



RESIDENTIAL BROKERAGE

**BUILDING SPECIFICATIONS
BRIMSTONE ESTATES
104 NOBSCOT DRIVE**



FOUNDATION

10" concrete walls, exposed concrete, 300 PSE 3/4 stone, 4" concrete slab in basement and garage
Perimeter drainage system

FRAMING MATERIALS

Wood stud construction: 2x6 exterior and 2x4 interior wall framing
1/2" fir plywood wall sheathing, 5/8" fir plywood roof sheathing, 3/4" T&G flooring
I joist engineered flooring system and micro lam beams
Roof truss system
All other framing to be conventional to all state building codes
Timber Teck decking material

ROOF

GAF Limited Lifetime architectural shingle, Pewter Gray color

WINDOWS

Andersen 400 Series casement window with low E and high-performance glass

SIDING

Cedar clapboard primed and painted
Primed pine and PVC
Stone veneer at front entry

INSULATION

Exterior walls – R21
Garage ceiling blown in cellulose – R55
Attic ceiling blown in cellulose – R38
Basement walls – R21
Basement ceiling – R30
4" sound batts in walls of all bathrooms

ELECTRIC

Generator
Service – 2 panel 400-amp service, voice and data outlets throughout
Cable: RG6 quad shield
Telephone: CAT 5E
Data: CAT 5E
Switches and plugs: Decora style – white
Light fixtures as installed, recessed lights, exterior spot lights
Kitchen under cabinet lighting

PLUMBING/MECHANICAL

75-gallon indirect gas hot water tank
Three (3) Goodman Boiler 96% efficiency furnaces
Three (3) Goodman 16 SEER Condenser units
Three zone temperature control by Honeywell programmable thermostats
Toto, Grohe, American Standard, Moen fixtures, hydrotherapy tub with heated back rest in Master Bathroom
Franke double bowl kitchen sink
Frameless glass shower wall and door
Three (3) exterior silcocks
Washer/dryer hook-up on second floor
Under slab plumbing for future bath in basement
500-gallon LP tank

SECURITY ALARM

Contacts installed on all doors in basement and first floor doors with motion detectors
Two (2) keypads
Exterior and interior alarm horn
Back-up battery

FLOOR COVERING

3" wide red oak plank – Special Walnut stain
All bedrooms carpeted

TILE

Designer porcelain and marble tile installed in bathroom floors and shower walls, front foyer, mudroom, laundry, and kitchen backsplash

CABINETS

Show House frameless painted maple kitchen perimeter cabinets, master bedroom vanity, and second floor bathrooms
Stained maple island and hood
Blum soft close drawers and doors
Built-in Melamine closet shelving

COUNTERTOPS

Granite and marble countertops in kitchen and bathrooms

APPLIANCES

Jenn Air Euro Style built-in 42" side by side stainless steel refrigerator with water dispenser
Jenn Air 30" stainless steel double wall oven
Jenn Air 36" induction cooktop
Jenn Air under counter stainless steel dishwasher
GE Profile Series 2.2 cubic foot stainless steel countertop microwave oven

PAINT

Interior and exterior paint – Benjamin Moore

FINISH MOLDING

Crown molding throughout first floor, built-in entertainment unit, chair rail wainscoting in Dining Room, 3-1/2" Windsor door and window casing, 5-1/2" base molding, stained red oak floors, and rails, and treads

Painted solid core doors

Brushed nickel hardware

WALLS AND CEILINGS

1/2" blue board with plaster skim coat and all surfaces smooth finish

Garage 5/8" blue board, rough finish

9'+/- ceiling on first floor and 8' ceiling on second floor

GARAGE DOORS

3 car garage, insulated doors by Overhead Door with Lift Master electric door openers, one transmitter per door, and soft touch wireless keypad

GUTTERS

Seamless aluminum gutters, white, downspouts draining to onsite drywell

EXTERIOR GROUNDS

Landscaping designed by landscape architect Steve Cosmos

Rain Bird programmable irrigation system