



609 Allston Spec Sheet

Mechanical

- Water Heater – Home: State Select 50 gal, 2018, gas fired
- Water Heater – Garage Apartment: Rheem 30 gal, 2019, electric
- HVAC zoned with digital programmable thermostats.
- HVAC Home: Carrier, 2018
- HVAC Garage apartment: Goodman, 2018
- Gas Furnaces.

Electrical

- Split Electrical Panels.
- Recessed can lighting utilized throughout the home.
- LED dimmable lights throughout the home

Prewire

- Prewire sound in the living room, master, and game room
- Bedrooms and living areas pre-wired to allow TV, Internet and/or Phone.
- Ring Cameras, window and door sensors, motion detectors, doorbell and digital door locks with remote (app) capability.

Plumbing

- Tiled shower pan in master bathroom and freestanding tub.
- Plumbing fixtures: Venetian bronzed, Tuscan bronzed, and polished nickel faucets

Foundation

- Slab on grade, full coverage of home (no blocks), utilizing wide beams and post tension.
- Secondary Engineered wood foundation crawlspace.

Roof

- Architectural shingles utilizing ridge venting.

Frame

- Ceiling
 - 11ft ceilings (1st floor)
 - 10ft ceilings (2nd floor)
 - Vaulted ceiling 9ft (3rd floor)



Siding

- Hardie smooth.
- Brick steps and ledge front porch.
- Window frames, Almond.
- Porch flooring, treated deck planks stained.
- Porch balusters, wrought iron.

Millwork and Trim

- Solid ¾ oak Hardwood Flooring throughout minus utility room and bathrooms
- Double faced custom cabinets with shaker doors.
- Wainscoting used in stairwells, dining, and kitchen.
- Mahogany Craftsman front entry door.
- 8ft shaker panel interior doors. Solid core (solid closer).
- Satin Trim paint.
- Ceiling Trim/Beams, Ornate at:
 - Living Room
- Cased and capped window openings at:
 - Great room
 - Dining room
 - Master

Paint

- Benjamin Moore Simply White Exterior.
- Accessible Beige SW and Simply White BM Interior.

Flooring

- Pinewood Hardwoods
- Mosaic tile floors

Appliances

- Fisher & Paykel 48" Gas Range
- Fisher & Paykel Double Tall Dishwasher
- Fisher & Paykel 40" Sub-zero Fridge
- Fisher & Paykel Microwave
- Samsung electric range, microwave, dishwasher and fridge in garage apartment

Garage Apartment

- Pinewood Hardwoods
- Full size Kitchen appliances and full size washer and dryer



Yards

- Wrought iron fence wrapping front yard.
- Wood fencing with raised rot board along north and south property line, to end at rear of garage north.
- Irrigation System.
- Paved patio in backyard