

# 186-188 Mason Terrace

## FOUNDATION

Existing Flagstone Block, 14" thick walls with 6" thick reinforced basement floor slab

## EXTERIOR WALLS

Exterior Framing: 2" x 4" wood frame, all other framing complies with MA state building code

## INSULATION

Exterior walls w Icynene Spray Foam Insulation & other energy saving components per Massachusetts State Energy Code. Soundproofing material insulation to be installed in-between ALL floors and staircases, including laundry and bathrooms

## ROOFING

Architectural Asphalt Shingles in Charcoal color & Rubber Membrane on the dormers

## SIDING

James Hardie Fiber Cement Clapboard Siding  
Primed Pine Trims and Soffits

## WINDOWS/DOORS

PELLA Pro Line Wood/Metal Clad Windows and Doors exceeding Energy Star requirements  
BROSCO Solid Wood Core Entry Doors

## HVAC

American Standard 2-stage Electric Coil Forced Hot Air Heating and Cooling with 2 – Zones w digital programmable thermostat

### **ELECTRIC SERVICE**

Overhead service, 400 AMPS, All switches per code  
LED Lighting Throughout

### **SEWERAGE DISPOSAL & WATER SERVICE**

Brookline Municipal Water  
Brookline Town Sewer/Drain

### **DRIVEWAY & LANDSCAPING**

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

### **PORCHES, DECKS / PATIOS**

Decks/Balconies: TREX Wood Composite Decking  
Patis: Stone Walls and Patio Pavers per Landscape Plan

### **INTERIOR WALLS & CEILINGS & SOUNDPROOFING**

1/2" Blue Board and Plaster, 5/8" Blue Board and Plaster where required at Unit separations  
Soundproofing: Resilient channeling, double 5/8" Blue Board and GREEN GLUE SOUND ATTENUATION applied at all seams, ROXUL mineral fiber sound dampening insulation in ceiling (between U1 and U2)

### **PLUMBING**

All plumbing to be in accordance with state and local codes  
Energy Star 80-gallon Hot Water Heater  
Kohler and Signature Hardware plumbing fixtures throughout

## **CABINETS & COUNTERTOPS**

Kitchen Countertops: Caesarstone Statuario

Bathroom/Other Countertops: Caesarstone Pure White

Island Cabinets: Dynasty/Omega Frameless Cabinets Maho Bay

Perimeter Cabinets: Dynasty/Omega Frameless Maho Bay

Bathroom Cabinets: Mantra

(All include Soft Close Hinges and Under Cabinet lights)

## **APPLIANCES**

Miele Professional Appliance Package in Stainless Steel Finish

## **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

Electric radiant floor heat in ALL full bathrooms w digital programmable thermostat

## **INTERIOR PAINT**

Walls - Winter White OC-21 | Benjamin Moore

Bathroom Walls - Balboa Mist 1549 | Benjamin Moore

Walls: Egg Shell finish

Trim: Semi-Gloss finish