

FEATURES & SPECIFICATIONS

EXTERIOR

- Shingles: lifetime Certainteed vinyl
- Trim: lifetime Azak
- Aluminum gutters

UTILITIES

- Home serviced by electric & gas
- Remote gas fired unlimited hot water supply, separately metered
- Future solar power
- Separate public meters for common areas and per unit for all utilities
- Foundation: granite and concrete

FRAMING

- Exterior walls are 2X6 construction
- Building shell construction with Blueskin ZIP wall exterior system
- Roofing is 35-year architectural shingles
- Flat roof is lifetime rubber roof
- Ice and water shields in eaves
- Trek decks

INSULATION

- All insulation installed to meet STRETCH energy code, including:
 - Spray foam hot roof construction
 - Interior walls spray foam
 - Firewall installed between units

WINDOWS & DOORS

- Marvin custom vinyl & wood windows, low-e tilt wash double pane windows w/integrated child locks and insect screens; black exterior w/white interior
- Doors: Exterior: Truetemp lifetime vinyl clad solid core; Interior: Brosco 2-panel solid core

PLASTER WALLS

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

ELECTRICAL

- 200 AMP service
- Complete electronic fire protection system with local smoke and CO detection
- Cable and high-speed data jacks in all rooms
- Automated exterior lighting/entry/exit

- Common area smokes/horns/lights @ exits

LIGHTING

- Interior/exterior recessed and decorative lighting installed per code
- Recessed LED lifetime light fixture
- Under-cabinet lifetime LED lights
- Lighted panel fans with controls in all rooms
- Bathroom custom mirrors with steam defrost and color change

APPLIANCES

- 30" Kitchen Aid or GE electric range
- 36" Kitchen Aid or GE Refrigerator
- Kitchen Aid or GE dishwasher
- GE or LG Microwave & vent

CABINETS

- White Shaker or Tahoe all wood cabinets
- Dove Gray all wood vanities
- Blue all wood island cabinets
- Quartz countertops in kitchen and bath with decorative tile surrounds

FLOORING

- Pre-finished walnut flooring in main living areas
- Carpeted bedrooms
- Tiled bathrooms

HVAC

- Heat pump system with electric backup & 2 zones per residence for heating and AC
- Central air exchange system, energy efficient, interlocked with heat pump system with lifetime usage and ultra quiet

PARKING

- Two spaces per unit
- One electric car charger (future)

EXTERIOR

- Common seating/grill area in rear
- Terrace at front – tables by Landlord in conjunction with ice cream parlor

FIRE PROTECTION

- Wet style sprinkler system for all spaces, electronic in all areas.

STORAGE

- 12' X 15' storage per unit in basement*

MISCELLANEOUS

369 Grant Street

Framingham, MA

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