

Lot 3, 315 Elm Street, Concord, MA



GLOBAL
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SENKLER, PASLEY & DOWCETT TEAM
COLDWELL BANKER RESIDENTIAL BROKERAGE
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Similar to be built.

Welcome to Lot 3, 315 Elm Street

Custom built by Hills Brothers Construction, recognized as one of the highest quality builders in the area.

Spectacular NEW Construction Colonial perfectly sited far back from the street on a beautiful, 2.72 acre, professionally landscaped lot, guaranteed to be stunning. This new home proudly features 11 generous rooms; 6 bedrooms, 6 full baths and 1 half, plus a finished walkout lower level. Outstanding appointments include gleaming hardwood floors throughout, wainscoting, crown moldings, built-ins, gas fireplace, casually elegant rooms for gathering family & friends, sun-splashed walls, a study/guest suite on 1st floor and state-of-the-art kitchen & breakfast room.

Upstairs are 4 exquisite bedroom suites, each w/private baths, including an expansive master suite with a spacious walk-in closet, built-ins & luxurious bath. The lower level offers a large game room, bedroom and full bath.

This distinctive home w/great curb appeal, boasts lush landscaping and privacy! A much sought-after location estate area within walking distance to the Historic Center, National Park and a network of trails through Nashawtuc Hill. A very special new home!

Similar to be built.



Outstanding appointments include gleaming hardwood floors throughout, wainscoting, crown moldings, built-ins, gas FP, and more!

Similar to be built.



State-of-the-art kitchen with custom cabinets and countertops, Thermador appliances and center island.

Similar to be built.



Coffered ceilings and casually elegant rooms for gathering.

Similar to be built.



Similar to be built.



Radiant heat, tiled shower w/glass and freestanding soaking tub in the Master Suite Bathroom.

Hills Brothers Construction, Inc.

Building Specifications and Details for 315 Elm Street, Concord, MA

GENERAL

- Building Style: Custom
- Garage Spaces: 3-Car
- Finished Walk-Out Lower Level
- Baths: 6 ½
- Bedrooms: 6
- Security System
- Full Cable Internet
- Generous Lighting
- Central Vacuum
- Detailed Molding
- Gas Fireplace in Great Room
- Coffered Ceiling in Great Room
- Radiant heat in master bathroom
- 3 ¼ red oak hardwood flooring throughout first & second floor
- All bathrooms, mudroom & laundry room tiled from allowance
- Basement carpeted from allowance.
- Electrical Circuit Breakers: 400 AMP
- Energy Features: Anderson 400 Series Insulated Windows, Anderson French Wood Sliding Door, Insulated Doors,
- Water: Town
- Sewage: Private

SPECIFICATIONS

FOUNDATION

- Concrete foundation
- 10" Thick foundation walls
- Exterior damp proofing applied to exterior of foundation
- Finished Walk-Out Lower Level
- Sump pump installed in basement floor
- Radon System Installed

EXTERIOR WALLS

- 2"x6" Exterior wall studs with 7/16" Advantech zip wall panel
- ½" x 6" Finger jointed pre-primed rustic cedar clapboard siding
- 1"x10" pre-primed pine corner boards with top and bottom bases

- Clapboard on surface of house will receive one coat of oil-based primer and one coat of premium latex finish. The trim and doors will receive two coats of premium latex finish
- All window trim PVC, freeze board composite trim, all deck trim composite material with mahogany decking
- PVC trim on garage doors, exterior shadow boards 1"x8" pre-primed pine, with pre-primed 3 5/8" crown moldings.

