

Village at Rock Pond Building Specs

206 W Main Street., Georgetown, MA



BUILDING CONSTRUCTION:

Design & Build: Conceptual design by international design firm Dario Designs, Northwood, MA. Exterior colors and renderings by Art D' Jour Boston, MA. General contracting services by luxury home builders, Spindle Point Development, Pelham, NH.

Foundation: Cast in place steel reinforced footings and foundation walls.

Structure: Wood frame and truss construction. Asphalt shingle roofs. Each unit has a 2x6 fire rated demising wall with a gap between to reduce sound transfer. Skim coat plaster interior walls, solid core 2 panel interior doors. Fiber cement board, PVC trim and stone veneer exterior siding.

Windows: Double glazed low E Anderson or equivalent.

Flooring: Truss system framing with Advantech subfloor glued and nailed. $\frac{3}{4}$ inch pre-finished hardwood in all rooms except bath and entry. Tile over mat in baths.

Interior Details: Brushed nickel or Black lever handles. 9 foot 1st floor ceilings with 5 inch crown molding throughout the first floor. 6 inch baseboard and wide trim for doors and windows. Dimmable LED ceiling lights throughout.

Kitchen: Northeast Kitchens is designing the kitchens using the Decora cabinet line (dovetail all plywood construction with soft close doors available in many designs and colors). Allowance is \$20,000 for the base unit and \$26,000 for the ungraded units. Under cabinet LED lighting, Quartz counters and full height backsplash. GE Gallery stainless appliances. Under-mount stainless sink, gooseneck faucet.

Baths: All baths have Kohler fixtures, smooth side comfort height toilets, tile bath/shower. Optional radiant floor heat and walk in shower.

Exterior Features: Each unit has a 16x8 Deck off the living room accessed by double patio doors or a slider. Lower level walk out has a stamped concrete patio under the deck with an area for a small garden.

Parking: There are 36 parking spaces. Units have garages and a space in front of each garage bay in addition to guest parking.

Utilities: Town water with a fire hydrant out front and sprinklers in the units. Units are high efficiency all electric. High speed internet. Units have multi zone ducted Heat pump HVAC. Solar panels are allowed. Private shared septic.

Condo Fee: Fee includes, landscaping, snow plowing, master insurance, exterior maintenance, trash. Fee is estimated to be \$500 per month.

Common Amenities: Waterfront with a public boat launch adjacent to the development. Rock Pond is a full recreation Pond Rock Pond - Georgetown - Essex County (massachusettspaddler.com) Close to an acre of grassy yard behind the units looking over the water.

Disclaimer: The amenities and project description (including but not limited to, construction, standard items and build out descriptions) listed in this document and any other advertisement or document are at the current time, expected to be available but may be modified due to substitutions, availability, components, labor, or other items that can affect the building process. The seller expressly reserves the right to change or deviate from the amenities listed in this document. Notwithstanding the foregoing, the seller will not change any appliances or fixtures located within a unit under contract without the approval of the purchaser of that unit.

