



# 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 3<sup>1</sup>/<sub>4</sub>" 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 to match Hardwood Flooring  
Oak Handrail: Natural Finish to match  
Hardwood Flooring  
Square Balusters and Square Newels painted  
Color of Trim

## 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<sup>1/4</sup>” Stafford Finger-Jointed, Paint Grade, Cased Openings on 1st Floor to match door height  
Baseboard: 7<sup>1/4</sup>” Stafford Finger-Jointed, Paint Grade on 1st Floor, 5<sup>1/4</sup>” 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<sup>5/8</sup>” 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