



# **LOUIS FARM VILLAGE**

**A New Over 55 Attached Condominium Community**

**133 Phineas Street Dracut, Massachusetts**

**First Floor Master Bedroom**

**Granite Counter Tops**

**Hardwood Floors & Ceramic Tile**

**2 Car Garage**

**2000 Square Feet**

**Town Water & Sewer**

**Energy Efficient Living**

**CORAVOS REAL ESTATE – LAER REALTY PARTNERS**

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**PRE-CONSTRUCTION Starting at \$689,900**

**(Prices Subject to change without notice)**

Pursuant to M.G.I. c.40B, 5 of the 20 homes at Louis Farm Village Dracut, MA will be made available to families earning no more than eighty percent of the median household income for the area.

# Construction Specifications

## Structural Exterior

- Exterior Walls 2" x 6" construction.
- Vinyl Siding.
- Shutters on front of house.
- Roof 30 year warranty Architectural Shingles.
- Ridge Vent supplied.
- Foundation Walls 10" thick, 3,000 psi mix.
- Perimeter drain installed with Passive Radon System
- Sills 2" x 6" pressure treated lumber on the bottom layer.
- Subfloors 3/4" tongue & groove flooring, nailed, glued and screwed.
- Precast Bulkhead or Walkout for cellar access to be determined by Builder.

## Exterior Doors, Windows and Insulation

- Thermopane windows energy efficient vinyl, tilt-in sash.
- Full screens provided.
- Front door fiberglass insulated with glass side panel.
- Deck door vinyl slider.
- Insulation: meets/exceeds new MA stretch code

## Plumbing

- Kitchen single bowl stainless steel sink.
- Connection for washing machine in laundry room.
- Two exterior sill cocks, one front and one rear provided.
- Fiberglass tub and shower units.
- Garbage Disposal

***SELLER RETAINS RIGHT TO SUBSTITUTE EQUIVALENT OR BETTER PRODUCTS, MATERIALS, MANUFACTURERS OR SUPPLIERS FROM THOSE INDICATED OPTIONS***

## Heating/Air Conditioning

- Heat is an air source heat pump . There will be one zone with a Panasonic ERV

## Electrical & Light Fixtures

- 200 amp service
- Light fixtures to be chosen from Builder's samples.
- Two exterior outlets provided. One outlet provided in garage.
- Three cat5 telephone jacks and three rough cable jacks provided.
  - Electric fired hot water heater, hybrid – Energy Efficient
  - Electric outlet for dryer in laundryroom
  - One Electric vehicle charge in garage

## Interior Walls and Ceilings

- Interior walls drywall.
- All interior walls painted linen white.
- Ceiling textured.

## Interior Finish

- Baseboard 5 1/4" pine fingerjoint Colonial floor molding.
- Casing 3 1/2" pine fingerjoint Colonial casing.
- Interior doors panel molded Roman masonite.
- Floor coverings chosen from Builder's samples.

## Kitchen & Baths

- Kitchen Cabinets, bath Vanities, and all countertops selected from Builder's samples.
- Appliances include Stove, Dishwasher, Refrigerator and Microwave

## Landscaping & Driveway

- Front yard and up to 30' on back and side yards loamed and seeded.
- 3 Shrubs provided by Builder.
- Driveway asphalt.

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# Standard Features

- Cathedral Ceiling in Living Room
- Electric Garage Door Opener(s) and one electric vehicle outlet
- 12 ' x 12' Deck
- Central Air Conditioning
- Electric fired hot water heater /electric heat pump-Hybrid Electric-Energy Star rated
- 2000 Square Feet (+ -)
- Hardwood flooring on first floor and stairs

