

14 Hitching Post Lane

Appliances:

Stainless steel package – Thermador (Yale)
48” Pro Harmony gas range with griddle
Professional grade cabinet mounted hood
24” Custom paneled emerald Dishwasher
36” Built-In custom paneled single door refrigerator w/Bottom Freezer model #T36IB9055P
24” Undercounter Beverage Cooler
Single bowl porcelain Farmhouse Sink
30” Built-in double combination oven with speed oven #PODMC301W

Cabinets:

Hingham Lumber Teddwood Landmark Empire II inset cabinetry with slow close doors included in kitchen perimeter - Pumice, island - Sandstone
Wet bar: Pumice
Pantry: Kith cabinetry, beige color to match sandstone. Kitchen pantry to have upper and lower cabinets.
Primary bathroom: Teddwood Landmark Empire II inset cabinetry with slow close doors, color - Maple Alabaster.
Powder room: Kith Benton cabinetry, color - Maple Haze
Junior suite bathroom: color - Maple Willow Gray
Jack & Jill bathroom: color - Maple Bright White
Laundry room: color - Maple Haze
Lower level bathroom: color - Alabaster

Counters:

Kitchen backsplash: Dolomite Chevron Honed
Kitchen: Quartz, Calacatta Gold
Pantry: Calacatta Gold
Wet bar backsplash: to be installed
Powder Room: Silestone, Snowy Ibiza
Primary suite bathroom: Quartz, Arctic White
Jack & Jill bathroom: Silestone, Snowy Ibiza
Junior Suite bathroom: Quartz, Arctic White
Laundry Room: Quartz, Arctic White

Floors:

Prefinished Hardwood flooring throughout first floor, primary bedroom, second floor-including hallway, bedrooms and loft
Wood Materials: 6” Prospect Ash wire brushed.
Luxury Vinyl Plank (LVP) flooring in the basement finished area (excluding bathroom). Builder selected brand.
Bathrooms have tiled floors; shower areas have tiled floors and walls up to the ceiling. Jack & Jill bathroom has tiled floors with 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:

Schlage Bowery Series hardware on all doors in Satin Nickel finish
Kohler faucets in kitchen, primary bathroom.
Powder room is Rohl faucet.
Simmons faucets in remaining areas.
Kohler highline toilets
Per Snow & Jones spec sheet

Trim Interior:

7.25" Baseboard molding throughout, 3-piece crown molding throughout first floor main living area, 6" crown molding in the second-floor hallway and loft.
Plastered walls, smooth ceilings, Board & Batten paneling in main foyer.
Insulation according to current STRETCH code.

Windows/Doors:

White 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:

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 and dining room
Exterior mounted fixtures at exterior doors and rear deck, plus two spotlights and post lantern – builder selected.
Lamp post is included and chosen by builder.
7 Exterior mounted lights, 3 lights above garage, 1 exterior driveway pole light

Heating System:

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

Closets:

All closets to include shelf and bar. Linen closet to have shelves, no bar.
Primary Bedroom Closet: \$6,000 credit.

Exterior Trim and Siding:

James Hardie, Hardie shingle pre-painted siding. Color-gray steel. Hardie approved installer warranted by James Hardie PLC.

GAF Timberline H.D. brand architectural shingles on the main roof.

Front porch with wrap around has standing seam metal roof (color: Black)

PVC trim Klear brand

White aluminum gutters and downspouts.

Decking: rear, front, mudroom, Timbertech-driftwood color

Sewer/Water:

Septic system – 5-bedroom design with 5-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:

Rear paver patio

Front paver walkway from driveway to the mudroom entry to the main entry.

Driveway:

Asphalt paved driveway according to plan.

Irrigation system installed with full head-to-head coverage TBD by builder.

Painting:

Designer picked paint colors per paint spec sheet.

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.