
Springfield Commons – Boalsburg, PA

Fee Simple Lots for Sale

1. **General:** Some of the features of Springfield Commons include the following:
 - Total Tract Size is 22 acres and is located adjacent to the Village of Boalsburg in Harris Township, Centre County, PA. The development is approximately 5 miles from State College, 10 miles from the University Park Airport, and 90 miles from Harrisburg, PA.
 - The Vision of the developer is to create a Traditional Neighborhood Design (TND) that compliments the historic character of Boalsburg. The development is meant to encourage interaction between neighbors. This interaction will be accomplished by setting homes close to the street and clustered together. Most homes are expected to have front porches.
 - The development is intended to be pedestrian friendly, with sidewalks on both sides of the street throughout. It is a short stroll (1/3 mile) to the Diamond in the Village of Boalsburg from the Loop Road entrance to the development.
 - There will be a mix of housing types consisting of a total of 67 homes. It is expected that up to 16 of the homes will be Carriage Homes (duplexes) and 51 of the homes will be Village Homes. All of the homes will have a different appearance from the street.
 - Lots in Springfield Commons are sold Fee Simple which means that the people own the land under their home.
 - Protective Covenants for the entire development have been established to maintain the integrity of the community. We are constructing high-quality homes, meeting Energy Star standards within the development. An Energy Star certified home assures the owner that the monthly costs for heating, cooling and operating appliances will be low. Some existing homeowners have monthly electric/gas bills that average less than \$150/month year round. An Energy Star home is a better built home than a home that just meets Code standards, and it is more comfortable.
 - Lawn care, snow removal from all private driveways and public/private sidewalks, maintenance of all common areas and the community center, and Wi-Fi are being provided by the Homeowner's Association (HOA) for a fee of \$185/month. There are seven (7) owners who serve on the board of directors for the HOA. Members of the HOA are willing to speak with prospective residents to answer any questions they may have.
 - The Community Center serves as a gathering space for the development where residents can meet and have social functions. Residents can reserve the Community Center for family reunions, weddings, meetings, etc. A fitness center, meeting rooms and a complete kitchen are available within the Community Center.
 - All streets within the development have been dedicated to Harris Township. Parking is permitted on one side of the street. There are period light posts along all streets.
 - Public utilities consisting of water, sewer, electric, cable TV, phone service and Wi-Fi are provided. Each owner will receive individual bills from utility providers, other than sewer and Wi-Fi

- More than 36% of the tract will be left as permanent open space consisting of ribbons of green around and within the property to buffer homes from one another. In addition there are two (2) Village Greens, a tot lot, and a hike-bikeway as part of the development.
- Best Management practices have been utilized for storm-water management.
- CATA bus service is available at the intersection of Torrey Lane and Homestead Drive.
- Homeowners can choose their builder. All home plans must be approved by the developer before the lot is sold.
- Springfield Commons is not age restricted. Families, empty nesters and retirees are encouraged to live in Springfield Commons.
- Springfield Commons is a “Neighborhood for Everyone.”

2. Characteristics of Carriage Homes

- The Carriage Homes (duplexes) will be built and marketed as fee simple lots. Owners will have the opportunity to modify interior finishes and designs for their new homes.
- There will be many floor plans to choose from and modifications to the floor plans will be permitted.
- One or two car garages are available for all Carriage Homes.
- Some floor plans have first floor master bedrooms with first floor one- and two-car garages.

3. Characteristics of Village Homes

- Architectural guidelines will require that the Village Homes (single-family, detached) be of a traditional nature that are similar in architectural design to the homes within the Village of Boalsburg.
- Each homeowner can choose his/her own home plan as long as it conforms to the architectural guidelines that have been established by the developer.
- A lot will not be transferred until the house and site plans have been approved. Construction of the Village Home must begin within six (6) months after the plans have been approved.
- Gardens and playground equipment are permitted on each lot.

4. For additional information on Springfield Commons check out www.springfieldcommons.net. There are four (4) videos in which some of our residents participated and which provide home tours of the Buchanan and Fillmore. Please contact Cindy Woodring at 814-231-2800 #2 for additional information or to schedule an appointment.