ROOF

- 5/8" Zip roofing sheathing
- Asphalt shingle – GAF architectural style 30-year warranty
- Six feet of ice and water shield installed along bottom edge of roof
- White 5" gutters with 2"x3" downspouts

WINDOWS

- Anderson 400 series
- Historic 2" sill nosing in Azek
- 5/4" x 4" Exterior casing in Azek
- Clad double hung, white exterior sash
- 4 over 1 Grill Pattern
- Includes screens
- White hardware

EXTERIOR DOORS

- Front door – Thermatru Smooth Star with 12" sidelights & transom
- Mudroom Front Door - Thermatru Smooth Star
- Garage Pedestrian Door – Thermatru Smooth Star 9-Lite door
- Rear Porch Door off Eating Area – Anderson French-Wood sliding door
- Rear Porch Door off Study – Anderson French-Wood hinged door
- Lower Level Door – Anderson French-Wood sliding door
- Interior doors – 6' 8" Solid core Masonite smooth 2,4, or 6-panel with satin nickel hardware

- Door from garage to mudroom – 20-minute fire rated door to match interior doors
- Garage overhead doors: Coachman CD12 REC 13

PLUMBING

General

- 1 – 75 Gallon gas hot water heater
- 3 – Outside sill cocks

Laundry Room

- 1 - Washer hook-up
- 1 – Kohler Simplice chrome pull-out faucet
- 1 – Metal pan for washer and dryer
- 1 – Undermount sink from allowance

Kitchen

- 1 – Kohler Simplice SS pull out faucet
- 1 – Undermount sink from allowance

Butler's Pantry

- 1 – Kohler Simplice SS pull out faucet
- 1 – Undermount sink from allowance

Master Bath

- 1 – Tiled shower with glass shower door
 - To include bench seat & recessed niche
- 1 – Kohler Devonshire chrome shower valve
- 1 – Kohler Devonshire Diverting valve
- 1 – Kohler Devonshire rain head
- 1 – Kohler 24" slide bar with trim
- 1 – Kohler hand held shower head and hose
- 2 – 8" Devonshire chrome widespread lav faucet
- 2 – Under mount sinks from allowance
- 1 - Kohler 6367 freestanding soaking tub
- 1 – Kohler Devonshire chrome roman tub filler
- 1 – Kohler white elongated highline comfort height toilet
- 1 – Kohler white elongated slow closing seat

Bedroom 2 Bathroom

- 1 – Kohler Bancroft white tub w/integral apron wall tiled
- 1 – Kohler Devonshire chrome tub and shower valve
- 1 – 8" Devonshire chrome widespread lav faucet
- 1 – Under mount sink from allowance
- 1 – Kohler white elongated Wellworth toilet
- 1 – Kohler white elongated slow closing seat

Bedroom 3 Bathroom

- 1 – Kohler Bancroft white tub w/integral apron wall tiled
- 1 – Kohler Devonshire chrome tub and shower valve
- 1 – 8” Devonshire chrome widespread lav faucet
- 1 – Under mount sink from allowance
- 1 – Kohler white elongated Wellworth toilet
- 1 – Kohler white elongated slow closing seat

Bedroom 4 Bathroom

- 1 – Tiled Shower with glass door
 - To include one recessed niche
- 1 – Kohler Devonshire chrome shower valve
- 1 – 8” Devonshire chrome wide spread lav faucet
- 1 – Under mount sink from allowance
- 1 – Kohler white elongated Wellworth toilet
- 1 – Kohler elongated white slow closing seat

Study / Guest Bedroom Bathroom

- 1 – Tiled Shower with glass door
 - To include one recessed niche
- 1 – Kohler Devonshire chrome shower valve
- 1 – 8” Devonshire chrome wide spread lav faucet
- 1 – Under mount sink from allowance
- 1 – Kohler white elongated Wellworth toilet
- 1 – Kohler elongated white slow closing seat

Lower Level / Bedroom 5 Bathroom

- 1 – Tiled Shower with glass door
- 1 – Kohler Devonshire chrome shower valve
- 1 – 8” Devonshire chrome wide spread lav faucet
- 1 – Under mount sink from allowance
- 1 – Kohler white elongated Wellworth toilet
- 1 – Kohler elongated white slow closing seat

