

18 Hitching Post Lane

Appliances:

Stainless steel package – Thermador (Yale) 36” Pro Harmony Gas Range
36” Pro Harmony wall hood
24” custom panel dishwasher #DWHD560CPR
36” custom panel French door refrigerator w/bottom #T24UR905LP
24” Undercounter glass door, paneled beverage Cooler #T24UR905LP Single bowl porcelain Farmhouse Sink
30” built in double combination speed oven #PODMC301W

Cabinets:

Kitchen: Hingham Lumber Teddwood, inset cabinetry with slow close doors included in kitchen perimeter - Maple Alabaster, island - Quarter sewn oak natural
Wet bar - Alabaster
Pantry: Kith cabinetry - Maple Alabaster (Kitchen pantry to have upper and lower inset cabinets)
Powder room: Quarter sewn oak natural
Primary suite bathroom: Maple Alabaster
Junior suite bathroom: Kith cabinetry - Maple Alabaster
2nd floor hall bathroom: Kith cabinetry - Toffey stain
Lower Level bathroom: Kith cabinetry - Maple Alabaster)
Laundry room: Kith cabinetry - Maple Ebony

Counters:

Kitchen backsplash: White subway tile
Kitchen counter: Calacatta Zoya
Pantry: Calacatta Zoya
Powder Room: Arctic white Quartz
Primary suite bathroom: Calacatta Zoya
Junior Suite bathroom: Carrara Morro Quartz
2nd floor hall bathroom: Arctic White Quartz
Lower Level bathroom: Carrara Morro Quartz
Laundry room: Arctic White Quartz

Floors:

Prefinished white oak Hardwood flooring throughout first floor, primary bedroom, second floor-including bedrooms and hallway.
Luxury Vinyl Plank (LVP) flooring in the basement finished area (excluding bathroom).
Bathrooms have tile flooring, shower areas to have tiled floors and walls tiled up to the ceiling. Hall bathroom has tub with tiled walls up to ceiling.

Fireplace:

Gas fireplace in family room – Heat ‘n Glo 6000 with lights and blower (Eastern) Matching quartz to kitchen counters around 3 sides. Framed mantle.

Hardware:

Kwikset Halifax Series-Matte Black for all hallway facing doors. Kwikset Bowery Series-Matte Black for all interior room doors.

Kohler faucets in kitchen, primary bathroom, and first floor powder room. Simmons faucets in remaining areas.
Kohler highline toilets

Trim Interior:

7.25" Baseboard molding throughout

6" crown molding throughout first floor main living area, second floor hallway.

Plastered walls, smooth ceilings, solid core molded doors. Board & Batten finish in main entry way. Insulation according to current STRETCH code.

Windows/Doors:

Black framed Anderson 400 series

2 panel (raised) solid doors.

Electrical:

200 AMP service

Ring doorbell - mudroom

Front door

Flood light (2)

All bedrooms, living room, basement & office are wired for CAT 5 & Cable

Lighting:

4" recessed lighting throughout the home and on wrap-around porch

Under cabinet lighting at kitchen cabinets – top glass lit.

Wall fixtures in bathrooms

Pendant lighting at kitchen island

Hanging fixtures in foyer, dining room and light in living room.

Exterior mounted fixtures at exterior doors and rear deck, 3 lights over garage, two spotlights and post lantern

Heating System:

HVAC propane gas FHA and Central Air – 4 Zones. 2 air handlers, Carrier Brand or Similar type. Eastern propane buried tank. Tank is leased.

Closets:

All closets include a shelf and bar. Linen closet to have shelves, no bar.

Mudroom:

\$2,000 mudroom built-in credit or towards build out.

Exterior Trim and Siding:

James Hardie, Hardie plank and board & Batten (color: arctic white). Hardie approved installer warranted by James Hardie PLC.

GAF Timberline H.D. brand architectural shingle (color: charcoal) on main roof.

Wrap around front porch with standing seam metal roof (Color: black)

PVC trim Kleer brand
Black aluminum gutters and downspouts.
Decking: rear, front, mudroom, Timbertech-driftwood color

Sewer/Water:

Septic system – 5-bedroom design with 4-bedroom layout.
Town Water

Landscaping:

Mulch beds across the front of house with foundation plantings, loam and seed. Plantings to include (subject to change based on availability) 7 lime light hydrangea, 7 light blue hydrangea, 7 Autumn joy sedum, 6 lavender, 6 element grass, 3 pink azaleas and 8 hostas.

Miscellaneous:

Finished walk out basement with 3/4 bathroom (tiled floor and shower) and luxury Vinyl Plank flooring (LVP) on remaining finished areas.

Similar finish of walls, ceiling, window trim, and tile to first and second floor areas, with no crown molding.
Sump pump and radon remediation systems installed.

Hardscape:

Done as shown

Driveway:

Asphalt paving according to plan.

Irrigation system with full head-to-head coverage to be determined by builder.

Painting:

Designer picked paint colors (as shown)

NOTE: These specifications are subject to change at any time. Price & materials are subject to change at any time prior to execution of a purchase & sale agreement.