

Ben Franklin Commons In Historic Downtown Franklin, MA

General Specifications

Exterior/Construction

Single Zone Forced Air Heat and A/C By Gas
Skim coat plaster
10" Poured Concrete Foundation Walls
2 x 4 inch exterior wall construction
25 Year Architectural Roof Shingles
Two Coats Asphalt Driveway
Minimum 40 Gallon Energy Efficient Electric Hot Water Heater per unit
Insulation which meets or exceeds MA building code requirements
Maintenance Free Vinyl Siding
Two Exterior Electrical Outlets
Deck per plan
One outside water faucet

Designer Features

Direct Vent Gas "Heatilator Style" Fireplace in Family Room
Painted Full Mantel
Oak Handrails with Painted Balusters
Ventilated Shelving in closets
10 interior paint color choices
Seamless Gutters

Utilities

200 amp. Underground electrical service
Cat 5 Phone and cable
Public water
Public sewer
Natural Gas

Flooring

Ceramic Tile Floor in lav, and full baths
Pre-finished Hardwood Floors in Foyer and Dining Area, kitchen and upstairs hallway
Wall-to-Wall Carpeting elsewhere (Allowance \$18/yd)

Appliances and Electrical

Cat 5 Phone and cable 3 Locations
Stainless Appliance Packages Available (\$2000 allowance)
Washer and Dryer Hook-Up with Vent
Outlets and switches per Ma building code or better
Lighting package (\$1200 allowance)
6 recessed lights
Garage door opener
Switched overhead lighting to all bedrooms

Kitchen and Bath

Custom Kitchen Cabinets (see allowance)
Home plumbing package (see allowance)
Granite/Corian Counter Tops (see allowance)

Windows and Doors

Designer Front Door
Low E, Vinyl Tilt Windows
Colonial Six Panel Interior Doors
Shutters on Front Elevation per plan

Landscaping

Concrete Walkway
Hydro-Seeding of all disturbed areas
Landscape Package – healthy Shrubs at Front Foundation

Warranty – 5 YEARS

1 Year Builder Warranty PLUS 4 year AON Warranty Plan

