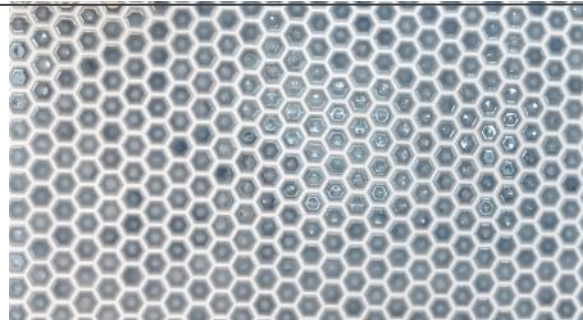




2 Park Street | Westminster | MA | 01473





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.

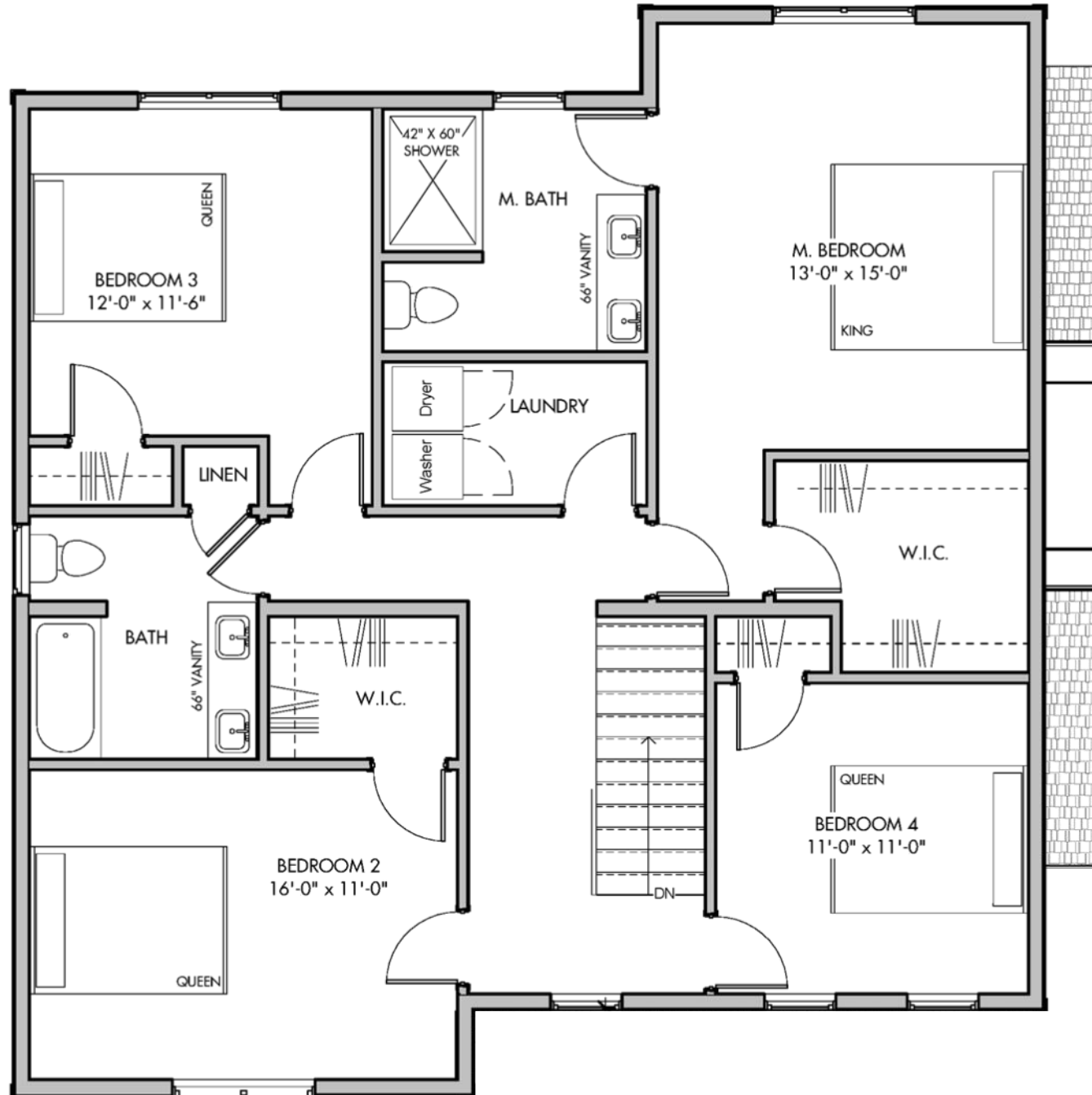
Primary suite with walk-in closet and en-suite bathroom. Second floor laundry. First floor mudroom with built-in cubbies. Two car garage. Open floor plan. HGTV dream home and it can be yours.

