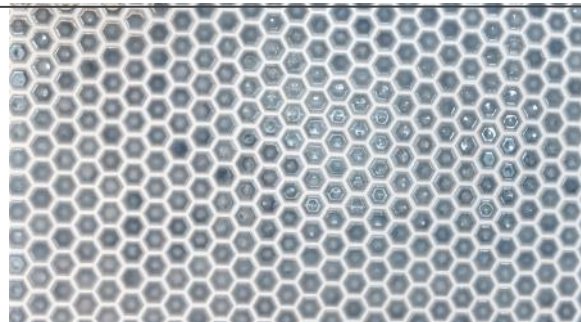
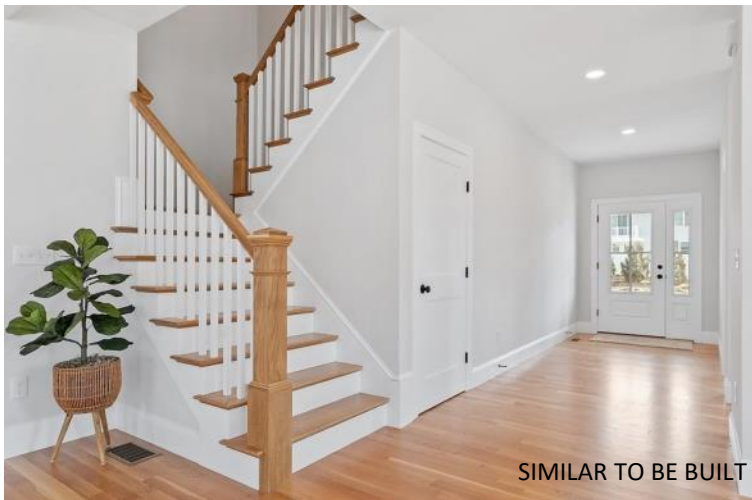




1 Park Street | Westminster | MA | 01473





Open Floor Plan On Main Level



Park Street, Westminster

Chance to build your dream home in Westminster! These builders deliver quality craftsmanship.

Plans are for a 2,600 square foot craftsman style colonial with upgrades throughout including built-ins, hardwoods, molding, tile - you make selections. Four bedrooms, 2 full bathrooms and a half bath. Dedicated first floor home office.

