**17 Oregon Road, Southborough**

**HOME FEATURES**

Exterior Grounds

* Driveway – Paved Asphalt, 12’ wide
* Front Walk – 3x4 Dropped Blue Stone
* Front Steps – Pressure treated framing with composite material with granite step
* Exterior Lighting – Supplied by Builder

**Exterior House**

* **Foundation** – Poured concrete, damp proofed with perimeter drain running to daylight
* **Basement Floor** – 4” poured concrete
* **Insulation** – Walls: 3 ½” fiberglass with vapor barrier/R-21; Ceiling: 9”/R-38; Basement Ceiling: 6”/R-38
* **House Wrap** – Tyvek or equal
* **Siding and Trim** – Architectural vinyl siding with accents
* **Windows** – Vinyl, low E, double hung tilt-out, awnings or casement where applicable, integrated grilles and screens
* **Deck** (Homes with walkout basements only) – 12’ x 12’ deck constructed of pressure treated framing with composite deck and rail system, crushed stone under deck.
* **Bluestone Patio** – (Homes without walkout basements only) – 12’ x 12’.
* **Water Spigots** – Two in total, with one each placed in the front and rear
* **Exterior Electrical** – Two in total, double weatherproof outlet on deck and front of house.
* **Frame Construction** – 2” x 6” exterior wall construction and 2” x 4“ interior wall construction with ½” sheathing on walls and roof. ¾” tongue and groove sheathing on floors.
* **Roof** – 30-year architectural fiberglass-based roof shingles over asphalt paper and ½” sheathing, ice and water shield placed 36” around perimeter, and all valleys and cheek/dormer walls.
* **Front Door** – Thermo Tru Fiber classic entry door, side lights where applicable.

**Interior**

* **Walls** – Smooth walls with skip trowel ceilings with the exception of garage and closets which have skip trowel walls. Interior trim to receive one coat primer, one coat finish semi-gloss paint. Interior walls to receive one coat primer, one coat finish-flat. 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** – Four-Panel Masonite. Bedrooms and Baths are solid core.
* **Trim** – 3 ½” window and door casing, 5-½” one-piece base molding. Style to be chosen by Builder.
	+ Dining Room – two-piece cove molding with wainscoting
	+ Foyer, Family Room, Study, Powder Room, Mudroom - two-piece cove molding
	+ Mudroom – Built-in Bench
* **Fireplace** – Zero-clearance gas fireplace with traditional style mantle, marble or granite surround (allowance item).
* **Flooring**
	+ Front Foyer – Hardwood
	+ Laundry – Ceramic Tile (allowance item)
	+ Kitchen/Breakfast Area – Hardwood
	+ Family Room – Hardwood
	+ Dining Room – Hardwood
	+ Stairs to 2nd Floor – Hardwood
	+ Basement Stairs – Plywood Tread and Risers
	+ 2nd Floor Hall – Hardwood
	+ Bedrooms – Carpet and pad from Builder’s Selection
	+ Master Bath – Ceramic Tile Floor (allowance item)
	+ Main Bath – Ceramic Tile (allowance item)
	+ Powder Room – Ceramic Tile (allowance item)
* **Kitchen Cabinets, Master and Main Bath Vanities**

Cabinets from builder’s selection. Kitchen and bath countertops and backsplash are granite or quartz from Builder’s selection.

* **Plumbing** – No substitutions on plumbing fixtures, subject to change

 Main Bath: Shower Valve – Chrome
Toilet: White
Toilet Seat: Elongated
Lav: White Rectangular Shape
Faucet: Chrome
Tub/Shower: White

Master Bath: Shower Valve – Chrome
Toilet: White
Toilet Seat: Elongated
Lav: White Rectangular Shape
Faucets: Chrome
Shower: Ceramic Tile Walls and Seat, White Acrylic Base
Shower Tub: White

 Powder Room: Toilet: White
Toilet Seat: Elongated
Pedestal Lav: White
Faucet: Chrome

 Kitchen: Sink: Single Undermount Stainless Steel

 Faucet: Pullout
Disposal

* **Appliances** – Provided by builder. Kitchen Aid Stainless Steel Gas Range, Microwave and Dishwasher
* **Mirrors** – Provided by homeowner.
* **Exterior Lighting** – Supplied by Builder.
* **Recessed Lights** – Placed as per plan.
* **Heating** – One unit two-zone high efficiency forced hot air by propane. Digital thermostat.
* **Air Conditioning** – Central Air
* **Smoke and Carbon Monoxide Detectors** – As required by code.
* **Electrical Service** – 200 AMP
* **Hot Water Heater** – Tankless
* **Pre-wire for Telephone** – Kitchen and Master Bedroom
* **Pre-wire for Cable TV** – All Bedrooms, Kitchen, Family Room, and Living Room
* **Garage Door Opener** – Electric eye openers, external keypad
* **Closets** – Vinyl coated wire
* **Builder’s 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.

**The marketing and architectural floor plans may show certain features and/or options that are not standard and may result in an additional charge.**