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~



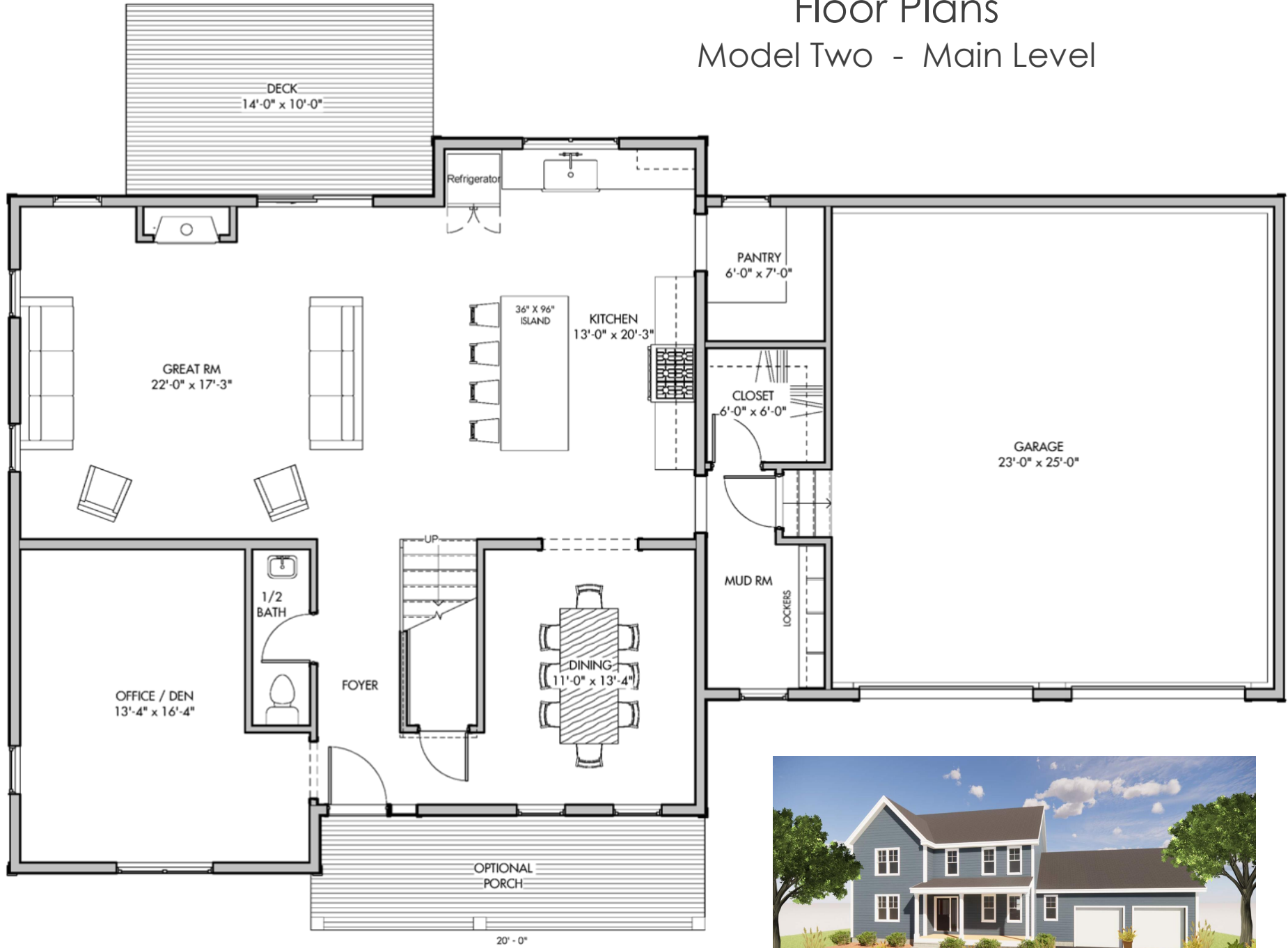
Floor Plans

Model Two - Second Level

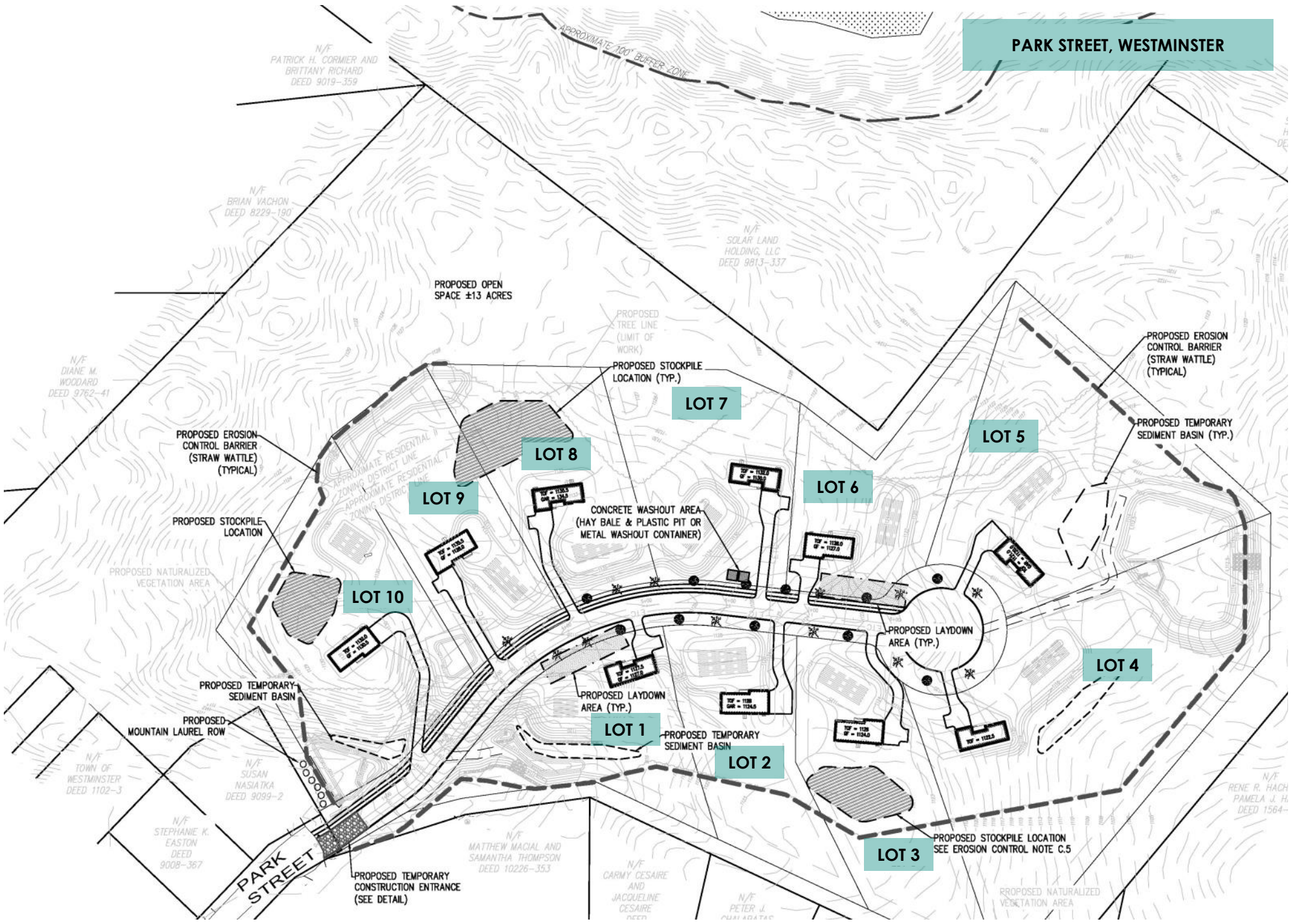


Floor Plans

Model Two - Main Level



PARK STREET, WESTMINSTER



PROPOSED OPEN SPACE ±13 ACRES

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 5

LOT 8

LOT 6

LOT 9

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

PROPOSED EROSION CONTROL BARRIER (STRAW WATTLE) (TYPICAL)

PROPOSED STOCKPILE LOCATION

PROPOSED NATURALIZED VEGETATION AREA

LOT 10

PROPOSED LAYDOWN AREA (TYP.)

LOT 4

PROPOSED TEMPORARY SEDIMENT BASIN

PROPOSED MOUNTAIN LAUREL ROW

PROPOSED LAYDOWN AREA (TYP.)

LOT 1

PROPOSED TEMPORARY SEDIMENT BASIN

LOT 2

PROPOSED LAYDOWN AREA (TYP.)

LOT 3

PROPOSED STOCKPILE LOCATION SEE EROSION CONTROL NOTE C.5

PROPOSED NATURALIZED VEGETATION AREA

PROPOSED TEMPORARY CONSTRUCTION ENTRANCE (SEE DETAIL)

PARK STREET

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

N/F TOWN OF WESTMINSTER DEED 1102-3

N/F STEPHANIE K. EASTON DEED 9008-367

N/F SUSAN NASIATKA DEED 9099-2

