

48 MACARTHUR ROAD WELLESLEY, MA

HOME FEATURES

EXTERIOR GROUNDS

- ❖ DRIVEWAY - Paved Asphalt
- ❖ FRONT WALK - Brick pavers and/or blue stone
- ❖ FRONT STEPS - Granite steps leading to pressure treated frame with composite decking
- ❖ LANDSCAPING - Professionally placed shrubs and bushes, sod lawn and mulch
- ❖ EXTERIOR LIGHTING - Supplied by builder

EXTERIOR HOUSE

- ❖ FOUNDATION - Poured concrete, damp proofed with perimeter drain.
- ❖ BASEMENT FLOOR - 4" poured concrete
- ❖ INSULATION - Walls: 5.5" fiberglass with vapor barrier/R-19 Ceiling: 9"/R-39; Basement Ceiling: 6"/R-30. All insulation to meet or exceed ENERGY STAR RATINGS AND MASSACHUSETTS BUILDING CODE
- ❖ HOUSE WRAP - Tyvek or equal / Zip Board
- ❖ SIDING & TRIM - Composite trim with cedar siding and cedar shingle accents.
- ❖ WINDOWS - Jeld-Wen or equal, vinyl exterior, wood interior, low E, double hung tilt out, awnings or casement where applicable, simulated true-divided light grills and screens
- ❖ BLUESTONE PATIO – Blue stone patio, set in stone dust
- ❖ WATER SPIGOTS - Two in total, with one each placed in the front and rear
- ❖ EXTERIOR ELECTRICAL - Two in total - double weatherproof outlet by rear patio and the front of house
- ❖ FRAME CONSTRUCTION - 2" x 6" exterior wall construction with ½" sheathing on walls and roof. ¾" tongue and groove sheathing on floors

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- ❖ ROOF - 25-year architectural fiberglass-based roof shingles over asphalt paper and ½" sheathing
- ❖ FRONT DOOR - Mahogany entry door
- ❖ GUTTERS - Placed at builders discretion

INTERIOR

- ❖ WALLS - Smooth plaster walls and smooth ceilings for all interior rooms and walk-in closets. Garage and standard closets receive skip trowel finish. Interior trim to receive one coat primer, one coat finish semi-gloss paint. Interior room walls to receive one coat primer, two coats finish-flat. All closets to be painted white. All bathrooms to have eggshell finish. One color for trim, one color for walls (any additional colors or dark colors will be an added cost). All paint to be Benjamin Moore or equal.
- ❖ CEILING HEIGHT - Nine feet on first floor; eight feet on second floor
- ❖ DOORS - Panel, solid core
- ❖ TRIM - 3-1/2" colonial window and door casing, 6-1/2" one piece base molding. Style to be chosen by builder.

DINING ROOM - Two piece crown with wainscoting

POWDER ROOM - Two piece crown molding

LIVING ROOM – Two piece crown molding

STUDY – Coffered ceiling, or vaulted ceiling (as per the floor plan), two piece crown molding

KITCHEN – Crown Molding

MUDROOM – Two piece crown molding, Built-in cubbies and bench

FOYER – Two piece crown molding

MASTER BEDROOM – Two piece crown molding with tray ceiling

SECOND FLOOR HALL – Two piece crown molding

❖ FLOORING

- FRONT FOYER - Stained Red Oak Hardwood
- LAUNDRY - Ceramic Tile
- KITCHEN/BREAKFAST AREA - Stained Red Oak Hardwood
- STUDY – Stained Red Oak Hardwood
- DINING ROOM – Stained Red Oak Hardwood
- STAIRS TO SECOND -FLOOR - Red Oak Treads (with paint grade risers)
- STAIRWAY TO LOWER LEVEL - Carpet And Pad (allowance item)
- LOWER LEVEL - Carpet And Pad (allowance item)
- SECOND FLOOR HALL – Stained Red Oak Hardwood
- BEDROOMS - Stained Red Oak Hardwood
- MASTER BATH - Ceramic Tile Floor

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- MASTER BATH SHOWER – Tile base & Tile Walls
- MAIN BATHS FLOORING - Ceramic Tile
- POWDER ROOM - Ceramic Tile
- LIVING ROOM - Stained Red Oak Hardwood
- MUDROOM – Ceramic Tile

KITCHEN CABINETS, LAUNDRY CABINETS, MASTER AND MAIN BATH VANITIES
Per Designer Plans

❖ PLUMBING - (NO SUBSTITUTIONS ON PLUMBING FIXTURES, SUBJECT TO CHANGE)

MAIN BATHS

Shower valve: Chrome

Toilet: White

Toilet Seat: Elongated

Lavs: White Rectangular

Faucet: Chrome

Tub/shower: White

MASTER BATH

Shower: Tile

Shower valve: Polished Nickel

Frameless glass shower door

Soaking Tub

Heated floor

Toilet: White

Toilet Seat: Elongated

Lavs: White Rectangular

Faucets: Polished Nickel

POWDER ROOM

Toilet: White

Toilet Seat: Elongated

Pedestal Lav: White

Faucet: Polished Nickel

KITCHEN

Undermount double bowl stainless steel sink

Faucet: - Nickel, pull-out

Garbage disposal

FAMILY ROOM

Zero clearance gas fireplace with marble surround

GAS LINE BBQ ON PATIO

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With valve, provided by builder. Final connection to grill to be made by homeowner. Per building code, a licensed plumber must be used

- ❖ APPLIANCES - Thermador 30" Pro-Harm Duel Fuel Natural Gas Range with Insert for matching cabinet hood; Thermador 24" Microwave Drawer; Bosch 36" Counter-Depth French Door Refrigerator with Bottom Freezer; Thermador Full Integrated Stainless Dishwasher with Pro Handle; ½ HP Continuous Feed Disposal
- ❖ MIRRORS - Provided by homeowner
- ❖ EXTERIOR LIGHTING - Supplied by builder
- ❖ RECESSED LIGHTS - Placed by builder as per plan
- ❖ HEATING SYSTEMS - Two units; high efficiency forced hot air by gas with built-in humidification, digital thermostats. ENERGY STAR – High Efficiency
- ❖ AIR CONDITIONING - Central Air
- ❖ SMOKE & CARBON MONOXIDE DETECTORS - As required by code
- ❖ ELECTRICAL SERVICE - 200 AMP
- ❖ HOT WATER HEATER - Gas hot water tank
- ❖ PREWIRE FOR TELEPHONE/CABLE/PHONE - All bedrooms, kitchen, family room, living room and lower level
- ❖ GARAGE DOOR OPENER - Electric eye opener, external keypad, remote
- ❖ CLOSETS - solid shelving closet systems
- ❖ BUILDERS PLANS - All dimensions shown on plans are approximate and subject to change. Omissions or dimensions may vary. Builder will have final determination, plans may change.
- ❖ ALLOWANCES *
Counter & Vanity Tops Granite/Marble from Builders Selections

*All allowances include installation, material and tax

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