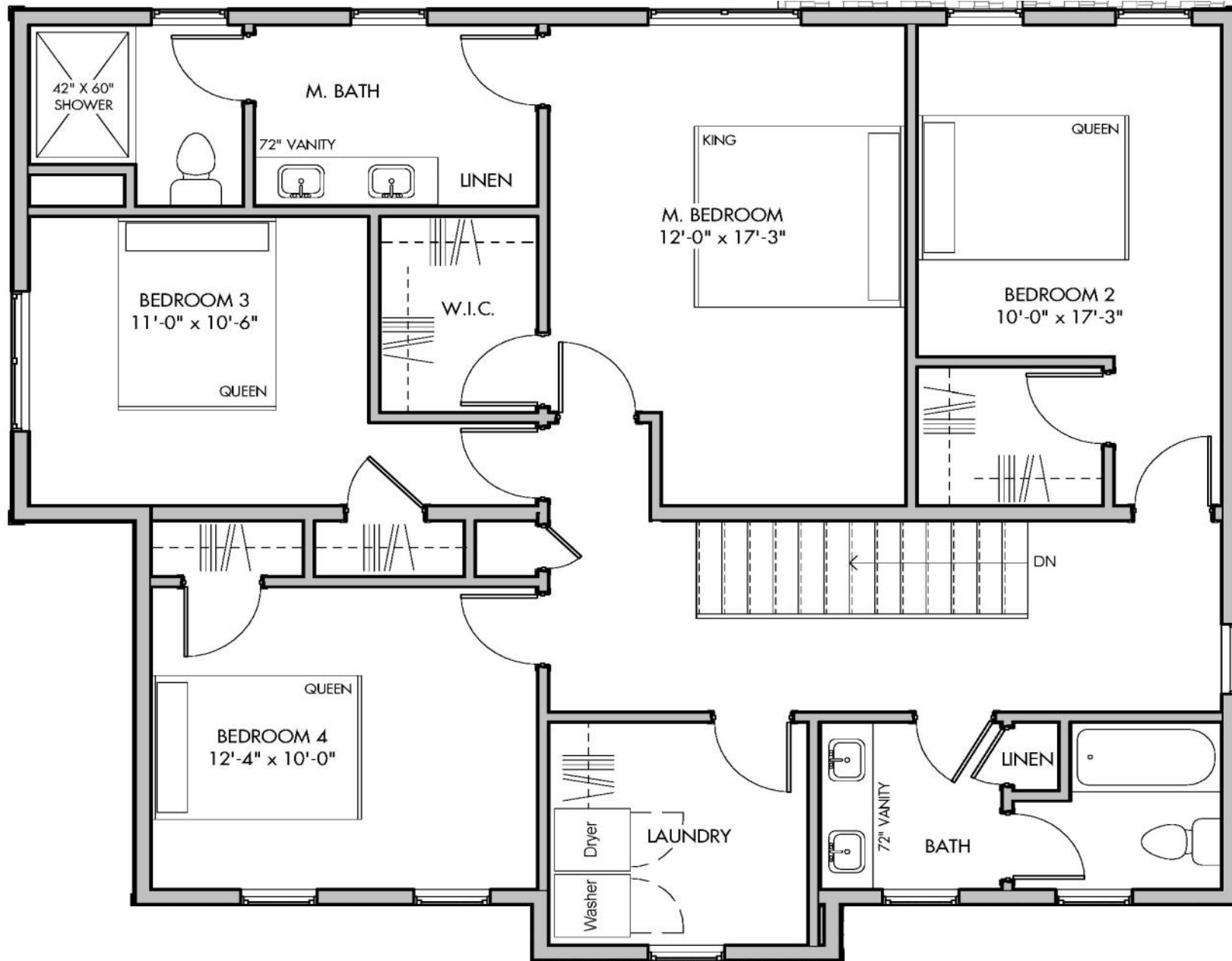
Primary suite with walk-in closet and en-suite bathroom. Second floor laundry. First floor mudroom with built-in cubbies. Two car garage. Open floor plan. HGTV dream home and it can be yours.

Pictures are similar to be built and have some upgrades. House is part of a ten lot subdivision. ~ Construction can start this fall ~ Completion for Fall 2024~



