



Features and Specifications

ALLOWANCES

Kitchen Cabinetry and Bathroom Vanities	\$30,000
Kitchen, Bathroom, and Laundry Countertops	\$12,500
(Bath and Laundry include 4" Backsplash)	
Kitchen Appliances	\$15,000
Plumbing Fixtures and Finishes	\$6,000
Additional Plumbing for Homestyles with Soaking Tub	\$1,500
Interior and Exterior Lighting Fixtures	\$7,000
Tile Flooring, Shower Tile and Bath Surround Tile, and Kitchen Backsplash Tile	\$6/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, Natural.
- 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 with Sink & 4' Lower
Cabinet
Selections per Allowance

- Flooring: Tile
Washer & Dryer Not Included
- STUDY** (if applicable per Homestyle)
Flooring: Hardwood
- STAIRS**
Staircase: Red Oak Hardwood in Natural Finish-
staining 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 Vertical Niches, Recessed Light, 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 Lifestyle Series Tilt-In with Screens
Front Door: Painted Fiberglass
Garage Door: Single Steel White Insulated Raised Panel with Glass and 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 Ceiling 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 and Irrigation System

INSULATION

Per current Massachusetts Building Code

INTERIOR

Doors: Painted 2-Panel Shaker-Style, 7'ft First Floor, 6'8" Second Floor 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
1 Piece 4^{5/8}" Crown Molding on 1st Floor
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
1 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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