Gas Piping

- 1 – Gas piping for fireplace on first floor, gas stove and two gas furnaces

***Bathroom Accessories: Towel bars, toilet paper holders, hooks, etc., are the responsibility of the home owner. Builder will install at no charge. ***

ELECTRICAL

Garage

- 3 Exterior wall lights over garage overhead doors
- 1 Flood light
- 3 Ceiling surface mount lights
- 1 Exterior light above pedestrian door

Front porch

- 2 Recessed lights

Front Mudroom porch

- 2 Recessed lights

Rear Covered Porch

- 5 Recessed lights
- 1 Flood light

Pantry

- 1 Ceiling surface mount light

Mud Room

- Ceiling surface mount lights

Study / Guest Bedroom

- 4 Recessed lights

Study / Guest Bathroom

- 1 Exhaust fan with light
- 1 Vanity light
- 1 Receptacle
- 2 Recessed lights in hall

Entry

- 2 Ceiling surface mount lights

Dining Room

- 1 Ceiling surface mount light
- 4 Recessed lights

Family Room

- 9 Recessed lights centered in coffered ceiling

Kitchen

- 7 Recessed lights
- 2 – 3” Recessed lights over sink
- 2 Pendants over island
- Under cabinet lights

Eating Area

- 6 Recessed lights

Butler Pantry

- 1 Ceiling surface mount light
- Under-cabinet lights

Library / Playroom

- 4 Recessed lights

Half Bathroom

- 1 exhaust fan with light
- 1 vanity light
- 2 recessed lights in hall
- 1 Receptacle

Staircase

- 1 Hanging Light

Second Floor Hallway

- 5 Recessed lights

Laundry

- 1 Ceiling surface mount light

Master Bedroom

- 6 Recessed lights
- 2 Recessed lights in hallway
- 1 Ceiling surface mount light
- 2 Ceiling surface mount lights in each walk-in closet

Master Bathroom

- 2 Wall vanity lights
- 1 Exhaust fan in bathroom
- 2 Recessed lights in shower
- 2 Recessed lights over free-standing soaking tub
- 1 Ceiling surface mount light
- 1 Exhaust fan in toilet room
- Electric radiant heat under tile floor

Bedroom Two

- 1 Ceiling surface mount light
- 1 Ceiling surface mount light in walk-in closet

Bedroom Two Bathroom

- 1 Exhaust fan with light combo
- 1 Vanity Light
- 1 Receptacle

Bedroom Three

- 1 Ceiling surface mount light
- 1 Ceiling surface mount light in walk-in closet

Bedroom Three Bathroom

- 1 Exhaust fan with light combo
- 1 Vanity Light
- 1 Receptacle

Bedroom Four

- 1 Ceiling surface mount light
- 1 Ceiling surface mount light in walk-in closet

Bedroom Four Bathroom

- 1 Exhaust fan with light combo
- 1 Vanity Light
- 1 Receptacle

Lower Level Staircase

- 1 Ceiling surface mount light

Finished Lower Level Recreation Room

- 10 Recessed Lights
- 1 Fluorescent light in each closet
- 2 Exterior wall mount lights next to basement slider

Bedroom Five

- 1 Ceiling surface mount light
- 1 Fluorescent light in closet

Bedroom Five / Lower Level Bathroom

- 1 Exhaust fan with light combo
- 1 Vanity Light
- 1 Receptacle

Attic and unfinished basement area

- Porcelain surface mount lights

HVAC

Forced Hot Air Heat & Central A/C Zones: NG or LP – 5 Zones

- 3 Gas furnaces installed with central air conditioning
- ## First Floor & Basement

