

Specifications.

Address: Lot 17, 61 Pleasant Park Drive, Mashpee, MA

TOTAL SQUARE FEET –3,023 finished, Plus Optional 667 S.F., Total 3,690 S.F. (Bonus Room – 523 S.F. Optional, Attic Room – 144 S.F. - Optional)

Features

GOLF COURSE VIEWS

Attached 3 car (2 plus golf cart) garage

Structure: custom home with first floor master bedroom and second floor guest/master suite and bedroom

Exterior:

Siding / Trim: Echo Trim board (30 Year Warranty) with detailed peaks – Cedar Shingles.

Exterior Sheathing: Plywood

Frame: 2x6 construction.

Windows: Anderson 400 Series, better than typical builder grade, 200 Series. Windows w/fine light.

Doors: Anderson Patio / Porch door and Simpson Wood door - Front entrance and Mud Room entrance

Roof: 30-year warranty - Architectural Style Asphalt Shingles.

Foundation: Per building code – Plus additional 2 inches, 10" Thick

Interior:

Cathedral Ceilings in Great Room and 1st Flr Master Bedroom Suite, includes Ceiling Fan with remote.

Floors: Hardwood throughout, Bath rooms, Laundry and Mud room's tile

Fireplace in Great Room: Heat n Glow - Gas Fireplace with blower and remote.

Lighting: Recessed through-out, pendent lights over Kitchen Island.

Kitchen: Durasupreme Kitchen Cabinets – Quartzite Counter Tops. Custom Built Coffered Ceilings.

Appliances: Wolf 36" Dual Fuel Range - 6 Burners oven and hood vent, Wolf 24 microwave drawer, transitional microwave, Bosh Dishwasher, Sub Zero Refrigerator 36 BUILT-IN, FRENCH DOOR, INTERNAL Water DISPENSER with custom cabinet panel.

Kohler luxury Fixtures and Faucets.

Master Bedroom suite on 1st floor and 2nd floor Guest / Master Suite with large showers and free-standing soaking Tub on first flr. Master.

Walk-in Closet Space in all bedrooms.

Total Bathrooms: 3 Full, one half with large Vanity and space.

Mechanical Systems and Insulation:

Goodman Gas Fired multi stage furnace – forced Hot Air.

Thermostats: Nest Home Automated units with smart phone control.

Hot Water Tank – Hybrid Energy Efficient 75 gallon.

Central AC: Conditioned Air Throughout house.

Insulation: Highly efficient insulated House. Entire exterior building envelope foam insulation with interior walls fiberglass.

Mechanical Ventilation: ERV (Energy Recovery Ventilator) Circulating air system with air exchanging.

Central Vacuum – roughed -in. Vacuum, accessories optional

Exterior / Landscaping:

Professionally landscaped.

Well water and Lawn irrigation system installed.

Driveway – Asphalt.

Front Porch: Large deck for sitting – Stamped concrete.

Framing to Building Code and wind zone requirements.

Option:

Bonus Room: can be finished space, bedroom, playroom / entertainment room.

Attic space (sitting or work out room) can be converted to living space at additional cost.

Note: Builder reserves the right to make changes to specification at their discretion without notice.