



17 HIDDEN GLADE DRIVE BARTLETT, NH

NEIGHBORHOOD DESCRIPTION & VICINITY

- Planned Unit Development consisting of 19 Single-detached homes set in the scenic Mount Washington Valley Region off Route 16/302
- Scenic views of Bartlett Mountain, Humphrey's Ledge, and the Moat Range
- 5 minute drive to North Conway Village and shopping, 10-minute drive to Cranmore/Attitash/Black Mountain Ski resorts, miles of hiking trails and outlet shopping

NEIGHBORHOOD AMENITIES

- ¾ mile recreation path around development perimeter – cross-country ski-run-walk trail
- Direct access to the 28 miles of cross-country ski trail network with [MWV Ski Touring](#)
- Mowing, plowing, shoveling up to front door, road maintenance and trash included in HOA fee

***Note: Product images & renderings for general illustration only. Actual products may vary slightly from that shown hereon. The buyer shall be notified of any substantial changes in materials due to factors outside builders' control such as product availability/supply chain.*



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DWELLING SPECIFICATIONS

FOUNDATION

- 8" wall foundation system with 10"X20" spread footings
- 2 rows of #4 rebar footing
- 3 rows of #4 rebar foundation
- 4" stepped slab on grade, 2 levels
- Thermal Shelf
- Footing/Wall concrete 3,000 PSI
- Slab concrete 3,500 PSI with fiber mesh

CONSTRUCTION

- Floor-to-ceiling height: Lower Level 11'-6"
- Floor-to-ceiling height: Upper Level 14'-6"

FRAMING

- Floor Joists: Engineered floor truss system with $\frac{3}{4}$ " T&G subflooring, glued & nailed
- Exterior Walls: 2"x6" exterior studs with Advantech zip insulated sheathing
- Window/door headers 2"x10"x5 $\frac{1}{2}$ "
- Interior walls 2"x4"
- Roof: 2"x12" rafters with $\frac{5}{8}$ " Advantech zip sheathing, LVL support beams

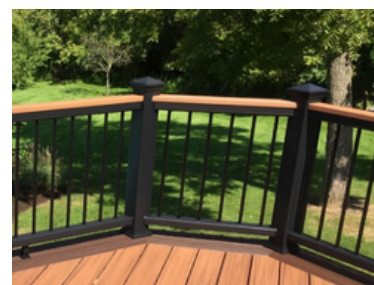
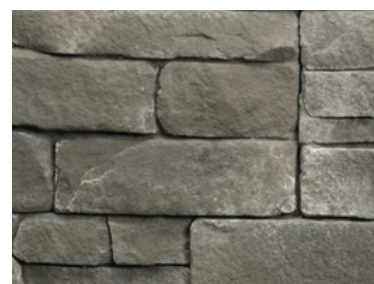
INSULATION

- 2" rigid foam board under slab and along foundation walls
- R-21 Kraft faced fiberglass (or comparable) exterior walls with vapor barrier
- R-38 (or comparable) cathedral ceiling with vapor barrier
- R-30 and R-19 in all other ceilings
- Interior walls R-15 fiberglass
- Exterior foam draft seal around windows to prevent air infiltration
- First floor rim joists to have Closed Cell Spray Foam 3" / R21
- Second level soffits (Air Seal) to have R13
- Kraft Faced Batts with Closed Cell Spray Foam 2" / R15
- Fire stop penetrations and 3" thermal bats

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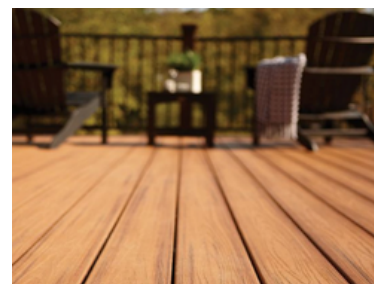
EXTERIOR FINISH

