



DISTINCTIVE DESIGN FEATURES

THE HUNNEWELL

Superlative Exterior Features

- Maibec white cedar shingle siding accented with Claymark Centurion “Nickel-Gap” siding per plans, both to receive a prime coat & finish coat of solid stain.
- Timberline HD architectural-style, asphalt roof. Pre-finished metal front porch roof.
- Pre-finished aluminum gutters and downspouts. Rain chain on the front porch.
- Claymark Centurion exterior door and window trim primed and painted with two coats of semi-gloss latex paint.
- Front and Rear Porches with bead board ceilings, TimberTech Azek deck boards and TimberTech Premier railing systems with capped posts and square balusters. Fiberglass columns painted to match trim.
- Thermatru Craftsman Series insulated fiberglass front door and Thermatru Smooth Star Series insulated fiberglass rear entry door and garage swing door.
- Clopay steel overhead garage doors with keyless entry.
- Andersen 200 Series windows (wood interior and vinyl exterior).
- Wall-mounted lights at front door and garage swing door. Recessed lights on rear porch. Wall mounted exterior light fixture at garage.
- Nest Hello doorbell at the front entrance.
- Satin nickel exterior door hardware.
- Professionally designed landscaping with front, rear and side yards finished with sod and served by a multi-zoned irrigation system. Two hose bibs (front and rear). Paver front and rear walkways. Paver patio in the rear yard. Privacy fence and plantings per plan.

Interior Features and Finishes

- **Flooring**
 - Hardwood:* Armstrong Prime Harvest 3 ¼” oak in the Kitchen, Dining Area, Living Room, Pantry, Powder Room and Mud Room. (Natural-low gloss finish).
 - Carpet:* Mohawk (Arrow Point or Boxer Heights Liberty Creek) in the second-floor Bedrooms and Office. Mohawk (Collection Design I Berber) in the Family Room (Lower Level).
 - Tile:* Marble Attaché Lavish-12”x 24” on the Master Bath main floor. Marble Attaché Lavish 2”x 2” on the Master Bath shower floor.
 - Balans-12”x12” or Cove Creek-13”x13” on the Guest Bathroom floor.
 - Balans-12”x12” or Cove Creek-13”x13” in the Lower Level Powder Room.
 - Parkway-12”x12” in the Laundry Room.
- 3 ½” trim on cased openings, windows and doors. 5 ½” baseboards. 4 3/8” Cove crown molding in the Kitchen, Dining Area and Living Room.
- Staircase up to 2nd Level - oak treads and handrails. Risers and skirt boards, square balusters and boxed newel posts painted white.
- Staircase to Lower Level – carpeted treads and risers with painted skirt boards and oak handrail.
- Solid core, two panel interior passage doors with smooth finish. Hollow core, two panel closet doors. Schlage Bowery knobs with Greyson trim in satin nickel.
- Interior closets will receive melamine shelving.
- Interior walls clad in blue board with a smooth finish skim coat of plaster. Walls to receive one primer and two coats of Benjamin Moore flat latex paint (Bruton White, Wind’s Breath or Gray Owl).
- Interior wood trim is primed and painted with two coats of semi-gloss oil paint in Benjamin Moore White.

Interior Features and Finishes – cont'd

- Ceiling surfaces (except closet ceilings) are clad in blue board with a smooth finish skim coat of plaster. Surface to receive one coat of primer and one coat of Benjamin Moore flat ceiling paint (Brilliant White). Closet ceilings are textured and painted with one coat of primer and one coat of flat ceiling paint.
- Garage interior is textured and painted with one coat of primer and one coat of flat ceiling paint.
- Home security system to consist of two exterior door contacts (1st floor) two motion detectors (1st floor and Lower Level) and two keypads (rear door and Master Bedroom).
- Recessed, ceiling, wall and flush mount lighting throughout (per plan). One Telephone (CAT5) and Five Cable (RG6) outlets (per plan). *Buyer to supply: wall mounted lights for bathrooms, kitchen island pendants and ceiling mounted fixtures for the Dining Area, Front Entry and 2nd floor staircase. Bedrooms and Living Room will be outfitted with junction boxes for ceiling fans (Buyer to supply).*
- Polished edged pivoting rectangular mirrors in all bathrooms. Bath accessories (towel bars, towel rings and paper holders) by Moen.
- Hardwired smoke/carbon monoxide detectors with battery back-up.

