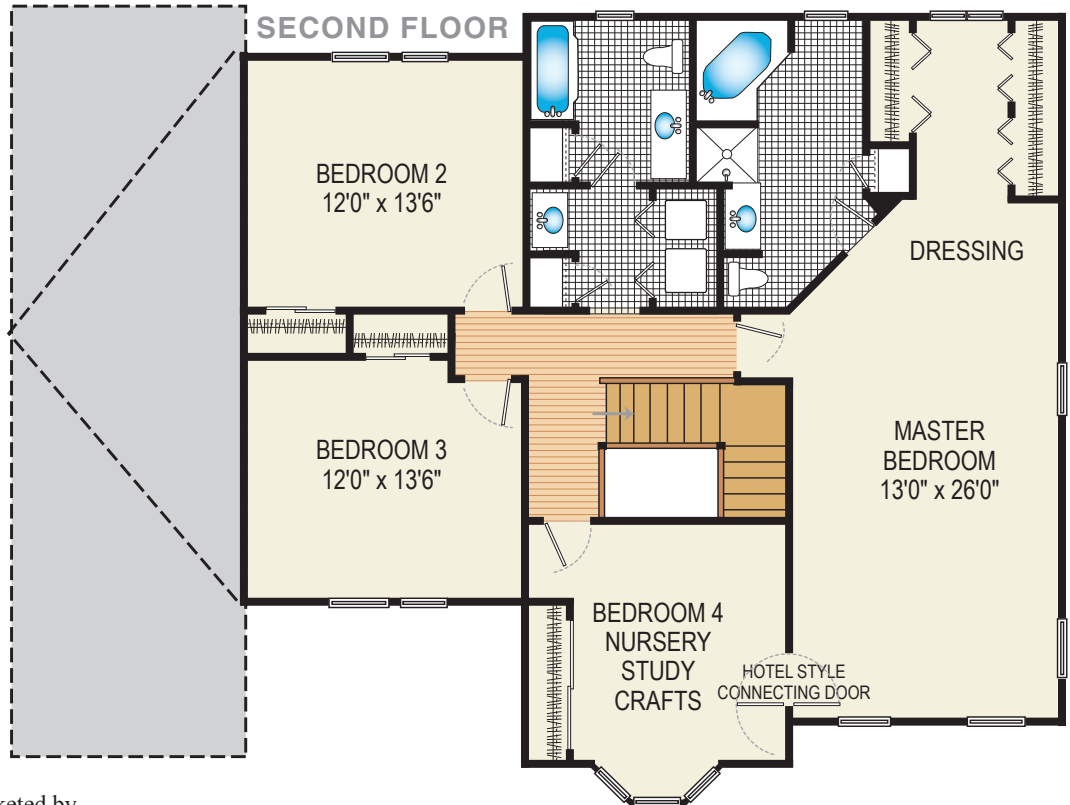


BRAND NEW SINGLE FAMILY RESIDENCE

Thoughtfully Designed Custom Colonial:

- Dramatic, open first floor plan and luxurious second floor living space.
- 3,650 Sq. Ft. of Living Area
- 4 Bedroom/ Master Suite
- 2.5 Baths
- 3 Car Garage Under



Marketed by
Joseph Evangelista, Broker
508.450.5082

217 West Boylston Street • West Boylston, MA 01583
508.835.1190 Email: jreappraiser@hotmail.com

553 SALISBURY STREET, HOLDEN, MA 01520

SPECIFICATIONS

Roofing	Underlayment—Ice and water
<input type="checkbox"/>	30 year architectural shingles
<input type="checkbox"/>	Copper standing seam
Doors & Windows	Combo vinyl/wood windows—Green Mountain
<input type="checkbox"/>	MDF Doors (Rogue Valley)—solid wood oak front, steel others
<input type="checkbox"/>	Wood trims & crown moldings—front entry, dining room
Overhead Doors	Overhead Door Col.—Key pad, openers, thermo core
Finishes Interior	Blue board wall & ceilings
<input type="checkbox"/>	Plaster smooth walls—One coat primer, one coat flat white
<input type="checkbox"/>	Plaster rough ceilings
<input type="checkbox"/>	Paint ceilings, trim
<input type="checkbox"/>	Ceramic tile in baths, laundry
<input type="checkbox"/>	Red oak wood flooring first floor—Foyer, kitchen, dining room and living room
<input type="checkbox"/>	Carpet second floor—Bedrooms
<input type="checkbox"/>	Gas log fireplace in family Room, stone fireplace living room
Custom Cabinets & Interior	Kitchen—Custom kitchen by design, \$20,000 allowance for kitchen and bath
<input type="checkbox"/>	\$2000 allowance—Cooktop, oven, dishwasher
<input type="checkbox"/>	Baths
<input type="checkbox"/>	Laundry—2nd floor
<input type="checkbox"/>	Stairs—Oak treads, pine risers
<input type="checkbox"/>	Countertops—Granite or \$55 per s.f.
Plumbing <input type="checkbox"/>	Kohler fixtures
Heating & A/C	Forced hot air system. Setup up for air conditioning (no condensers).
<input type="checkbox"/>	Three zones—Large family room, first, second floors
Electrical <input type="checkbox"/>	\$1000 fixture allowance
Paving	Asphalt driveway
Utilities	Install water, sewer, gas, electrical, cable and phone lines from street
Foundations & Slabs On Grade Floors	3000 psi footing & wall
<input type="checkbox"/>	Seal foundations
<input type="checkbox"/>	3500 psi slabs
<input type="checkbox"/>	Vapor barrier
Wood Framing, Siding & Insulation	Hardy board siding, 20 year Warranty
<input type="checkbox"/>	Wall plywood cdx fir
<input type="checkbox"/>	Exterior 2" x 6"
<input type="checkbox"/>	Interior 2" x 4"
<input type="checkbox"/>	Floor underlayment—Accutech 3/4" T + 6
<input type="checkbox"/>	Insulation
<input type="checkbox"/>	Roof—plywood cdx fir
Other	Deck— 12' x 14'
<input type="checkbox"/>	Central Vacuum—piped and wired
<input type="checkbox"/>	Alarm system roughed in

Seller reserves the right to substitute any of the specifications above to equal or greater quality.



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