- 1 - Goodman highboy 96% efficiency gas furnace with a 20-year manufacturer's warranty
- 1 – April Aire whole house humidifier model #700 with humidistat control and outside sensor
- 3 – Proline 7-day programmable thermostats
- 1 – Trion Air Bear filter rack and filter installed
- All supply and return boots to be spray painted black
- 1 – Goodman A/C condenser & pad (13 seer) with a 10-year manufacturer's warranty
- 1 – A/C A-Coil to be installed on top of furnace
- All refrigerant & 401A Freon charging to be complete
- 1 – Condensate pump with metal safety pan and float switch
- All duct work joints to be sealed and insulated to meet energy code
- Inlay wood floor grills
- White ceiling grills

Second Floor

- 1 - Goodman highboy 96% efficiency gas furnace with a 20-year manufacturer's warranty
- 1 – Metal safety pan to be installed under furnace with a float switch
- 2 – Proline 7-day programmable thermostats
- 1 – Trion Air Bear filter rack and filter installed
- Furnace to be installed on six 6" anti-noise and vibration pump jacks
- All supply and return boots to be spray painted black
- 1 – Goodman A/C condenser & pad (13 seer) with a 10-year manufacturer's warranty
- 1 – A/C A-Coil to be installed on top of furnace

- All refrigerant & 401A Freon charging to be complete
- 1 – Condensate pump with metal safety pan and float switch
- All duct work joints to be sealed and insulated to meet energy code
- White ceiling grills

GARAGE

- 3-9'x8' CD 12 REC 13 Coachman
- 3-3585 belt drive with 3 controls
- Outside coded keypad
- Concrete floors stress cut and sealed
- Stairs to mudroom – Mahogany decking used for treads with primed risers
- Walls & Ceilings painted white

INSULATION

- Fiberglass dense pack system
- Walls – Dense pack R22
- Second floor ceiling – Fiberglass blown in R40
- Garage ceiling – Dense pack R40
- Basement ceiling – Fiberglass batts R30
- Basement walls – Fiberglass R21 Batts
- Bathrooms & Laundry – R15 sound proofing (all walls)

INTERIOR WALLS

- 2"x4" Interior wall studs
- Blue board & plaster on ceiling and walls – smooth finish
- Garage walls & ceiling – light texture plaster

DINING ROOM

- Cased openings with Glass Transoms
- 42" Chair rail and wainscoting
- Three-piece crown molding – 5 ½" speed base, 3 5/8" crown molding & flat astrical molding applied to ceiling

MUDROOM

- Painted bead board along wall 5' high
- Painted build in cubbies
- Painted bench seat with drawer below
- Two-piece crown molding – 5 ½" speed base with 3 5/8" crown molding
- Built-in desk / drop station unit – Includes two doors, two drawers, with oak counter and open shelves above

GREAT ROOM

- Coffered ceiling with 2-piece crown molding – 5 ½" speed base with 3 5/8" crown molding
- Gas fireplace with blower
- Painted wood mantel with wood uprights
- Slate surround
- Slate Hearth
- Built-in, floor to ceiling bookcases on each side of the fireplace

LIBRARY

- French Doors with Glass Transom above
- Built-in paint grade window seat with drawers below surrounded by floor to ceiling built-in bookcases
- Two-piece crown molding – 5 ½" speed base with 3 5/8" crown molding

KITCHEN

- Custom designer kitchen cabinets from allowance

BUTLER'S PANTRY

- Custom designer cabinets from allowance

LAUNDRY ROOM

- Custom designer cabinets from allowance

BATHROOMS

- Custom designer cabinets from allowance

INTERIOR TRIM

- Doors and windows – 4 ½" Windsor casing w/flint blocks on doors
- Doors – 2,4, or 6-Panel solid core doors with satin nickel hardware and Schlage Accent Lever's
- Headpiece (Entire House) 1 1/8" x 7 ¾" finger jointed pine with a 105 sb glass bead with a 2 ¾" solid poplar crown
- Baseboards – 9/16" x 7 ¼" baseboard
- Two – piece crown molding: Entire first floor, second floor foyer & hallway, and master bedroom
- Study/Guest Bathroom: Built-in open shelves – location per plan