- [CertainTeed Landmark Shingles](#) (Moire Black)
- [Everlast metal](#) over garage (Black)
- [Exterior Trim / Siding](#): LP Exterior trim on corners, rakes, fascias and soffits. Blend of LP Smart Lap and Board & Batten Siding (Abyss Black)
- [Exterior Entrance Trim](#): Certainteed STONEfaçade (Adirondack Snowfall)
- [Matthew's Brothers Sanford Hills Window Package](#) (Black)
- Anderson Narroline Gliding patio doors (Black)
- 2 coats paint to all exterior trim (Black)
- Urethane porch and overhang ceilings (Cedar Color)
- Fiberglass entry door with sidelights
- 18' x 8' Vantage Shaker long, solid panel, 12" radius track with torsion springs, exterior perimeter seal, color black with Liftmaster 8155 belt drive opener with (1) remote and (1) wall button (Mahogany)
- Trex Select decking (Cedar color), Trex transcend railing (Black Post/Cedar color rail), pressure treated framing, Certainteed Stonefacade column base
- 12' x 31' deck with Trex Select decking (Cedar color), Trex transcend railing (Black Post/Cedar color rail), pressure treated framing, underdeck waterproofing and gutter system, Certainteed Stonefacade column base
- 12' x 31' concrete paver rear patio and granite step
- Under-deck black vinyl finish, with fans & lighting – Aged Walnut Brentford 52" 5 Blade Outdoor LED Ceiling Fan with wall control
- Schlage basic entry locksets and deadbolts



HEATING & AIR CONDITIONING

- 5 Ton Air handler / hydrocoil system, York AC condenser, 75G stainless steel water tank, wall mounted LP boiler
- Zone radiant heating: (1) garage, (1) remainder of lower level
- 4 Smart Honeywell thermostats installed



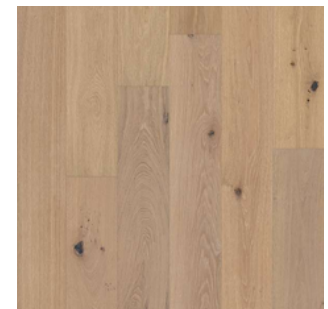
PLUMBING

- Complete plumbing system for 3.5 bathroom home
- All water lines copper and pex
- White fiberglass tub base
- Utility room and laundry room washer and dryer hookups
- Delta Premium shower valves, kitchen sink, faucet and washer hookups
- American standard cadet pro white comfort height toilet
- All trims of quality level with material allowances for fixtures and trims
- Propane lines installed to boiler
- 2 exterior spigots
- Pumping for irrigation



ELECTRICAL

- Install and wire 200-amp panel box, 42 circuits
- Install and wire meter base with disconnect per NHEC specifications
- (30) recessed cans, (2) recessed cans in garage, (7) paddle fans, (4) Panasonic vent fans, (6) vanity lights, (3) shower cans, (4) exterior entry lights, (2) flood lights, (2) floor outlets, outlets as required by NEC, (3) exterior plugs, 2 washer drier hookups, boiler hookup, (6) cable/CAT6 jacks, (2) 8' LED strip in garage, (5) 2' LED tape lights kitchen cabinets, (2) 4' LED strip lights in closet, (10) dimmer switches, all required smoke/carbon monoxide detectors
- Hookup for hottub
- Wiring for 2 interior & 1 exterior wireless connection points
- Wiring for 3 zone sound system (interior & exterior)



INTERIOR FINISH

- ½" plaster throughout all rooms including closets, walls and ceilings
- Closet walls, garage walls and all ceilings textured
- 5/8" fire code sheetrock in garage
- 1 coat high quality white primer, all rooms
- 2 coats Sherwin Williams (or equal) on interior walls, ceilings, casings, baseboards and jambs
- Solid core interior doors, 2 panels, painted black with black hardware
- 5 ½" Flat stock pine wood residential base molding primed & painted
- 3 ½" Flat stock pine wood window and door casings with 5 ½" header
- Schlage lever door handles - Flat Black
- "Sunbeam" 24 Pendant custom chandelier designed by Shimale Peleg Light in Art



KITCHEN

- Cabinets: 42" Maple Schrock Entra Series Cabinetry with 12" molding. Dovetail drawers with soft-close; concealed hinges. Ingalls shaker style door. Island - "Navy" Surround - "Cloud"
- Schrock Hood, stained wood finish
- Calacatta Marina Premium Quartz Counters
- Backsplash - Imported Winchester Tile "Cosmopolitan Lapis"
- Undermount stainless steel sink, faucet
- Island; Wood Schrock Entra Cabinetry or comparable with dovetail drawers
- Bronze cabinet & drawer hardware
- Flooring, Shaw Castlewood engineered 5" white oak - "Nobility"
- See appliances below



