

Standard Features



1. **Foundation:** Full Basements- 12" x 24" footings and 10" walls, 4" slabs with 12" of crushed stone. 3000 PSI concrete is used.
2. **Framing:** 2" x 6" walls ext. framing 16" on center, TJI floor joists. 2"x4" partition walls, with double 2"x4" demising walls between units.
3. **Insulation:** Exterior walls-R-19, basement ceiling - R-19, attic R-30. All exterior walls exceed the R-11 requirement, since 2x6 framing is used. All units meet Massachusetts energy code and are inspected upon completion of installation.
4. **Exterior Siding:** Pre finished white cedar shingle in 1 of 4 custom colors to be selected by the developer/ architectural team. Portion of gable ends may use a cementitious panel at gable ends only.
5. **Roofing:** 30 Year architectural roof shingles over 15 lb felt paper w/ Aluminum drip edge.
6. **Ventilation:** Soffit vents, rafter bay baffles, and ridge vents for continuous airflow.
7. **Windows:** Jeld-Wen Caradco collection metal clad w/ insulating glass and low-E coating on the glass
8. **Garages:** Cottage and duplex units- Approx. 12' x 26'
Single units have double garages approx. 24' x 26'.
Garage door to be 9' x 7'h and include electric door opener with one (1) remote.
9. **Doors:** Front Entry is paint grade wood energy efficient raised panel
Slider & porch entry doors match windows - Jeld-Wen energy efficient
Interior doors are 4 panel molded masonite door unit.
Door Hardware trim is selection of brushed chrome or bright brass
10. **Interior Walls:** 1/2" blue board and plaster; scratch coat and smooth finish coat primed & painted.
Ceilings & closets are plastered with Nantucket finish.
11. **Interior Trim:** 3-1/2" custom designed interior wood or MDF trim package, and 7" speed base.
12. **Painting:** Interior paint is Benjamin Moore "ice mist" trim & "white drifts" wall Interior Paint or equal.
13. **Flooring:** *Single Units & Duplex Units*

Kitchen	3/4" x 2-1/4" Pre-finished Hardwood - Buyer's Choice from Builder's Selection
Dining Room	3/4" x 2-1/4" Pre-finished Hardwood - Buyer's Choice from Builder's Selection
Living Room	Carpet, Berber or Plush - Buyer's Choice from Builder's Selection
Hall Area	3/4" x 2-1/4" Pre-finished Hardwood - Buyer's Choice from Selection
Powder Rm	3/4" x 2-1/4" Pre-finished Hardwood - Buyer's Choice from Builder's Selection
Laundry Rm	3/4" x 2-1/4" Pre-finished Hardwood - Buyer's Choice from Builder's Selection
Master Bedrm	Carpet, Berber or Plush - Buyer's Choice from Builder's Selection
Master Bath	Tile - Buyer's Choice from Builder's Selection
Stairs	Carpet, Berber or Plush - Buyer's Choice from Builder's Selection
Loft	Carpet, Berber or Plush - Buyer's Choice from Builder's Selection
2nd Bedrm	Carpet, Berber or Plush - Buyer's Choice from Builder's Selection
2nd Flr Bath	Tile - Buyer's Choice from Builder's Selection

Cottage Unit Flooring:

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| Entry | Ceramic Tile - Buyer's Choice from Builder's Selection |
| Powder Room | Ceramic Tile - Buyer's choice from Builder's Selection |
| Kitchen | 3/4" x 2-1/4" Pre-finished Hardwood - Buyer's Choice from Builder's Selection |
| Laundry Room & Hallway | Ceramic Tile - Buyer's choice from Builder's Selection |
| Great Room, & Master bedrm & Closet | Carpet, Berber or Plush - Buyer's Choice from Builder's Selection |
| Master Bath | Ceramic Tile - Buyer's Choice from Builder's Selection |

14. Heating:
2-zone forced hot air Lennox® & Delux Condensing Gas Furnace
Lennox® 13 Seer Central A/C Unit with Puron Refrigerant or equal
15. Kitchen :
Tru-Wood Cabinets or equal. (PER ATTACHED PLAN) Constructed with solid wood doors and cabinets,
Choice of style from Builder's Selection, include adjustable shelving and all metal hinges for
convenient access & easy care.
Granite or Solaris counter tops in kitchen (Single and Town Home units only) are custom made
with buyer's choice of color & pattern from Builder's Selection.
Standard Cottage kitchen counter tops are laminate
Stainless steel single bowl sink with Kitchen faucet and sprayer.
16. Appliances: *All units to include the following stainless steel appliances:*
Bosch Gas Range
Range Hood
Bosch Microwave
Bosch Dishwasher
Kingsman 36" Gas direct vent Fireplace
17. Bathroom:
Tru-Wood Cabinets or equal. (PER ATTACHED PLAN) choice of style from Builder's Selection
Master Bath to have ceramic tile floors and surround for Tub per plan
Kohler or equal toilets in white
Powder room to include pedestal sink
2nd floor bath- tub and shower units are one-piece fiberglass Aqua Glass or equal
with anti-scald Kohler Control Temp valve or equal.
Bathroom vanity counter tops are builders selection granite (Single and Town Home units only)
Cottage vanity counter tops include cultured marble with integral single bowl sink
Single bowl sink and Kohler faucet or equal
Expansive mirrors in Master bath & second floor baths
18. Electrical:
200 Amps square D-panel or equal, with circuit breakers, switching & receptacles by plan
Door bell, 5 telephone jacks, 5 cable TV jacks, wired smoke detectors,
Light fixtures include Juno 5" or equal recessed lighting in kitchen, great room and dining room,
Bedrooms to include heavy duty junction box for future ceiling fan/light combo
Broan exhaust fan/light combo in baths
19. Landscaping & Driveway: Base landscaping packages include a bituminous driveway with a cement paver stone
product guest parking space (Except single units with two car garages). Cement paver stone product walkway.
Mulch beds, grass, shrubs and trees vary depending on unit. Irrigation system included.
20. Deck: Main entry and side porch decking to be Weatherbest decking or equal. 4' x 6' grilling deck off
of living room in Weatherbest decking or equal.

* Note all items are subject to change and/or replaced with similar or like materials due to availability at the builders discretion.

Special Requests:

*Please note: All accommodations will be made for special requests, however, special requests involving research, excessive time or architectural drawings will involve additional pricing, whether or not the buyer accepts the request as an upgrade. Regarding all Change Orders: The buyers and sellers to agree that the seller will accommodate buyers request only if both parties agree in writing to any and all changes. Fees for all changes are non-refundable and payment is required at the time of executing any unit modifications. These fees will reflect administrative design time, returned or wasted material, cost of reconstruction, materials and labor and profit.