



DISTINCTIVE DESIGN FEATURES

THE KINGSBURY

Superlative Exterior Features

- Maibec, factory stained, white cedar shingle siding and natural stone veneer.
- Timberline HD architectural-style, asphalt roof. Metal canopy roof at side entrance (Bedroom).
- Cupola with copper roof and copper weathervane.
- Pre-finished aluminum gutters and downspouts.
- Claymark Centurion exterior door and window trim primed and painted with semi-gloss latex paint.
- Front and side decks with TimberTech Azek deck boards and TimberTech Premier railing systems with capped newel posts and square balusters.
- Thermatru Craftsman Series insulated fiberglass front door.
- Clopay Carriage House Series steel insulated garage doors with keyless entry.
- Andersen 200 Series windows (wood interior with vinyl exterior). Andersen 200 Series sliding doors (front and side decks).
- Ceiling mounted exterior light fixture at front door. Wall-mounted lights at front deck and side deck. Wall mounted exterior light fixture at Garage front.
- Nest Hello Video Doorbell at front door.
- Satin exterior door hardware.
- Professionally designed landscaping with rear and side yards finished with sod and served by a multi-zoned irrigation system. One hose bib (front). *Plantings per landscaping plan.*

Interior Features and Finishes

- **Flooring**
Hardwood: Armstrong Prime Harvest 3 ¼" oak in Kitchen, Dining Area, Living Room and Bedroom. (Natural-low gloss finish).
Tile:
Marble Attache` Lavish-12"x 24" on Bathroom floor. Marble Attache` Lavish stacked tile tub surround. Front Entry-Balans or Cove Creek. Laundry-Parkway-12" x 12".
- 3 ½" trim on cased openings, windows and interior doors. 5 ½" baseboards.
- Staircase with oak treads and handrail. Risers and skirt boards, square balusters and boxed newel posts painted white.
- Solid core, two panel, 6'8" interior passage doors with smooth finish. Hollow core, two panel, 6'8" closet doors. Satin nickel knobs.
- 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, Windsbreath or Gray Owl).
- 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.
- Interior wood trim is primed and painted with two coats of semi-gloss oil paint in Benjamin Moore White-PM 2.
- Garage interior painted with one coat of primer and one coat of flat ceiling paint.
- Closets are outfitted with melamine shelving (per plan).
- Home security system to consist of two exterior door contacts (1st floor Front Entry and 2nd floor Bedroom) and two keypads (Front Entry and Bedroom).



Interior Features and Finishes Cont'd

- Recessed, ceiling, wall and flush mount lighting throughout (per plan). One Telephone (CAT5) and Two Cable (RG6) outlets (per plan). *Buyer to supply: ceiling mounted lights for Dining Area, Front Entry, and top of staircase, and wall mounted fixture for Bathroom. Bedroom and Living Room will be outfitted with junction boxes for ceiling fans (Buyer to supply).*
- Pivoting, rectangular mirror in Bathroom. Bath accessories (towel bar, towel rings paper holder) by Moen.
- 200-amp underground electrical service.
- 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 styles (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).
- Bosch 30" 800 Series electric slide-in, stainless range (HEI8056U) and Bosch over the range microwave (HMV3053U), Bosch 36" counter-depth, French door-style, stainless refrigerator (B36CT80SNS), Bosch 500 DLX dishwasher (SHP865YP5N).
- Kohler stainless steel sink with Kohler Simplice Pull-Down kitchen faucet in vibrant stainless steel (K597-VS). InSinkErator disposal (76000A).
- Under-cabinet and recessed task lighting.

Luxurious Bathroom Features

- Dura Supreme painted Mable single vanity with Quartz eased-edge countertop (Absolute White), 4" backsplash and white Kohler Caxton rectangular sink. Kohler Honesty faucet and trim in chrome. Choice of door styles (Bria-Kendell or Hudson). Choice of Color (White, Linen, Pearl, Zinc, Moonstone, Silver Mist, Latte).

- Kohler Archer soaking tub with stacked tile surround (Marble Attache Lavish) and Kohler Honesty faucet and trim.
- Marble Attaché Lavish (12"x24") bathroom floor.
- Kohler Highline toilet with soft-close seat.
- Laundry closet with electric outlet for dryer.

Quality Construction and Energy-Efficient Features

- 10" thick poured concrete foundation walls on continuous 12"x 24" footings.
- 4" thick poured concrete garage floor placed on 8" of compacted gravel, pitched at approximately 1/8" per foot.
- 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-40); basement and garage ceilings (R-30).
- 8'7" ceiling height.
- Rheem electric water heater.
- Mitsubishi Split System Heating and Cooling. 2-zones (separate wall units in Living Room and Bedroom). Panasonic Whisper Quiet fan for ventilation in the bathroom.

Utilities

- Town of Wellesley: Water, Sewer, Electric

Light Fixtures

Junction boxes and 8 hours of installation time will be provided to install Buyer supplied fixtures (*Ceiling mounted lights for Dining Area, Front Entry, and top of staircase, wall mounted fixture for Bathroom, and fans for Living Room and Bedroom*).

Please note: Fixtures must be delivered to the site three months prior to closing. They must be new and Builder reserves the right to approve them prior to installation.



The information contained herein is for informational purposes only and is not binding on Seller. Seller reserves the right to substitute any materials, appliances, equipment and the like at any time without notice, so long as the substitution is of like or similar quality. 06/11/2020