PAINTING INTERIOR

- Interior trim: Benjamin Moore semi-gloss
- Interior walls: Benjamin Moore eggshell finish (5 Color Choices)
- Ceilings painted flat white

PAINTING EXTERIOR

- Exterior Body Color: Benjamin Moore
- Exterior Trim: Benjamin Moore
- Exterior Doors: Benjamin Moore

FLOORING

- 3 1/4" red oak flooring installed, sanded, stained (stain color TBD) and finished with three coats of polyurethane throughout the entire first floor and second floor
- Mudroom, laundry & bathrooms - tiled from allowance
- Lower Level – carpeted from allowance

FOYER

- Oak stair treads –Sanded & stained with three coats of polyurethane with painted risers
- Crown heritage rail – Red oak, stained (stain color TBD) with two coats polyurethane
- Balusters – Sq. 2"x2" Pre-primed
- Square newel posts with inlay panels

UTILITIES

- Electrical service 400 amps
- Electrical outlets per local code
- Public water
- Private sewer (Six Bedroom Septic)
- Natural Gas or LG

SECURITY SYSTEM

- Keypads located at exit/entry door from garage and in master bedroom
- Contacts on all exterior doors
- Two motion sensors
- Two sirens
- Smoke, heat, and carbon monoxide detectors per code throughout house

LANDSCAPING & LOT

- Driveway – 4" stone dust; 1 1/2" asphalt binder coat and 1 1/2" asphalt top coat
- Lot graded, loomed and hydro seeded
- Raised mulch beds along front walkway with shrubs and one ornamental tree
- Front 5' wide walkway to main front and mudroom doors: Ideal Blu 60-3pc design
- Two 6"x6" granite light post along front walk-way
- Rear Patio: 300 sq. ft. patio: Ideal Blu 60-3pc design
- Three 3" Diameter Red Maple trees along right side of driveway
- One 3" Diameter Red Maple tree in rear yard

