

302 MASON TERRACE

FOUNDATION

Poured concrete, 10" thick walls with 4" thick basement floors

EXTERIOR WALLS

Exterior Framing: 2" x 6", all other framing complies with MA state building code

INSULATION

Icynene Spray Foam Insulation & other energy saving components per Massachusetts State Energy Code

ROOFING

Architectural Asphalt Shingles in Charcoal & Rubber Membrane

SIDING

James Hardie Fiber Cement Clapboard Siding

Fry Reglet Fiber Cement Paneling w Metal Channel

Smooth Finish Cedar Wood Clapboard

PVC Trims and Soffits

WINDOWS/DOORS

PELLA Pro Line Wood/Metal Clad Windows and Doors exceeding Energy Star requirements

BROSCO Solid Wood Core Entry Door w Matching Sidelight

HVAC

American Standard Gas Forced Hot Air and Cooling with 4 - Zones

ERV Fresh Air Exchange System

Kitchen Hood Make Up Air System

ELECTRIC SERVICE

Overhead service, 200 AMPS, All switches per code
LED Lighting Throughout

SEWERAGE DISPOSAL & WATER SERVICE

Brookline Municipal Water
Brookline Town Sewer/Drain

DRIVEWAY & LANDSCAPING

Asphalt driveway per plan
Lawn Areas to be Graded, Loamed and Sodded with Complete Irrigation
Decorative Plantings, Shrubs and Trees in Mulched Beds per Landscape Plan

PORCHES, DECKS / PATIOS

Decks/Balconies: Mahogany Wood Decking
Patio: Stone Walls and Patio Pavers per Landscape Plan

INTERIOR WALLS & CEILINGS

Walls: 1/2" Blue Board and Plaster, 5/8" where required at garage

PLUMBING

All plumbing to be in accordance with state and local codes
RINNAI On Demand, gas-fired, Tank Less Hot Water Heater
Kohler fixtures throughout
Custom tile shower in Master Bath with frame less/curb less glass door

CABINETS & COUNTERTOPS

Kitchen Countertops: Caesarstone Statuario Maximus
Other Countertops: Caesarstone Pure White
Island Cabinets: Dynasty/Omega Cabinet's in Smokey Hill Maple
Perimeter Cabinets: Ultra Craft Frameless in High Gloss Pure White
(All include Soft Close Hinges and Under Cabinet lights)

APPLIANCES

Miele Professional Appliance Package in Stainless Steel Finish
(Fridge and Dishwasher to be in Cabinet Panels)

FLOORING

Natural White Oak, Stained MINWAX Classic Gray 271
White Oak tread staircase with painted risers and skirts to match
Porcelain and Ceramic Tile in all Bathrooms and Laundry

INTERIOR PAINT

Walls - Winter White OC-21 | Benjamin Moore
Master Bathroom Walls - Balboa Mist 1549 | Benjamin Moore
Walls: Egg Shell finish
Trim: Semi-Gloss finish

Information is provided by Seller without further verification. Prospective Buyers are advised to verify this data.