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GREAT ROOM & DINING ROOM

- Flooring, Shaw Castlewood engineered 5" white oak - "Nobility"
- Propane fireplace with hearth & floor to ceiling stone veneer & low clearance concrete mantle
- Flatscreen TV hookup and concealed AV cabinet
- MinkaAire Ceiling fan - Soft Brass
- Interior exposed fir-beams

POWDER BATHROOM

- Single bowl vanity with undermount sink
- Crema Claret counter
- Delta Premium Fixtures
- Exhaust fan
- Toilet (described above)
- LVT flooring (vinyl tile) - "Karndean Metro"
- Bathroom accessories to be purchased by homebuyer, installed by contractor

PRIMARY BEDROOM (UPPER LEVEL)

- Flooring, Shaw Castlewood engineered 5" white oak - "Nobility"
- Space for king size bed and bed tables
- Wind River Droid 52" Ceiling fan, standard switch powered

PRIMARY BEDROOM (LOWER LEVEL)

- LVP flooring (vinyl plank), see flooring below
- Space for king size bed and bed tables
- Wind River Droid 52" Ceiling fan, standard switch powered

PRIMARY BATHROOMS (UPPER & LOWER LEVEL)

- LVT flooring (vinyl tile) - "Karndean Metro"
- Delta Premium Fixtures
- Upper Level - ceilings increased to 9 feet with larger footprint
- Mirrored 60" W x 28" H Rectangular Frameless Bathroom Wall Mirror with LED Lighting
- Over-sized shower with subway tile, 1/2 glass wall, granite soak shelf and granite bench
- Glass shower doors
- Exhaust fan
- Double bowl vanity with undermount sink, crystallo glace counter
- Upper Level Lighting - Champagne Bronze Solia 3 Light 24" Wide Vanity light
- Lower Level Lighting - Champagne Bronze Truby 2 Light 21" Wide Bath Bar
- Toilet (described under plumbing)
- Bathroom accessories to be purchased by homebuyer, installed by contractor



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LOWER LEVEL BEDROOMS

- LVP flooring (vinyl plank) - "Warm Ash"
- Space for queen bed
- Ceiling fans in each, standard switch powered

LOWER LEVEL MAIN BATHROOM

- Full bath (fiberglass tub and subway tile surround)
- Single bowl vanity with undermount sink, ethereal glow counter
- Delta Premium Fixtures
- Exhaust fan
- Toilet (described above)
- LVT flooring (vinyl tile), see flooring below - "Gray"

LOWER LEVEL FAMILY ROOM

- LVP flooring (vinyl plank) - "Warm Ash"
- Framing & hardware for sliding "barn" style door
- AV/TV setup

OTHER UTILITIES

- GFI protection for exterior receptacles (1 front/1 back)
- Sewer connection and septic system
- Water connection and shutoff at street
- Buried Propane tank and connection
- Plumbing for washer and wire/vent for dryer in utility closet and laundry room
- Fiber service connection and Cat6 ethernet and jacks run to locations in primary bedrooms, guest bedrooms, lower-level family room, great room (6 locations)
- Hunter wireless irrigation controller

FLOORING

- Garage Entry: LVT
- Bathrooms: LVT
- Upper Great Room, Kitchen, Upper Primary Bedroom: Shaw Castlewood engineered 5" white oak
- Stairs: Stained White Oak Treads, Painted Poplar Risers
- Lower level bedrooms, lower level living room and lower level hallway: LVP
- Showers: (2) Formed and Poured Mud Pans w/ Subway Tile walls
- Garage Landing, Upstairs Laundry & All Bathrooms: Karndean Korlok Select LVT "Metro Gray"



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APPLIANCES

- Dishwasher: Bosch 24" Bar Handle Dishwasher, Stainless Steel
- Kitchen Stove: Bosch 36" Industrial Style Gas Range, Stainless Steel
- Refrigerator: Bosch 36" Counter-Depth 3-Door Refrigerator, Stainless Steel
- Beverage Refrigerator: Brisa Single Zone Cooler, Stainless Steel
- Microwave: Sharp Carousel Undermount Oven Drawer, Stainless Steel

LANDSCAPING/HARDSCAPING

- Paved driveway
- Shared dumpster enclosure
- Lawn (loam and hydroseed)
- Granite pillar with home number and solar light
- Paver patio & walkway
- Front door stairs, concrete paving stones/granite steps
- Wing walls at foundation, cobble
- Premium landscaping shrubs & trees