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

N/F CARMY CESAIRE AND JACQUELINE CESAIRE DEED

N/F PETER J. CURJAGIAC DEED

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)

2 Park Street | Westminster | MA | 01473

PROPERTY INFORMATION

Style: Colonial
Bedrooms: 4
Living Area: 2,611 Sq Ft Approx.
Main Bath: Yes
Garage: 2 Attached, Storage

Rooms: 9
Baths: 2 full, 1 Half
Acres: 0.95(41,167 Sq Ft) Approx.
Fireplaces: 1
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, Icemaker Connection
Water Utilities: Private Water

ROOM

MAIN LEVEL

| | SIZE |
|--------------|----------------|
| Dining Room: | 11X13 |
| Family Room: | 22X17 |
| Kitchen: | 13X20 |
| Home Office: | 13X16 |
| Mud Room: | with BUILT-INS |
| Bath 1: | 5X6 |

SECOND LEVEL

| | |
|---------------|---------|
| Main Bedroom: | 13X15 |
| Bedroom 2: | 16X11 |
| Bedroom 3: | 12X12 |
| Bedroom 4: | 11X11 |
| Bath 2: | FULL |
| Bath 3: | FULL |
| Laundry: | Walk-In |

DISCLOSURES

Listing agent is Builder and Owner.



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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.

