tailored loan products with reduced closing costs

To obtain more sales and lottery information, please link to our lottery agent JTE Realty Associates website at:

[www.jtereadyassociates.com](http://www.jtereadyassociates.com)



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*A new community  
of home owners*

## How to buy:

Applications for these homes will be available in October, followed by 60-day application period.

Homebuyers will need to complete a homebuyer training course. Homes will be ready for occupancy January 2009.

## sample elevations

Elevations may change before the time of construction. Colors and finishes may vary from the illustrations above.

## Income requirements:

There are two price tiers based upon the area's median income (AMI). Home prices are estimated as follows:

Income/Price Tier	# of units	Family Income, Depending Upon Family Size	Purchase Price, Depending Upon Bedroom Size
1 (<80% Area Median Income)	11	\$46,300 to \$71,450	\$161,834 to \$178,153
2 (<100% Area Median Income)	5	\$60,100 to \$99,500	\$216,759 to \$239,213

## Eligible buyers:

Applicants must also be first time homebuyers (or displaced homemakers, have not owned a home in three years and other possible exceptions). Applicants must have a minimum down payment of 3%, plus funds for closing costs. Other program restrictions and lending requirements apply as outlined in the application package.

### DIRECTIONS:

**From Wayland Center:** take Rt. 126 north 3 miles to Oxbow Road. Turn left on Oxbow Road and go .8 miles to 89 Oxbow on right.

**From Rt. 128/I 95:** Take exit 26 to merge onto US-20 E/Weston St. towards Waltham. Take sharp left on Stow St. after .3 miles.

Turn left on Main St/Rt-117 and go 5.2 miles. Turn left on Concord Road/Rt-126 and go .5 miles. Turn right on Ferrar Pond Rd. and go .5 miles.

Take slight right on Oxbow Road and go .3 miles to 89 Oxbow on right.

