



Features and Specifications

ALLOWANCES

Kitchen Cabinetry and Bathroom Vanities	\$25,000
Kitchen and Bathroom Countertops including 4" Backsplash	\$14,000
Kitchen Appliances	\$15,000
Plumbing Fixtures and Finishes	\$6,000
Additional Plumbing for Homestyles with Soaking Tub	\$1,500
Interior and Exterior Lighting Fixtures	\$5,000
Tile Flooring, Shower Tile and Bath Surround Tile, and Kitchen Backsplash Tile	\$8/SF
Hardwood Flooring	\$8.75/SF
Carpet Flooring, Installed	\$32/Yard
Master Bedroom Closet	\$2,500
Landscaping	\$9,000

NOTES

- All Allowances or Selections to be chosen from Builder's Suppliers or Offered Selections.
- All Hardwood Flooring to be 3¹/₄" Wide Plank Red Oak, Finished in Place from Builder's Selection of Stains or an allowance of \$8.75/SF. Darker Stains may incur additional costs.
- All Tile Installations include Brick or Straight Pattern layouts only. Additional installation expenses will apply to custom layouts.

FIRST FLOOR

- KITCHEN**
Layout per Homestyle
Selections per Allowances
Flooring: Hardwood
- GREAT ROOM**
Flooring: Hardwood
Fireplace: 42" Zero Clearance Propane Gas Fired Heat NGlo5L7X with Kenwood A Double Mantle
Mantle: with Stone Surround and Hearth
Coffered Ceiling per Homestyle
- DINING ROOM**
Flooring: Hardwood
Built-Up Wainscoting
- POWDER ROOM**
Selections per Allowances
Flooring: Tile
- MUD ROOM**
Plank Wall Boarding and Bench per Homestyle
Flooring: Tile
- LAUNDRY ROOM**
Layout per Homestyle
Selections per Allowance

- Flooring: Tile
Washer & Dryer Not Included
- STUDY** (if applicable per Homestyle)
Flooring: Hardwood
- STAIRS**
Staircase: Red Oak Hardwood stained to match Hardwood Flooring
Oak Handrail: stained to match Hardwood Flooring
Square Balusters and Square Newels painted Color of Trim, and Wainscoting up 1 Wall with 1 Wall with Built-Up Wainscoting

SECOND FLOOR

- 2ND FLOOR HALL**
Flooring: Hardwood
- MASTER BEDROOM**
Flooring: Carpet
Walk-In Closet per Allowance



MASTER ENSUITE BATH

Cabinetry Layout per Homestyle
Selections per Allowances

Flooring: Tile

Tiled Shower with 2 Niches, Recessed Light,
Tiled Bench, and Frameless Glass Shower Door

Vanity-length plate glass Mirror

Linen Closet per Homestyle with Wire
Shelving

SECOND, THIRD, AND FOURTH BEDROOMS (each)

Flooring: Carpet

Closet: with Wire Shelving

GUEST ENSUITE BATH

Cabinetry Layout per Homestyle
Selections per Allowances

Flooring: Tile

Tiled Shower with 2 Corner Shelves,
Recessed Light, and Semi-Frameless
Shower Door

Vanity-length plate glass Mirror

Linen Closet per Homestyle with Wire Shelving

THIRD FULL BATH

Cabinetry Layout per Homestyle
Selections per Allowances

Flooring: Tile

Fiberglass Tub with Tile Surround per
Homestyle

Vanity-length plate glass Mirror

Linen Closet per Homestyle with Wire Shelving

GENERAL BUILDING SPECIFICATIONS

FOUNDATION

10" Poured Concrete Foundation Walls

Foundation Wall Damp Proofing

4" Concrete Slab Basement Floor

4" Concrete Slab Garage Floor

Walk-Out Basement or Basement Egress

FRAMING

Sills: 2" x 6" Pressure-Treated

Walls: 2" x 6" Studs

Ceilings: 9' First Floor / 8' Second Floor

EXTERIOR

Exterior Sheathing: ZIP System

Siding: Hardi-Plank or equal siding

Windows: Pella 450 Series Tilt-In with Screens

Front Door: Painted Fiberglass

Garage Door: Single Steel Insulated Raised
Panel with Automatic Opener per Bay and 1
Keypad

Roof: Architectural Asphalt 30-Year Shingles

Front Steps: Stone or Brick Risers with
Bluestone landing and treads, or Composite
Decking and Rails on Homestyles featuring a
Farmer's Porch

Driveway: Asphalt

Walkway: Stone Pavers

Farmer's Porches: per Homestyle, with
Beadboard and Crown Molding on Porch
Ceilings, and Metal on Porch Roof

Exterior Deck: 12' x 16' (or 192 SF)

Composite Decking and Rail System

2 Exterior Spigots

Perimeter Drain around Home

Gutters and Downspouts

Landscaping per Allowance including Plantings,
Irrigation System, and Uniform Mail Box

INSULATION

Per current Massachusetts Building Code

INTERIOR

Doors: Painted 2-Panel Shaker-Style Solid
Masonite, 6'10" Doors

Hardware & Levers: Brushed Nickel Finish

Window & Door Trim: 3^{1/4}" Stafford Finger-
Jointed, Paint Grade, Cased Openings on 1st
Floor to match door height

Baseboard: 7^{1/4}" Stafford Finger-Jointed, Paint
Grade on 1st Floor, 5^{1/4}" on 2nd Floor

Walls: Blueboard, Skim Coat Plaster, Smooth
Finish

Ceilings: Smooth Finish

Garage & Closets: Textured Finish on Ceilings
and Walls

Basement Stairs: Finished with Plywood
2-Piece Crown Molding on 1st Floor (4^{5/8}"
Crown with Speed Base)

Coffered Ceiling in Great Room if applicable
per Homestyle

PAINT

Interior Walls: 1 Coat Prime, 1 Coat Flat Finish,
Sherwin Williams or Benjamin Moore

3 Light Colors to be chosen by Buyer

Interior Trim: 1 Coat Prime, 1 Coat White
Semi-Gloss Finish, Sherwin Williams or
Benjamin Moore

Ceilings: 1 Coat White Flat Finish

PLUMBING

Hot Water Heater: Rinnai Tankless or
equivalent

Exterior Sill Cocks: Front and Rear

Allowance includes: Kitchen Sink / Kitchen
Faucet / Bathroom Vanity Sinks / Bathroom
Faucets / Toilets / Shower Fixtures / Tub Base
Soaking Tub if applicable per Homestyle

ELECTRICAL

200 Amp Service

20 Recessed Lights

Undercabinet lighting in kitchen

6 Telephone Jacks

6 Cable TV Jacks

Hardwired Smoke Detectors with Battery
Back-Up System

Carbon Monoxide Detectors

Passive Radon Mitigation System

Exterior GFI Outlets, Front and Rear per code

Electric Outlets provided for Range and Dryer

Decora Light Switches


4 Dimmer Switches

Allowance includes: 1 Kitchen Sink Light / 3
Island Lights / 1 Dining Room / 1 Family Room
1 Upstairs Hall / Foyer / All Bathroom Vanities:
1 Light per Sink / All Bedrooms will have
Ceiling Mount Fixtures / 1 Light in Walk-In
Closets / Exterior Fixtures including Uniform
Light Post / Mud room / 2 Exterior Lights at
Front Entry / Single Light over each Garage
Door / 1 Exterior Light at each Secondary Door
or Sliding Glass Door

HEATING & COOLING

2-Zone HVAC, Propane-Fired

CHESTNUTMEADOWSOUTHBOROUGH.COM 877-709-9744

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