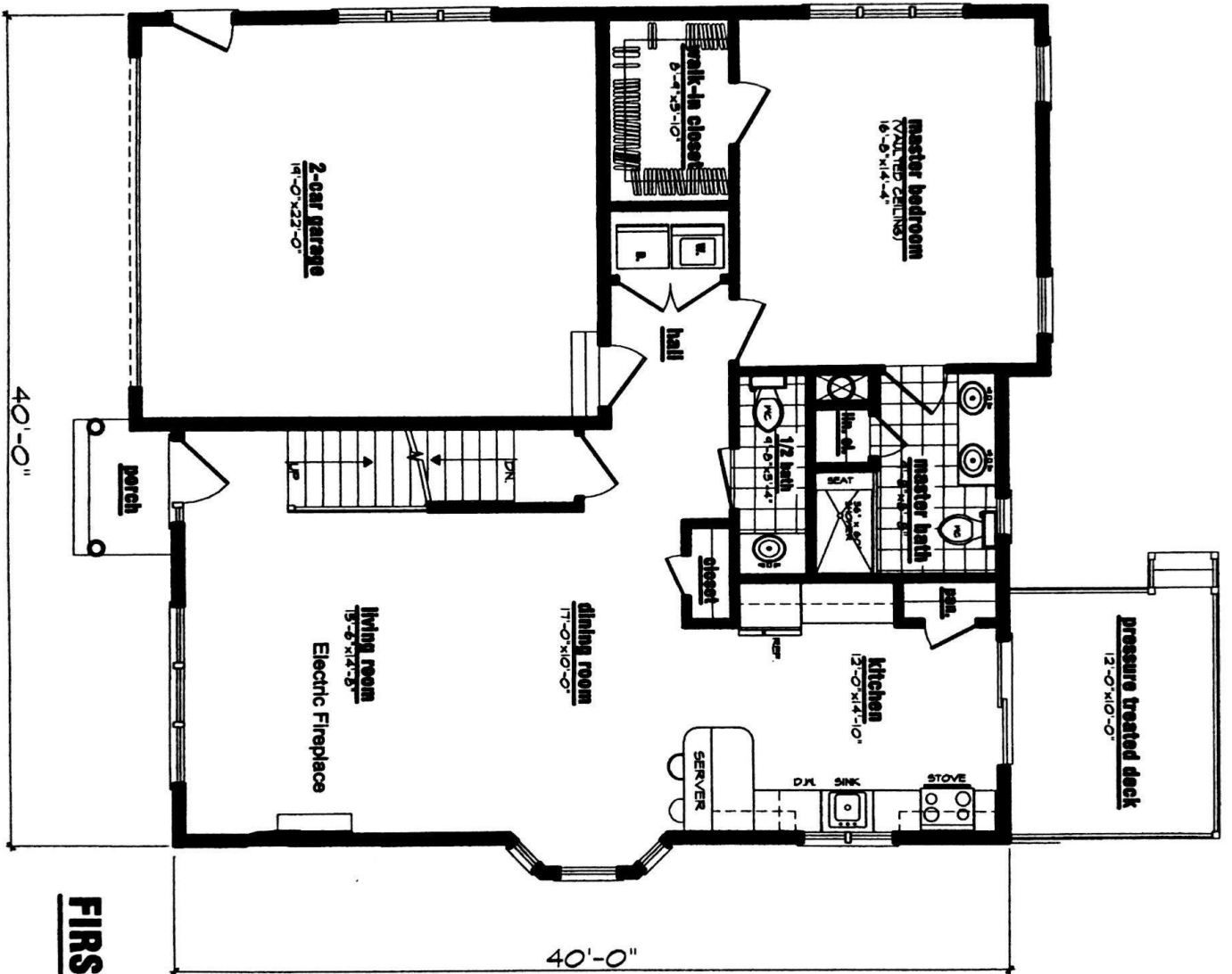
# Allowances

- \$1,200 Lighting Allowance
  - Justlights: 10 Pine Street- Showroom Entrance/Parking, Office/Mailing at 100 Factory St, Unit 1-A, Nashua, NH 03060 (603) 578-9482 [www.justlights.com](http://www.justlights.com)
- \$3,000 Appliance Allowance:
  - Range- Dishwasher -Microwave-Refrigerator
  - Dracut Appliances: 1112 Lakeview Ave Dracut, MA – (978) 957-2400
- \$15,000 Cabinet, Vanity and Granite Countertop Allowance
  - \$11,000 Cabinets (Hudson Lumber Company) 261 Lowell Rd Hudson, NH (603) 598-6662
  - \$4,000 Granite Allowance (Hudson Lumber Company) 261 Lowell Rd Hudson, NH (603) 598-6662
- \$12,000 Flooring Allowance – Abdinoor’s Carpet Craft: 109 Arlington St Dracut, MA (978) 454-2002
  - Hardwood – 1<sup>st</sup> floor living area and stairs ( from builders selection)
  - Tile –2.5 Bathrooms & Laundry (from builder selection)

