

HOMES AT MINA WAY
8-13 MINA WAY
BRIGHTON, MA 02135
MinaWayBrighton.com

GENERAL SPECIFICATIONS

Owner / Builder:

West Brighton Acquisitions, WBA 710W LLC

Project:

6- Single family homes

General Description

Each home will consist of the following:

- Square footage, refer to specific plan address.
- 4 bedrooms
- Hardwood flooring all living area floors, all finished levels.
- Gas fired fireplace, family room.
- Second floor laundry.
- Multi zone alarm system with two control pads.
- 3 zones hydronic heating
- Lochinvar boiler, natural gas.
- 100 Gallon indirect super store domestic hot water storage.
- 3 zone air-conditioning
- CATV wiring to every room.
- Hardie Planks Clapboard exterior siding
- Andersen Windows
- Composite PVC trim boards on all sides
- 2 car heated garage
- Central vacuum system
- EV Car charger prewired.
- Whole house/Air-Exchanger
- 30-year architectural asphalt shingles
- Landscape irrigation system.
- Basement ceiling 9 feet
- Rear exterior natural gas connection for grill or firepit
- 200 Amp, underground electrical service
- Recessed lighting throughout.
- Underground Telephone, Cable & Data service.
- Public Water & Sewer service
- Basement Sump & Perimeter drainage system pre-installed
- Front and Rear, exterior, steps and landing: granite, No wood decks, at grade paver patios.

Grading

Lot shall be graded per site plan.

Landscaping

Underground irrigation system

Driveway & Walkways

Asphalt driveway.

Concrete or paver walkways and patio

Granite steps and landings to grade

Walls and Floors

Walls: 2" x 6" KD Spruce Construction

Floor Joists, Ceiling Joists and Rafters: Engineered "I" joist floor system, nominal lumber ceiling joist and rafters.

Sub-Flooring: 3/4" T &G Advantec plywood glued and nailed.

Exterior Sheathing: 1/2" Advantec

Windows & Sliders

Andersen

Exterior Doors:

Thermo-Tru fiberglass insulated door per plans with entry lock and deadbolt.

Insulation

Open and closed cell spray foam as prescribed

Exterior Siding

100% composite exterior, providing the highest degree of protection from elements, insects and aging. Siding is Hardie Plank. All trim will be PVC composite clad in aluminum.

Roofing

Roof sheathing is 5/8 fir plywood covered with 15lb felt building paper, Ice & water shield membrane on all eaves, valleys and the first three feet of roof area.

Interior Doors

All interior doors to be primed, solid core, 2 panel.

Window and Door Casing

All window and door casings shall be primed 3-1/2 Windsor casing or equivalent.

Baseboard

Baseboard to be 7-1/4" primed baseboard.

Board and Plaster

Walls and ceilings 1/2 blue board and plaster veneer

Walls smooth finish

All closets and basement stairs to be light texture finish.

Garage 5/8 blue board and textured finish

Closets

Hardboard bedroom closet systems

Hardboard guest and mudroom closet

Linen & utility closets, open wire shelving

Stairways

Hardwood stairway leading from first to second floor.

The basement stairway shall consist of nosed plywood tread and plywood riser.

Fireplaces

Gas fired fireplace in family room.

Painting

Interior walls and trim be primed and two coats of finish.

Walls shall be satin finish, trim semi-gloss.

Flooring

Hardwood throughout living areas.

Bathroom walls and floors; ceramic tile, porcelain, granite, or marble.

Electrical

200 AMP Electrical service, underground

Exterior fixtures installed by the developer include front, rear and side lights.

Telcom/Data and coaxial cable in every bedroom

Central Wi-Fi router location

24 V Doorbell

Multiple exterior outlets

Motion lighting on all exterior sides

Primary Baths

Shower and/or Free-standing soaking tub (white) American Standard, or equivalent.

Frameless glass enclosure.

American Standard toilet (white), or equivalent.

Vanity to be white.

Counter tops, Quartz.

Fixtures Grohe or equivalent

Secondary Baths:

Shower or tub, American Standard, or equivalent.

American Standard toilet (white), or equivalent

Vanity to be white.

Counter tops, Quartz.

Fixtures Grohe or equivalent

1/2 Baths

American Standard toilet (white), or equivalent.

Vanity to be white.

Counter tops, Quartz.

Fixtures Grohe or equivalent

Kitchen

Cabinets: White, see plan.

Countertop: Quartz or granite

Appliances: General Electric Monogram, or equivalent

Possible buyer selections

It is our pleasure to customize your new home if time permits.
Do not hesitate to ask about other possibilities you may contemplate.

The following are typical examples of
buyer selections, possible, if timing permits

- Kitchen Cabinets
- Bath Vanities
- Bath & Kitchen countertops
- Plumbing fixtures and accessories
- Paint colors, not more than 3
- Bath -flooring & wall material
- Hardwood floors, color & finish
- Appliances

Specifications

All specifications, for each home should be read in conjunction with specific building & site plans for complete details and description.

Allowances

Allowances can be provided upon request. "Allowances" will refer to the item's retail cost. This cost shall also include all associated expenses such as tax, delivery, and other costs, unless otherwise stated.

Notice

Due to supply chain challenges or material shortages, all specifications contained herein are subject to change/substitution without notice, with "like in kind" / equivalent alternatives.

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

Marketing Agent:

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www.MinaWayBrighton.com

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