



BY DESIGN

a full service residential & commercial development and construction company

280 MOSSMAN ROAD SUDBURY, MA

LUXURIOUS TWO STORY COLONIAL 3890 square feet of living space built in beautiful historic Sudbury, MA on approximately one acre of land. This home fits every need and its tranquil location is a perfect setting.

The **1st Floor** includes a Living Room, Dining Room, Study, Large Kitchen/Breakfast Area, Family Room, Two Story Foyer, Powder Room and a Screened In Porch.

The **2nd Floor** includes a Master Bedroom Suite (which includes a Master Bathroom, Jacuzzi & Two Walk-In Closets), Three Bedrooms, a Full Bathroom, Laundry Room and a Future Recreation Area.

Some other outstanding features included are 9' ceilings, upgraded Kitchen, Stainless Steel Appliances, Vaulted Ceilings, Crown Moldings and Oversized Door Trim.





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FIRST FLOOR PLAN
LIVING SPACE 1,692 SQ'



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SECOND FLOOR PLAN

LIVING SPACE 1,614 SQ'
RECREATION ROOM 584 SQ'

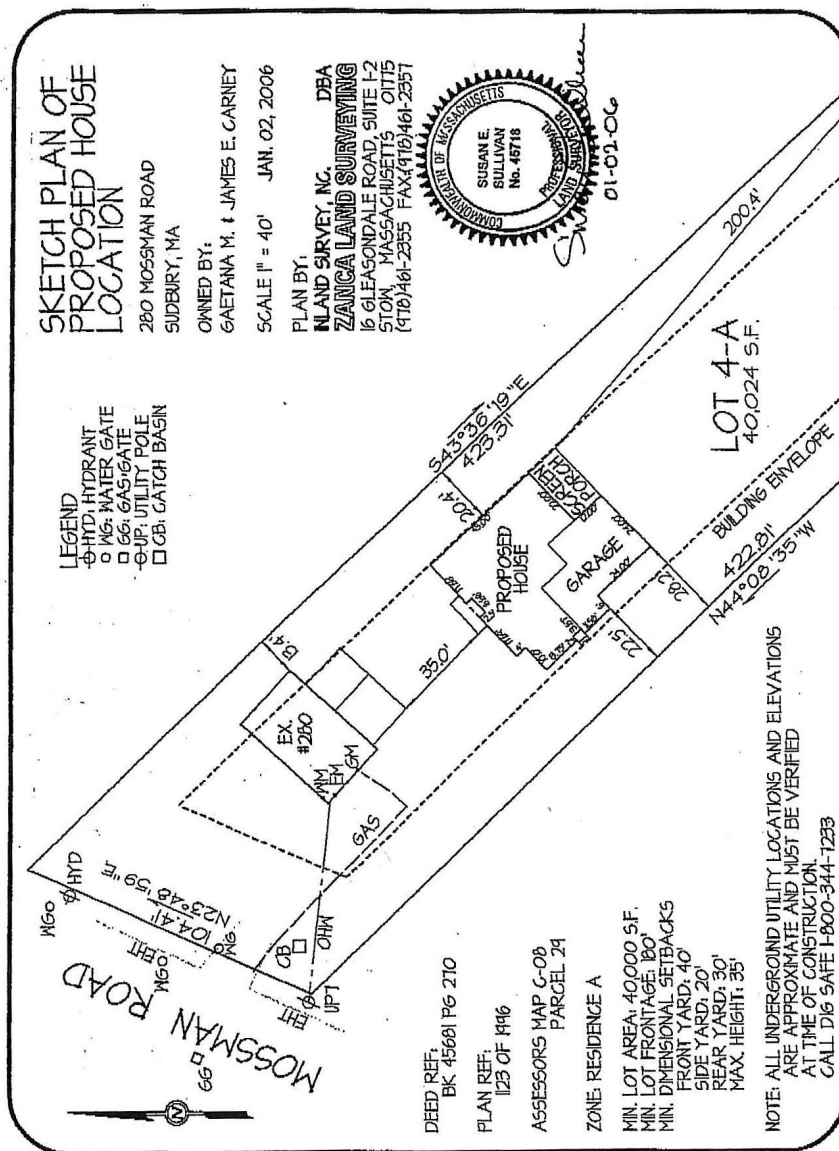


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Site Plan





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Specifications

Doors

- All Doors to be two (2) panel solid-core with brushed nickel Schlage Hardware.

