



STOCKBRIDGE  
LANDING

# FEATURES & SPECIFICATIONS

## FOUNDATION AND CONCRETE SLAB

- 10" thick poured concrete foundation
- Foundation walls coated with water proofing
- Basement with 4" concrete slabs over crushed stone and vapor barrier
- 4" concrete slabs at garages

## FRAMING, ROOFING, and SIDING

- Exterior **Zip System** walls framed with 2" x 6" construction
- 9' Ceiling height – Main level living area, 8' for other levels.
- Plywood subfloor sheathing or equal, glued and nailed
- Siding will be **Hardi-Plank**, solid color – 25-year warranty
- PVC window & door trim, eaves & soffits
- 30-year asphalt architectural style shingle roofs
- Seamless aluminum

## WINDOWS & EXTERIOR DOORS

- **Andersen** 400 Series Windows – **Energy Star** Rated windows with Low E Argon gas, double tilt-wash sash and screens
- Exterior **Jeld-Wen** fiberglass front door
- Steel insulated rear door
- Insulated pre-finished carriage style overhead garage doors with **Liftmaster** openers

## FLOORING FINISHES

- Pre-finished 3 ¼" x ¾" Red Oak hardwood flooring in foyer, living room, dining room, and kitchen
- Main Stair – Red Oak field finished, painted poplar risers
- Tile flooring in bathrooms, mudroom, laundry room
- Carpet in bedrooms, loft, upper hallways and closets with 8lb pad

## INTERIOR FINISH CARPENTRY

- First Floor – all doors, windows and cased openings: 1" x 4" flat vertical casing with 1" x 6" flat casing and band molding header
- First Floor – 7 ¼" baseboards
- Second Floor – all doors, windows and cased openings: 3-1/2" Stafford casing trim
- Second Floor – 5 ¼" baseboards
- Stained oak newel posts and painted poplar balusters with stain finish handrails
- Solid core, 5 panel, interior passage doors with smooth finish and Satin Nickel round knobs
- 12" ventilated vinyl coated wire shelving in walk-in closet & linen closets



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## KITCHEN

- **Merillat** Classic Ralston Square with soft close dovetail drawers – 36" high upper cabinets
- Granite countertops and 4" backsplashes with under-mount stainless steel sink
- **Kohler**® chrome pull-out faucet
- **LG** stainless steel appliances:
  - Refrigerator – 36"
  - 30" Gas slide in range
  - Microwave above range – Exterior hood venting
  - Dishwasher – 24"

## BATHROOMS

- **Merillat** Classic vanity with granite countertops and 4" backsplashes with under-mount sinks
- **Kohler**® fixtures and faucets
- **Kohler**® white elongated water closets
- Tiled shower in master (as applicable to floor plans)
- Framed shower door in master
- Fiberglass tub/shower in guest bathroom
- **Kohler**® pedestal sink in powder room

## HEATING & AIR CONDITIONING

- High Efficiency Heating and Air Conditioning with natural gas forced hot air system
- 2 Zones – **Honeywell** programmable thermostat
- **Navien** tankless water heater

## INTERIOR FINISHES

- **Heat & Glo** gas fireplace with stone tile surround and wood mantel

## ELECTRICAL

- 150 Amp electrical service
- Cable television outlets in Living Room, Master Bedroom, Guest Bedroom, and Loft

## INSULATION, BLUEBOARD & PLASTERING

- **ThermoSeal** spray foam and **Owens Corning** fiberglass insulation provided to meet the State Energy Code
- Interior blue board and plaster for all living areas
- Ceilings smooth finish



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## PAINTING

- Walls primed and painted with two coats of “Low Sheen” finish latex
- Ceilings and closets primed and painted flat white
- Interior trim painted with two coats of semi-gloss paint

## LIGHTING

- Recessed lighting per Builder’s layout
- Central surface mounted light fixtures in bedrooms, hallways (may vary by plan)
- Central light junction box in foyer and dining room (fixture supplied and installed by home owner)
- Vanity fixture in master bath, guest bath, and powder room
- Light fixtures in walk-in closets

## LANDSCAPING

- Professionally landscaped with irrigation
- Front walk pavers and composite decking per Builders layout
- Rear decks – maintenance free composite decking with PVC railing

## UTILITIES

- Electric – National Grid 800-322-3223
- Water – Town of Scituate 781-545-8735
- Sewer – On Site Waste Water Treatment Plant
- Cable/Internet – Comcast 800-391-3000
- Gas – Eversource 800-688-6160



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