EXTERIOR FEATURES

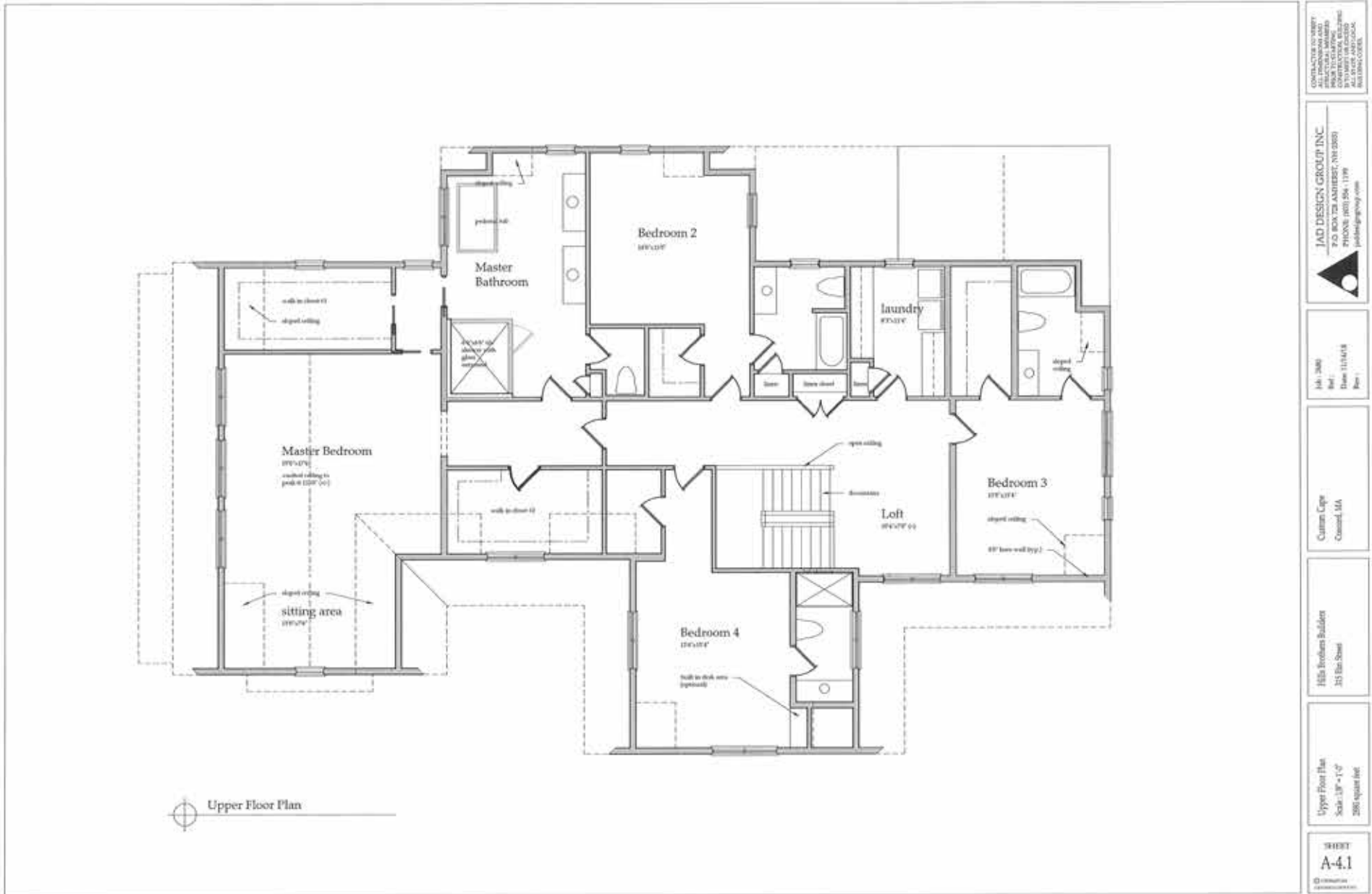
- 1"x10" Corner boards with top & bottom bases
- 3 5/8" Crown molding around entire house
- 10" Square Exterior Columns with Tuscan cap and bases
- 1"x6" clear pine ceilings with 3 5/8" crown moldings
- Front Entry porch with 1"x4" mahogany decking, 10" square post with Tuscan cap and base, 1"x6" clear pine T&G wood ceilings, 3 5/8" crown moldings, and 1x4 pvc vertical lattice
- Mudroom Entry porch with 1"x4" mahogany decking, 1"x6" clear pine T&G wood ceilings, 3 5/8" crown moldings, and 1x4 pvc vertical lattice
- Rear Porch with 5/4"x6" mahogany decking, 10" square post with Tuscan cap and base, 1"x6" clear pine T&G wood ceilings, 3 5/8" crown moldings, and 1x4 pvc vertical lattice
- Garage Door Canopy with 1"x6" clear pine T&G wood ceilings

APPLIANCES (JARVIS APPLIANCE)

- Thermador 48" Professional Range Model #PRD486WDHU
- Thermador Hood Model #VCIN48GWS
- Thermador Microwave Model #MD24WS
- Thermador Refrigerator (1 of 2) Model #T24IR900SP
- Thermador Refrigerator (2 of 2) Model #T18IF900SP
- Thermador Dishwasher Model # DWHD650WFP
- Marvel Wine Fridge Model #MP24BCG4RS



SECOND FLOOR



CONTRACTOR TO VERIFY ALL DIMENSIONS AND PRIOR TO STARTING BY VISUAL SURVEY AND ALL DIMENSIONS.