Moldings

- Baseboard: 6" + 1 1/2" for all Living Areas.
- Door and window: Oversized 3 1/2" Windsor casings.
- Crown molding in the Living & Dining Rooms
- Chairrail in the Dining Room.

Fireplace

- Stone Fireplace in Family Room.
- Custom-built painted wood mantel.
- Upgraded stone hearth.

Closets

- Master Suite with Two Walk-In Closets.
- Master Bedroom Closets with California Style Building.
- Bedroom Closets with shelves & pole.

Systems

- 200 amp electric service.
- Two zoned central heating and air conditioning 92% efficiency.
- Cable TV/High-Speed Internet Service & Telephone in Kitchen, Family Room, all Bedrooms and Office.
- Security; Pre-wired entry door, Garage and motion detectors.
- Hardwired smoke and heat detectors.
- Gas-fired domestic 50 gallon hot water high capacity, quick recovery water tank.

Paint

- One coat of primer plus two coats of finish on walls, flat on ceiling and gloss latex on trim and moldings.

Paint (Cont'd)

- Builder allows four wall colors and one trim color.

Laundry

- Ceramic tile flooring on waterproof membrane.
- Both Gas or Electric Dryer Hook-Up.
- Mop Sink

Master Bathroom

- Upgraded tile flooring (Buyer's Choice).
- Vanity to be custom wood cabinetry with granite counter top.
- Whirlpool Jacuzzi brand 6' tub.
- Kohler brand Caxton under mount sink.
- ToTo brand cotton toilet.
- 6' tiled shower with glass dividers and door.
- Full mirror above counter.
- All bathroom fixtures to be white.

Powder Room

- Tile floor (Buyer's Choice).
- ToTo brand Bristol one-piece toilet.
- ToTo brand Dartmouth pedestal sink.
- All fixtures to be white.
- Two light fixtures above sink.

Full Bathroom

- 6"x6" ceramic tile floors.
- ToTo brand Cotton toilet.
- 5' tub and shower unit.
- Custom wood cabinetry with solid surface top with sink.
- All bathroom fixtures to be white.



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Specifications (Cont'd)

Kitchen

- Flooring 1/2" select red oak with satin finish or 12"x12" tile (Buyer's Choice).
- Granite or Corian counter tops and tile back splash (Buyer's Choice).
- Cabinets—custom wood
- GE Profile stainless stove Electric cook top.
- GE Profile Gas double oven.
- GE Profile stainless dishwasher.
- GE Profile stainless under cabinet microwave.
- Franke brand under mount stainless sink.
- Franke brand faucet with spray.

Kitchen flooring, cabinetry fixtures and appliances contractor to provide an allowance to allow buyers to customize their home.

Lighting Package

- Foyer pendant.
- Dining Room chandelier.
- Family Room fan unit.
- Bathroom fixtures above all sinks.
- Extensive recessed fixtures throughout as per plan.
- Master Bedroom fan.
- Screen Porch fan/light unit.

*Upgrade packages available.

Flooring (All Buyer's Choice)

- Entire 1st floor 3/4" solid oak floors.
- Kitchen option of tile or red oak.
- Bathroom(s) are tile.
- 2nd floor upgraded wall-to-wall carpeting.

Garage

- Three car Garage
- Automatic Garage door openers.

Basement

- Two oversized windows for future expansion.
- High Ceilings (9')
- Minimize column locations

Exterior Finishes

- Body: Hardi-plank color plus 15 year warranty.
- Trim: Clear primed finer-jointed pine, painted white.
- Roofing: Certainteed Woodscape 30 yr. shingles color Driftwood.
- Front Entrance Door: Therma Tru wood finish with Arcadia 3/4 glass.
- Garage Doors: Vinyl.

Landscaping

- Entire site fully landscaped.
- Underground irrigation system with well water.
- Stoned patio TBD.

General

- Framing: 2x6 exterior walls, 2x10 joists.
- Windows: All Anderson® 400 series with 6 over 1, finelight grilles between the window glass.
- Entry Doors: Therma-tru
- Water is public, septic is private on-site.
- Exterior Irrigation on well water.
- Insulation: Wall at R-19, Ceiling at R-30 and Basement at R-19 (All to code).



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