

Features

- Single-level living
- Two-bedroom, two-bathroom designs
- Sliding glass slider leading out to private balconies
- Two panel, painted Masonite interior doors with black hardware
- Crown molding in front door entry area, mudroom hallway, family room, and kitchen.
- Barn doors from Builders selection into bedroom closets
- Professionally landscaped grounds with irrigation
- Luxury Vinyl Tile (LVT) floors in living room, hall, kitchen, and baths
- Carpet floors or Luxury Vinyl Tile (LVT) in bedrooms (already installed)
- Propane gas fired forced hot air heating and central air
- In-unit laundry

Kitchens

- Shaker style kitchen cabinets with 5-piece drawer fronts
- Granite kitchen countertops
- Granite island with pendant lighting
- Single-basin Farmhouse sink
- Stainless steel GE appliance package
- Under-cabinet lighting

Amenities

- Gathering Room
- Walking trails
- Fitness Center
- Bike & Golf Storage
- Storage Locker
- Underground parking garage
- Private country setting close to shopping, medical facilities, and major highways
- Boston, Cape Cod, Plymouth, and Rhode Island all within one-hour drive

Foundation

- Covered parking garage
- Elevator access

Frame

- Walls - 2x6
- Ceiling - height 16" 9'
- Floor – engineered open Webb floor joists
- Rafters – engineered roof trusses
- ¾" Advantech sub flooring, glued and nailed

- 7/16" Zip wall & 5/8" Zip roof system with taped joints
- Sound dampening Gypcrete (concrete) poured in place on the floors

Exterior

- Roof – Combination of CertainTeed limited lifetime warranty architectural shingles and TPO adhered rubber roof system as per manufacturer's specifications
- Combination of CertainTeed Mainstreet cedar impression, fiber cement clapboard style siding and PVC trim.
- Pressure treated approximately (5'x12') with composite decking (Mfg. Trex) and stair treads with vinyl rail system.
- Gutters and downspouts - Aluminum

Standard Specifications

Insulation

- Exterior walls to be R-21 fiberglass batts
- Between the floors R-19 fiberglass batts
- 3rd floor ceiling borate R-50 cellulose
- Party walls Roxul sound blatt
- Parking garage ceiling R-20 closed cell foam with TPR2 F10E fire shell

Doors & Windows

- Unit door – 90-minute fire rated
- Vinyl slider door 9' Mfg. Master View
- Windows – Energy star low E glass white vinyl double hung windows, full screen included. Mfg. Masterview 300 series

Interior Finish

- All trim is paint grade Benjamin Moore; "Ben"(Semi – Gloss) finish : Color White Dove OC-17
- Windows and Doors are finished with flat stock cottage style interior trim
- Baseboards are finished with 1x6 flat stock baseboard
- Walls will have smooth coat of plaster over blue board painted with Benjamin Moore paint Type: "Ultraspec" Egg-shell in "Classic Grey OC-23"
- Smooth ceilings & closets
- All coat closets, bedroom closets, linen closets, pantry closets and above laundry to have pole and shelf made of rubber coated wire
- Doors are 2 panel style (painted smooth Masonite surface) with black hinges
- Doorknobs: Schlage Handle. Style: Plymouth. Finish: Matte black.
- Crown molding in front door entry area, mudroom hallway, family room, and kitchen

- Barn doors from Builders selection into bedroom closets

Plumbing

Kitchen

- Elkay Fireclay, single bowl farmhouse sink, white with single hole chrome Kohler Bellera pull-down

Bath 1 (All trim in chrome)

- Kohler Devonshire 8" widespread bathroom sink faucet
- Kohler Devonshire tub + shower faucet trim kit
- Aquatic Duracore 60" one-piece tub shower unit
- Gerber Classics trip lever tub/shower drain
- Kohler Devonshire paper toilet holder and (1) towel bar
- Kohler Devonshire two-piece toilet and tank lever
- *Shower curtain or shower door not included

Primary bath (All trim in chrome)

- Kohler Devonshire 8" widespread bathroom sink faucet
- Kohler Devonshire shower faucet trim kit
- Kohler Devonshire transfer valve trim
- Kohler Awaken slide bar mount hand shower
- Kohler Devonshire paper toilet holder, (1) towel bar and (1) towel ring
- Kohler Kelston two-piece elongated toilet and tank lever
- Builder selection shower glass door
- Tile shower finished with white subway tile allowance \$1,500.00
- *Upgrade option: Oil rubbed bronze

Electrical

- 100 A 120/208V 1Ph 30 circuit main breaker panel provided with all needed branch breakers
- General receptacles and branch circuit wiring to current code
- LED surface lights. Total of nine fixtures for hallways, loft, bedrooms, master walk-in closet mudroom and laundry room
- Surface mount LED light in Hall closet and laundry area
- Panasonic fan/light combo in bathroom
- Exterior light above balcony door. Fixture supplied by builder
- Weatherproof receptacle on balcony
- 30A 208V 1Ph dryer receptacle
- 20A 120V washing machine receptacle
- 120V hardwired smoke and CO detectors for local protection within each unit
- Building Fire alarm system horn strobe
- Building fire alarm system mini horn

- Kitchen to have under cabinet lighting
- fan/light combo in each family room
- Each sink to have vanity light
- pendant hanging lights over kitchen island
- Wiring for microwave, dishwasher, refrigerator, and dryer

Heating

- Single-zone propane gas fired forced hot air HVAC system
- Single-zone Central Air Conditioning
- Honeywell digital programmable thermostat
- Navien tankless wall-hung water heater
- Aspen ABM optimizer air handler
- Bryant legacy 3-ton 13 seer condenser unit

Resilient Flooring & Carpet

- Lineage Generations Luxury vinyl tile (LVT) (from builder selection) color TBD in living room, hall, and kitchen
- Lineage Generations LVT color TBD in baths
- Bedroom carpet Shaw passageway 2 color TBD (from builder selection)
- Stair treads in common stairways (from builder selection)
- Risers to match treads

Appliances Per Allowance

- Line - GE Profile, Stainless Steel
- Range – GJGSS66SELSS
- Dishwasher GGDT530PSPSS
- Microwave vented to outside GJVM3160RFSS
- Refrigerator French door style GGYE22GYNFS
- Washer & Dryer- GE top load washer and GE front load electric dryer
- *Models subject to change based on availability

Lighting

- Fan/light combo in each family room
- Each bathroom vanity to have vanity light
- Each island to have (2) seeded glass pendant hanging lights
- Porch light

Cabinets

- Mantra Cabinets Omni line
- Full overlay, shaker style with 2-1/4" rail and 5-piece drawer fronts
- Plywood construction, dovetail drawers with soft close

- This allowance includes kitchen cabinets, main and master bathroom vanities. Buyer can pick from Builders selections of door styles and finishes. This allowance includes install for standard layout and standard number of cabinets. If Buyer changes layout and/or adds cabinets, then additional install fees will apply.

Granite.

- The countertops for kitchen and bathroom vanities
- *Upgrade options: Upgrade options vary based on granite color and location

Utilities

- Each home will be serviced by propane gas. The community is serviced by an on-site private water system and septic system. Electricity supplied by National Grid.

NOTE: First Colony Development Co., Inc. reserves the right to make changes to these specifications due to availability of materials and/or building code changes. Any changes requested by Buyer must be in writing in the form of a change order and agreed to by First Colony Development Co., Inc. Additional costs must be paid in full in order for work to be done.

Specifications updated 12/23/20