

FEATURES & SPECIFICATIONS

Two back to back townhomes by Trask Development

UTILITIES

- Overhead electric, cable & telephone
- Units serviced by Town of Natick Water & Sewer

FOUNDATION

- All foundation footings are 24" wide and 10" thick
- Foundation walls are a minimum of 10" thick
- Slab is minimum of 4" thick over 4" of gravel
- Interior French Drain installed, per code

FRAMING

- Exterior walls are 2" x 6" construction
- Building shell constructed with ZIP exterior wall system
- All roofing is 35-year architectural asphalt
- Ice and water shields have been installed in eaves and valleys
- Hardi- Plank siding and Boral trim installed

INSULATION

- All insulation has been installed to meet STRETCH energy code including
 - Spray Foam Hot roof construction insulation for sound dampening between 11/12
 - Firewall insulation between 11/12
 - Interior walls insulated with fiberglass
 - Basement insulated with rigid board foam

WINDOWS

- Low- E, tilt wash, double pane windows
- Integrated child locks
- Insect screens installed in all windows

PLASTER WALLS

- All walls have been finished with blue board & skim coat plaster
- All ceilings are smooth plaster

GUTTERS

- Aluminum gutters have been installed, and are attached to a subsurface storm-water recharge system

ELECTRICAL

- 200 Amp overhead service, 1 per unit
- Receptacles installed to meet code
- Smoke & CO detectors installed to meet code
- Wiring for cable is present in marked locations throughout each unit
- Interior/exterior recessed and decorative lighting has been installed to code, per plan

APPLIANCES

- 30" Bosch natural gas range
- 36" Bosch french-door refrigerator
- Kitchen Aid dishwasher
- Beko microwave drawer
- Stainless steel vent hood

CABINETRY & COUNTERTOPS

- Kitchen & all bathrooms have a full suite of custom Metropolitan Cabinetry- made in MA
- Kitchen & all bathrooms have quartz countertops

FLOORING

- Natural Oak, wide plank UV cured prefinished flooring installed throughout
- Laundry room & all bathrooms include porcelain and ceramic tiles

MISCELLANEOUS

- Each unit includes deeded yard space with privacy fencing
- Each unit has a separate, deeded driveway and 2 car garage