JAD DESIGN GROUP INC.
7-2 RON TOLAMBERT, NH 03031
PHONE: (603) 564-1199
jaddesigngroup.com

Job: 300
Rev: 1
Date: 11/14/18
Rev: 1

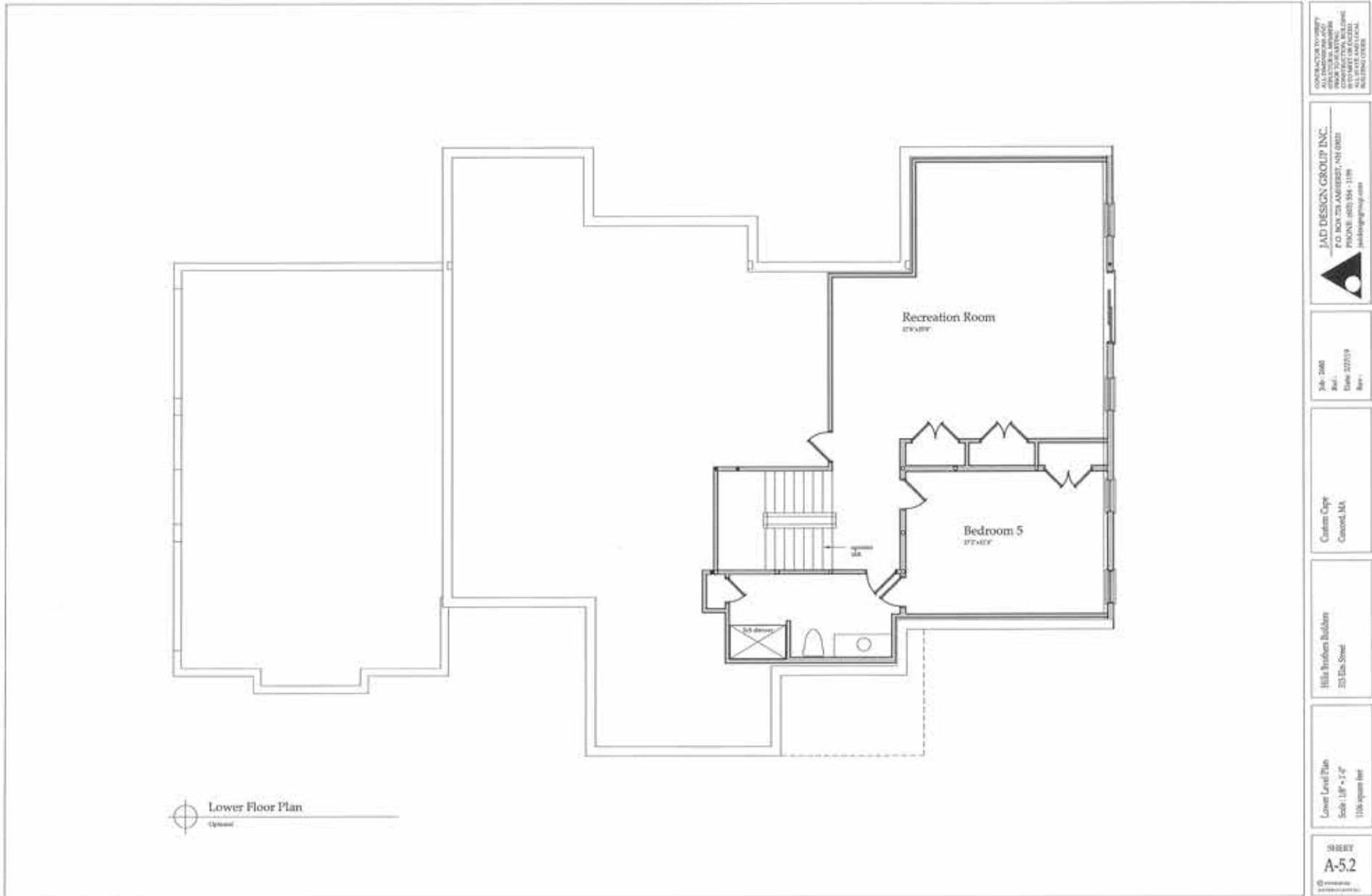
Custom Cape
Concord, MA

Hills Brothers Builders
315 Elm Street

Upper Floor Plan
Scale: 1/8" = 1'-0"
2585 square feet

SHEET
A-4.1

LOWER LEVEL



Lot 3, 315 Elm Street, Concord, MA

Hills Brothers Construction, Inc.

was founded over twenty years ago with the mission to provide quality craftsmanship to any project no matter how big or small.