Floor Plans

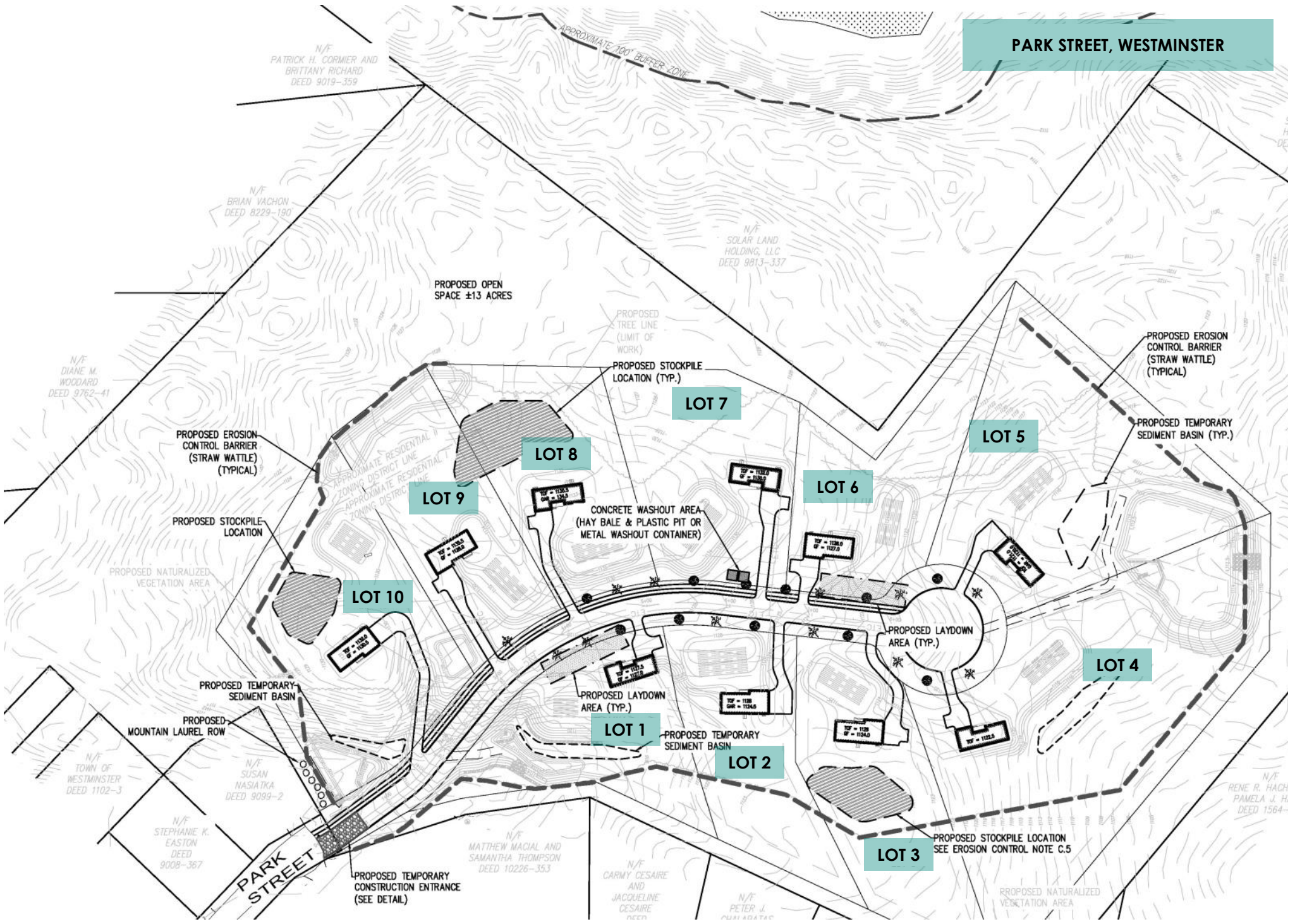
Model One - Second Level





Floor Plans
Model One - Main Level

PARK STREET, WESTMINSTER



N/F
PATRICK H. CORMIER AND
BRITTANY RICHARD
DEED 9019-359

N/F
BRIAN VACHON
DEED 8229-190

N/F
SOLAR LAND
HOLDING, LLC
DEED 9813-337

N/F
DIANE M.
WOODARD
DEED 9762-41

PROPOSED EROSION
CONTROL BARRIER
(STRAW WATTLE)
(TYPICAL)

PROPOSED
TREE LINE
(LIMIT OF
WORK)

PROPOSED STOCKPILE
LOCATION (TYP.)

PROPOSED EROSION
CONTROL BARRIER
(STRAW WATTLE)
(TYPICAL)

PROPOSED TEMPORARY
SEDIMENT BASIN (TYP.)

LOT 7

LOT 8

LOT 5

LOT 9

LOT 6

PROPOSED STOCKPILE
LOCATION

CONCRETE WASHOUT AREA
(HAY BALE & PLASTIC PIT OR
METAL WASHOUT CONTAINER)

PROPOSED NATURALIZED
VEGETATION AREA

LOT 10

PROPOSED LAYDOWN
AREA (TYP.)

LOT 4

PROPOSED TEMPORARY
SEDIMENT BASIN

PROPOSED LAYDOWN
AREA (TYP.)

