

61 Curtis Lane

Edgartown, Massachusetts



BUILDER'S SPECIFICATIONS:

FRAMING and SIDING

2 x 6 exterior construction with Advantech sheathing on roof and sidewall. 15 lb. felt paper under all roofing and siding. Fifty-year Architectural Shingles on the roof. Maibec shingles pre-dipped in bleaching oil on the sidewall. Hardie Plank Clapboards on the front side of the house. All exterior trim is AZEK. All decking is 5/4 inch mahogany decking.

EXTERIOR DOORS and WINDOWS

All windows are ANDERSEN 400 Series Tilt Wash. With TRUSCENE screens. Factory Tint Low E, EASY TO CLEAN glass. Sliders and French Doors by ANDERSEN with Oil Rubbed Bronze Hardware. Front entry door is a THERMA TRU fiberglass door with oil rubbed bronze hardware.

PLUMBING

Home to have four full baths. All hot and cold water feed pipes to be PEX piping tied to an individual manifold shutoff in the basement. PVC waste pipes. Exterior shower at the rear of the house. Main sink and prep sink in the kitchen. RINNAI hot water heater. Hot and cold water hook up in laundry with laundry sink. Three exterior sill cocks. Town sewer system. Gas heat and cooking. Fixture allowance : \$ 15,600.00*

ELECTRIC

400 Amp underground Service. Interior Allowance for 30 recessed lights. Lutron or equal, preset wall switches. Three sets of exterior flood lights. Pre-wire for cable T.V./Phones/ Internet. Smoke detectors and CO2 detectors installed per code. Fan/Light, exhaust fans in all baths. Ceiling fans in all bedrooms, great room, study, game room and third floor. Alarm system. Basement and first floor doors and motion detectors. Built in vacuum system. Fixture & ceiling fan allowance: \$ 3,500.00

HEATING and AIRCONDITIONING

Forced hot air by propane heat with five zones. 1,500 gallon underground propane tank shared with guest house. (Tank is rented). Five zones of A/C. 80 PLUS heating units used.

INSULATION

One inch of closed cell foam insulation by BASF with 6" of Fiberglass in the walls for R 24 rating. R 38 in the attic ceilings. R 19 in the basement ceiling

INTERIOR FINISH

Five-eighths inch sheetrock on walls and ceilings with a smooth skim coat of plaster applied to both. 5 ¼ inch baseboard throughout. Five piece window and door trim as seen in guest house. Masonite solid core molded panel series doors with Emtek clear crystal knobs in oil rubbed bronze with ORB hinges. Bead board wainscoting in the great room, breakfast area, rear hall and kitchen. Built-in book cases in Great Room to right of fireplace. Formal surround style mantel in Great Room. Built-in bookcase in study. Crown molding in Great room and Foyer.

PAINTING & STAINING

All exterior AZEK trim to have two coats of paint. Clapboards painted two coats. Shingles are pre-dipped in bleaching oil. Front and garage doors painted two coats. Interior trim to be primed and then painted with two coats of finish. Walls primed and painted with two coats of finish.

FIREPLACE

Stone or Brick facing on Living room fireplace with formal "surround style" mantel.

SHUTTERS

Painted cedar shutters on the front elevation of the main house.

LANDSCAPING

Seven zone irrigation system. Low voltage lighting on trees.

ALLOWANCES:

KITCHEN, LAUNDRY, BATH CABINETS AND TOPS

Cabinet and vanity allowance \$ 40,000.00 (installed)
Granite counters \$ 60.00 per square foot

FLOORING

OAK: 2 ¼ " Oak flooring throughout.
Oak stair treads on both sets of finished stairs.
TILE: Tile/mastic/Grout. Allowance of \$10.00 / s. foot
in the four baths, laundry and Home office

APPLIANCES

Wall oven/cooktop/fridge
dishwasher/microwave/washer/dryer: Allowance \$ 7,500.00

*PLUMBING

Soaking tub: \$2,500.00. Two tub shower units: \$2,000.00. Two kitchen sinks: \$500.00. Two kitchen faucets: \$500.00. Five bath lavs / faucets: \$2,000.00. Four toilets: \$2,000.00. Four mixing valves: \$600.00. Laundry sink and faucet: \$500.00. Shower doors: \$5,000.00