

The River Houses + Modern Mill



FREQUENTLY ASKED QUESTIONS

Who is the developer of the River Houses + Modern Mill, and how long have they been building homes? Mitchell Properties is the developer of the Cable Mills community, which includes the new River Houses + Modern Mill lofts, as well as the adjacent adaptive reuse of historic mill buildings into 61 apartments.

Founded in 2000 by Williams College 'Class of 1980' graduate Bart Mitchell, Mitchell Properties is a Boston-based real estate development company with an expertise in quality residential and mixed-use projects, including new construction and the adaptive reuse of historic structures.

Mitchell Properties has gained a reputation for creating highly successful residential communities with an emphasis on unique design, quality construction, green living, beautiful landscaping, stylish interior finishes, and exceptional management.

Who is the Architect? The River Houses + Modern Mill is designed by award-winning Merge Architects.

The work of Merge Architects has been widely published both nationally and internationally, and has been recognized by Architectural Record as a 2014 Design Vanguard recipient – one of the top ten emerging practices in the world, and by the Architectural League of New York as one of the eight Emerging Voices for 2015. Merge was also recently named one of the “15 Young Firms to Watch” by Residential Architect Magazine.

The practice has received multiple awards including 14 American Institute of Architecture (AIA)/Boston Society of Architect (BSA) awards, a citation for the international Harbor Park Pavilion competition in Boston, second place for the AIA/BSA Boston Headquarters, a 2014 AIA/AAH National Design Award, and a 2013 Best of the Year Award from Interior Design Magazine for the project Lightwell.

How many homes will there be? There are 14 River Houses and 6 Modern Mill lofts on the Cable Mills site.

The River Houses are attached-style homes, while Modern Mill is a contemporary take on the traditional mill building, creating six single level lofts in a fully accessible elevator building.

Situated along the Green River and only steps to downtown restaurants, cafes, theaters, and Williams College, these homes erode the boundary between exterior and interior with modern style and stunning architecture.

How many floorplans are there to choose from? The River Houses offer three floorplans. The Modern Mill lofts are now sold out.

What is the price range and square footage of the homes? Floorplans at The River Houses range from 2,037 to 2,499 square feet of interior living space and offer multiple exterior patios (both covered and uncovered) to take in the natural surroundings. Prices starting from \$1,040,000.

How many bedrooms are there? There are two bedroom and three bedroom floorplans available at The River Houses, and each homes also features an office.

How tall are the ceilings? The River Houses feature 9'6" ceilings throughout the first floor, and some offer an impressive 20' double ceiling height in the living room. The second floor of the River House has 13' ceilings in the master bedroom and a roofline that tapers down to 9'6" on the East side of the building.

What are the exterior materials? The River Houses + Modern Mill are both clad in Alaskan White Cedar - a durable and renewable material well suited to the Berkshire climate.

The River Houses incorporate low-maintenance Hardie material installed in sheets and battens alongside the Alaskan White Cedar, and their entrances are clad in brick.

The Modern Mill exterior is composed of Boral next to the Alaskan White Cedar, with stainless steel and brick at the building's main entrance.

RiverHousesAtCM.com

413-597-8413  

GPS: 160 Water Street in Williamstown, MA



Plans, dimensions and features shown are approximate and are subject to change without notice or obligation. Variations may occur depending, for example, on construction variances, location of unit and/or mechanical or structural requirements.

What are some of the included features? In addition to each homes' private outdoor space; there is also a shared Outdoor Living Room along the Riverwalk for residents to enjoy.

Inside, each homestyle has a modern palette of curated luxury design selections, as well as oversized Kitchen islands, ample lighting, and cabinetry,

A showstopping upgrade feature unique to the River House I floorplan is a solarium showcasing a Paper Bark Maple tree.

Will the homes have outdoor spaces? Yes, both the River Houses + Modern Mill have access to their own private outdoor spaces as well as a shared Outdoor Living Room with a fire pit, grills, and seating along the Riverwalk. The historic Cable Mills community sits on 9 acres and offers a tranquil respite in the heart of Williamstown and the Berkshires along the Green River.

Is there a fireplace? Yes, each home includes a fireplace that compliments the design. The River Houses feature a stand-alone wall-mounted gas fireplace, and the Modern Mill lofts offer a frameless gas fireplace inset into the living room wall.

Where is parking located? The River House I floorplan includes two private covered carport parking spaces within the footprint of the home. River House floorplans II and III both include one private covered carport parking space, and one exclusive-use uncovered parking space. The River Houses are wired to be able to accommodate a 50 amp electric car charging outlet in their carports.

Are pets allowed? Yes, we welcome your pets at The River Houses + Modern Mill. Please inquire for further details and restrictions.

How do I receive my mail? Each River House has an individual mail box.

What will be included in the condominium fee? The beautiful grounds and exteriors of the River Houses + Modern Mill are professionally maintained, saving you time and money.

Landscaping, snow removal, and regular building maintenance of roofs, cedar siding, hardiboard, battens, and boral is included.

Condominium fees also include water and sewer, use of the shared Outdoor Living Room, master insurance, and capital reserves, as well as curbside trash pickup for the River Houses and trash service for Modern Mill.

What is the real estate tax rate in Williamstown and how are the homes assessed? The 2023 tax rate is \$16.17 per thousand. We advise homeowners to assume 100% assessment for their calculation of Real Estate Tax. In other words, assume the total purchase price of your home.

What are the Green aspects of these homes? These homes are built with a focus on sustainability. Green building practices are used throughout, including energy-efficient windows, LED lighting, high-value insulation, tankless water heaters, WaterSense faucet and toilet fixtures, and high-efficiency natural gas heating and cooling.

The homes are built to stretch code standards and achieve an overall R value of 21, with roofs that have R values of 38.

Is there a warranty with the homes? Yes, there is a standard one-year Builder Limited Warranty that is provided from the date of closing.

How do I reserve my home? Once you have found the perfect home, submit a non-binding Reservation Agreement along with a deposit of \$5,000 to begin the purchase process. Contact the River Houses sales office for further details.

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