Premier Kitchen Features

- Dura Supreme frameless, painted Maple cabinetry. Full extension doors and drawers with soft-close. 42" upper cabinets with crown molding and light rails. Choice of door style (Bria-Kendell or Hudson). Choice of color (White, Linen, Pearl, Zinc, Moonstone, Silver Mist, Latte).
- Eased-edge perimeter Quartz countertop with 4" backsplash (Colors: Cascade, Fossil Nacre, Imperial White, Steel Grey).
- Kitchen Island finished with eased-edge Quartz top.
- Fisher Paykel 30" induction range (RIV3-304), Sharp 24" microwave drawer in island (KB6524PS), Fisher Paykel 36" French door-style, stainless refrigerator (RF201ACJSX1 N), Bosch 500 DLX dishwasher (SHP865YP5N) and 30" hood vent.
- Kohler stainless steel undermount sink with Kohler Simplice Pull-Down kitchen faucet in vibrant stainless steel (K597). InSinkErator disposal (76000A).
- Under-cabinet and recessed task lighting.

Luxurious Master Bath Features

- Dura Supreme painted Maple double vanity, with Quartz eased-edge countertop (Absolute White), 4" backsplash and white Kohler Caxton rectangular sinks. Kohler Honesty faucets and trim in chrome. Choice of door style (Bria-Kendell or Hudson). Choice of color (White, Linen, Pearl, Zinc, Moonstone, Silver Mist, Latte).
- Shower with Kohler Honesty faucet and Kohler Purist handheld spray, Quartz bench (Absolute White) and frameless glass enclosure. Shower walls clad with 12" x 24" stacked porcelain tile (Marble Attaché Lavish). Coordinating 2" x 2" tile shower floor.
- Marble Attaché Lavish bathroom floor.
- Kohler Highline toilet with soft-close seat.

Second Floor Guest Bath Features

- Dura Supreme painted Maple double vanity, with Quartz eased-edge countertop (Absolute White) 4" backsplash and white Kohler Caxton rectangular sinks. Kohler Tempered faucets and trim in chrome. Choice of door style (Bria-Kendell or Hudson). Choice of color (White, Linen, Pearl, Zinc, Moonstone, Silver Mist, Latte).
- Kohler Archer soaking tub with stacked tile surround (10" x 14" Balans or Cove Creek) and Kohler Tempered faucet and trim in chrome.
- Balans or Cove Creek tile flooring.
- Kohler Highline toilet with soft-close seat.

Additional Living Areas

- Mud Room with bench seating and cubbies per plans.
- Walk-in Pantry.
- First floor Powder Room with hardwood flooring, Kohler Tresham pedestal sink and toilet and Kohler Honesty faucet.
- Second floor Laundry with hook up for electric dryer.
- Office.
- Lower Level Family Room with full-size triple window, recessed lighting and Mohawk Berber carpeting.
- Lower Level Powder Room with Kohler Tresham pedestal sink and Kohler Tempered faucet and trim in chrome. Balans or Cove Creek tile flooring.

fixtures can be installed) and Builder reserves the right to approve them prior to installation.

Quality Construction and Energy-Efficient Features

- 10" thick poured concrete foundation walls (+/- 9' poured height) on continuous 12" x 24" footings, exterior coated with damp-proof barrier.
- 4" poured concrete basement floor, placed over 6 mil PVC vapor barrier and 12" of ¾" crushed stone.
- 4" thick poured concrete garage floor placed on 8" of compacted gravel, pitched at approximately 1/8" per foot.
- Passive radon mitigation system piped from basement ceiling to attic for future connection, if needed.
- Exterior walls are 2" x 6" constructed with Kiln-dried lumber over an insulated pressure-treated sill plate.
- Insulation: exterior walls (R-21) with vapor barrier; ceilings against unheated space (R-49); basement and garage ceilings (R-30).
- Ceiling Heights: 1st floor – 9 ft., 2nd floor – 8 ft. and Lower Level – 9 ft. (less soffit areas).
- 200-amp underground electrical service.
- Hybrid hot water heater by Rheem.
- Energy efficient Mitsubishi Electric Heat Pump and/or Mitsubishi Mini-Split HVAC system per plans for heating & cooling. 3-zones (Lower Level, First Floor and Second Floor).
- Panasonic Whisper Quiet fans in bathrooms for ventilation.

Utilities

- Town of Wellesley: Water, Sewer & Electricity.

Light Fixtures

- Junction boxes and 8 hours of installation time will be provided for the installation of Buyer-supplied fixtures (Wall mounted lights for the bathrooms, kitchen island pendants and ceiling mounted fixtures for the Dining Area, Front Entrance and 2nd floor staircase. Ceiling fans for Living Room and Bedrooms).

Please note: Fixtures and fans must be delivered to the site three months prior to closing. They must be new (no used