The company has gone on to become one of the highest quality builders in the area. From custom built homes and additions, to exceptional finish work and commercial buildings, **Hills Brothers** provides attention to things that matter the most – the details. All projects are custom designed with the customers' needs and specifications in mind. Their team is always hands-on and on-site until the project is complete.

Having built custom homes, beautiful additions, and renovations that transform homes, you will immediately recognize quality construction from the moment you walk into a **Hills Brothers** project. Each project begins with a strong collaboration between their customer and their experienced team of architects, project managers and licensed sub-contractors. Their hands-on approach throughout the project makes the entire process manageable and trouble-free.

From choosing the perfect lot to building your dream home, to the bathroom remodel, **Hills Brothers** will guide you throughout the process to ensure complete customer satisfaction. Over the years, they have built a strong reputation and often have repeat customers who value quality, a helpful and friendly team, and company that stands by their work and craftsmanship.

Hills Brothers Construction & Custom Homes is a licensed builder and adheres to the highest standard and code of ethics.





OVERVIEW

Style Colonial
Year Built 2019
Rooms 12
Bedrooms 6
Baths 6 Full Baths, 1 Half
Living Area 6,438 Sq. Ft.
..... 2,452 First Floor
..... 2,880 Second Level
..... 1,106 Lower Level
Lot Size 2.72 Acres

STRUCTURE

Exterior Clapboard
Roof Asphalt
Foundation Poured Concrete
Fireplaces 1
Floors HW, Tile, Carpet
Basement Partially Finished, Walkout
Garage Attached, 3-Car
Driveway Paved

AMENITIES

Range Thermador
Hood Vent Thermador
Microwave Thermador
Refrigerators (2) Thermador
Dishwasher Thermador
Wine Fridge Marvel
Cabinets/Countertops ... Custom

SCHOOLS

Elementary Willard
Middle Peabody/Sanborn
High School CCHS

LM 6/2019

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ROOMS

First Level
Foyer 10'8" x 9'4"
Dining Room 16'0" x 15'4"
Library 17'8" x 11'0"
Great Room 17'6" x 27'0"
Kitchen 14'0" x 17'0"
Eating Area 13'0" x 17'4"
Butler Pantry 6'0" x 7'8"
Study/Guest Room 12'2" x 13'6"
w/EnSuite Bath
Half Bath

Second Level
Loft Area 10'4" x 7'0"
Master Bedroom 19'0" x 17'6"
Master Sitting Area 15'0" x 7'6"
Master Bath
Bedroom 2 14'0" x 15'0"
w/EnSuite Bath
Bedroom 3 13'0" x 15'4"
w/EnSuite Bath
Bedroom 4 13'4" x 15'4"
w/EnSuite Bath
Laundry Room 8'3" x 11'4"

Lower Level
Bedroom 5 17'2" x 12'4"
w/EnSuite Bath
Recreation Room 17'6" x 25'0"

All measurements are approximate.

SYSTEMS

Heat 5 Zones, FHA
Electric 400 AMP
Cooling 5 Zones, Central Air
Hot Water Gas, Tank, 75 Gallon
Central Vacuum Yes
Irrigation System Yes
Security System Yes
Water Town
Sewage Private

LEGAL

Zoning Residential
2019 Assessment TBD
2019 Tax TBD
Registry SMRD
Book / Page

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