LOT 1

PROPOSED TEMPORARY
SEDIMENT BASIN

LOT 2

LOT 3

PROPOSED STOCKPILE LOCATION
SEE EROSION CONTROL NOTE C.5

N/F
TOWN OF
WESTMINSTER
DEED 1102-3

N/F
SUSAN
NASIATKA
DEED 9099-2

N/F
STEPHANIE K.
EASTON
DEED
9008-367

PARK STREET

PROPOSED TEMPORARY
CONSTRUCTION ENTRANCE
(SEE DETAIL)

N/F
MATTHEW MACIAL AND
SAMANTHA THOMPSON
DEED 10226-353

N/F
CARMY CESAIRE
AND
JACQUELINE
CESAIRE
DEED

N/F
PETER J.
CURIAGIAC

PROPOSED NATURALIZED
VEGETATION AREA

N/F
RENE R. HACH
PAMELA J. H.
DEED 1564-

BUILDING SPECIFICATIONS

EXTERIOR CONSTRUCTION

Foundation: 8' Poured Concrete wall 10" wide, 3000 PSI, damp proofed

Framing: 2 x 6 Exterior Walls sheathed with Huber Zip

Roof Sheathing: 1/2" plywood

Subfloors: 3/4" Advantech

Exterior Siding: CertainTeed Vinyl Siding with metal trim

Roof: 30 Year Asphalt Architectural Shingles
Windows: White Harvey Classic Vinyl
Windows Low E 4 over 4

Shutters: Are an extra

Exterior Doors: Fiberglass similar to plans. Paint grade(Builders choice)

Driveway: Asphalt (1.5" Binder, 1.5" Top Asphalt)

Garage: White insulated craftsman style doors including openers similar to plan

Front Farmers porch and Stairs: Composite Decking on Farmer's Porches per plan. Railings are an option if needed by code

Walkway: Brick out of builders samples (ideal block colonial pavers)

Back Deck: Composite decking and railings. Stairs are an option.

Landscaping: Loam, rake and hydroseed. Rear yard to be 25' deep if possible. Other disturbed areas will be loamed, raked, seeded or wood-chipped at Builder's discretion.

Foundation plantings by Builder in front of farmers porch.

Any walls needed will be out of rock boulders.

Outdoor Spigot: Front and Back, frost free

Sewerage: Private Septic

Water: Well water

Radon: Passive Radon per Code, installed system if exceeds EPA Limits

INTERIOR CONSTRUCTION

Insulation (HERS-Rated): Exterior Walls R-22 blown in cellulose. Basement Ceilings R-30 batts. Attic spray foamed rafters. Garage r-21 batts

Interior Walls: Skimcoat Plaster, Flat Paint, (3) Benjamin Moore Colors (Darker Colors extra) Trim painted with Semi-Gloss. Walls and Ceilings Flat Paint

Ceilings: 1st Floor 8' smooth, 2nd Floor 8', Textured finish. Textured closets and garage

Interior Doors: Smooth Two-Panel Solid-Core Masonite (painted), Schlage Plymouth style Hardware

Interior Millwork: 5.25" Speed-Base Baseboard 3.5" Stafford Casing 1-Piece Crown Molding in Dining Room with wainscoting. Built-in mudroom with bench.

Hot Water Heater: Tank less water heater

Heat/AC: Propane Forced Hot Air, (2) Systems with (3) Zones with Air Conditioning

Telephone/Cable: Ethernet and cable to each bedroom and office if applicable.

Electrical: 200 Amp Service Outlets, Toggle Switches, Light Wiring per code Smoke and CO² Detectors per code. Dimmers on recess only. Washer & Electric Dryer Hook-Ups. Two outside outlets. Two exterior flood lights. Light over each exterior door.

Lighting Fixtures: (12) Recessed Lights \$2,500 Fixture Allowance with Builder's Supplier 1 Recessed Light over all Showers. All other lights are fixtures.

Kitchen & Bath Cabinetry: Cabinetry from Builder's Selections and layout from cabinet design plan, soft close drawers. . Any other cabinets besides the kitchen and bathrooms are an option.