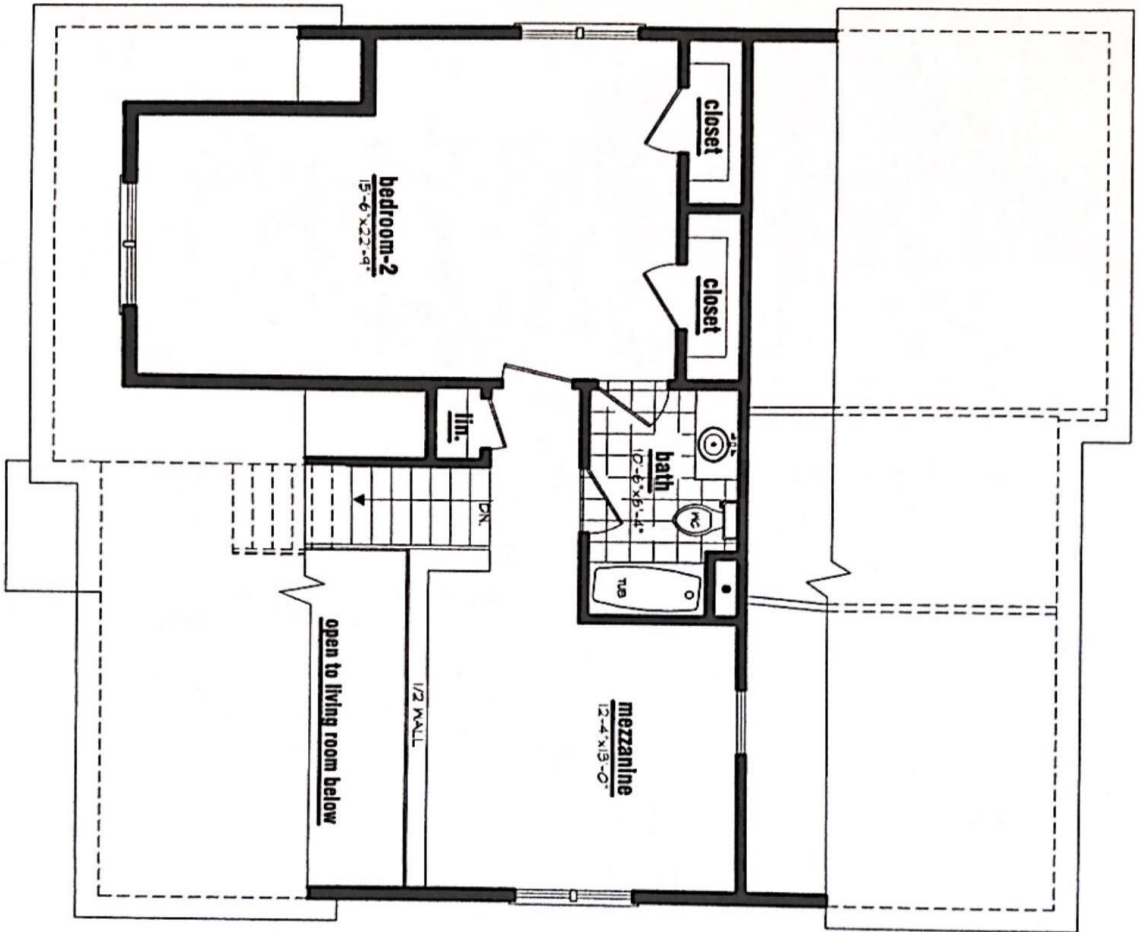
Carpet: All Bedrooms( primary and 2<sup>nd</sup>) and loft (from builder selection)

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**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**