Kitchen & Bath Countertops: Granite or Quartz from Builder's Selections. \$79/sqft allowance for material, installation and 4" Back splash.

Kitchen Sink: Stainless Steel Undermount D-Bowl out of counter top supplier samples

Bath Sinks: Oval Under mount out of counter top supplier samples

Appliances: Allowance of \$6,500 Gas Range stove-dual fuel is an upgrade Microwave Hood Vent(Up to 399 CFM Vented to Exterior). If make up air is needed that will be an extra. Dishwasher (Water-Line to Refrigerator included)

Bath Plumbing Fixtures: Comfort Height Toilets with slow close toilet seats. Faucets out of builders sample list. 5' Full Fiberglass Tub in Main. No shower door.

Master Bath: Full tile shower with (2) Corner Shelves, (1) Recessed Light, and Semi-Frameless Glass door. \$6 per square foot allowance. Staggered or straight pattern included. Labor price included for 6"x12" tiles. Smaller or special patterns to be priced accordingly. No bath accessories included.

Closets: Wood shelves with poles only

Mirrors: flat glass mirrors Included over Vanities in Full and Half Baths.

Fireplace: Natural Gas, Zero-Clearance. Superior drt 4000. Tile Surround and Painted Wood Mantel

Flooring: Carpet in bedrooms out of builder samples. Red Oak Staircase with Oak Handrail and Painted Balusters.

Red Oak Hardwood on 1st Floor (excluding Bedrooms and Mud Rooms per plan) Kitchen/Eating Area, Dining Room, Living Room/Family Room, Foyer, and Study

Ceramic Tile Floors in Laundry, Mud Room, and Baths \$6 square foot allowance.

Labor price for 6"x12" tiles. Staggered or straight pattern included. Other material and sizes will be priced accordingly.

Attic Access: Pull-Down



(Specifications Subject To Change)

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PROPERTY INFORMATION

Style:	Colonial	Rooms:	9
Bedrooms:	4	Baths:	2 full, 1 Half
Living Area:	2,611 Sq Ft Approx.	Acres:	0.99 (43,274 Sq Ft) Approx.
Main Bath:	Yes	Fireplaces:	1
Garage:	2 Attached, Storage	Parking:	4 Paved Driveway

FEATURES

Appliances:	Range, Dishwasher, Microwave
Basement:	Full, Bulkhead, Unfinished Basement
Construction:	Frame, Conventional (2x4-2x6)
Cooling:	Central Air; 2 Zones
Electric:	200 Amps
Exterior:	Vinyl
Exterior Features:	Porch, Deck - Composite
Foundation:	Poured Concrete
Heating:	Forced Air, Propane: 2 Zones
Hot Water:	Propane Gas, Tankless
Lead Paint:	None
Road Type:	Paved
Roof:	Asphalt/Fiberglass Shingles, Metal
Sewer Utilities:	Private Sewerage - Title 5: Pass
Utility Connections:	for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup, Ice-maker Connection
Water Utilities:	Private Water

ROOM

SIZE

MAIN LEVEL	
Dining Room:	10X17
Family Room:	17X17
Kitchen:	12X17
Home Office:	13X13
Bath 1:	5X6
Mud Room:	5X13
Sun Room:	13X12

SECOND LEVEL

Main Bedroom:	12X17
Bedroom 2:	10X17
Bedroom 3:	11X11
Bedroom 4:	12X10
Bath 2:	FULL
Bath 3:	FULL
Laundry:	WALK-IN

DISCLOSURES

Listing agent is Builder and Owner.



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Mickey@JeansonBuilders.com
JeansonBuilders.com



Listing agent represents the seller, not the buyer, in the marketing, negotiating and sale of the property, unless otherwise disclosed. Offering is subject to errors, omissions, prior sale, price change or withdrawal without notice. Equal Opportunity Employer. Equal Housing Opportunity.

