



Buyers Guide

14 Dexter Lane Townhome Unit A

14 Dexter Lane, Newburyport, Ma 01950

3669 SQ. FT.

5 Bedrooms

4-½ Bathrooms

Architectural Drawings

Attached, reference unit A

Exterior Finishes

Exterior Trim and Siding

LP Smartside 6" reveal smooth lap siding installed per manufacturer's specs.

Exterior trim and mouldings consists of a combination of Boral composite, Acre composite and Claymark Centurion treated wood.

Exterior Colors

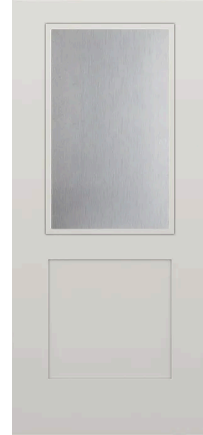


Exterior Doors & Windows

Marvin Elevate windows and 3-panel sliding door in Gunmetal

Jeld-Wen flat panel shaker 1/2 lite front and rear entry doors

Garage doors (Hass American Tradition). Picture is a representation of the door only. Actual color will be Ashwood Moss.



Landscaping

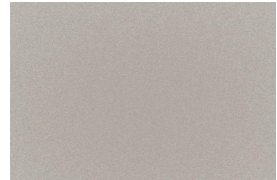
Blue Stone patio and walkways with granite steps and plantings. Outdoor wood burning fireplace at patio. Decorative stone drip edge in round river stone installed around perimeter of house with asphalt paved driveway.

Roofing Specifications

Certainteed Landmark Pro lifetime architectural asphalt shingle in Pewterwood



All metal roofs at front porch and screen porch will be in Englert in preweathered Galvalume finish (this is a mill finish to replicate zinc coated copper roofing texture and color shown in image below)



HVAC

This home will be heated and cooled with 2 forced air systems with hot water coils at each furnace for heating. A third high efficiency heat pump system will heat and cool third floor finished spaces. Domestic hot water and heating water loops will be generated from a high efficiency Lochinvar propane fired condensing boiler.

Electrical

This home will be serviced by a new 200 amp electrical service with Leviton smart capable white breaker panels. All fixture locations will be installed per code requirements. Some added features include kick height lighted staircases. Led indirect lighted porches with tape light over the beams. Wall mounted sconce lights in the kitchens on backsplash walls. Kitchen Island pendants and dining room fixture locations. Carefully laid out recessed lighting and fixture locations to provide all the lighting you would expect.

Plumbing

Plumbing system in the rough consists of:

PVC Drainage piping per code, PEX Water Piping Per code, 2 exterior hose bibs per code, Passive Radon Pipe. (Note: 4" PVC with roof penetration)

Plumbing installation in the finish:

Installation of all plumbing fixtures as shown per attached portfolio by Ferguson Plumbing Showcase

Insulation Package

R-18 Closed cell spray foam on crawl space walls & underneath crawl space slab
R-21 Combo closed/open cell spray foam in exterior 2x6 walls.
R-49 Combo closed/open cell insulation all attic/roof spaces.

Flooring

Installation of select and better 4 1/4" Rift and Quarter sawn white oak flooring in select long lengths of 5'-10'. This flooring is solid white oak with Bona Natural finish. Bona's floor polishes are GREENGUARD GOLD certified, meaning they meet stringent standards for low chemical emissions into indoor air during product usage

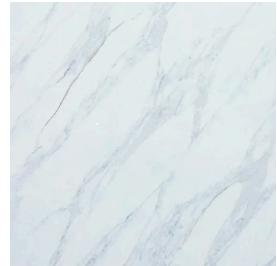


Finish Work as specified below:

4" Crown moulding throughout the first floor and wrapping the inside of the living room ceiling treatment. Ceilings are broken up into trayed beam coffers. All baseboards are 8 inch tall with separate decorative cap. All window trim in 4 inch beaded casing with 6 inch decorative headpiece. Staircases will have white oak treads to match flooring with 8 inch box newel posts and white oak square edge handrail attached to square painted balustrade.

Cabinets

All Cabinet drawings are in the attached file. And all cabinets and vanities are custom built from local shop Newbury Cabinetry. The only exception being the third floor bath vanity and laundry room cabinets. All countertops and vanities will be Calcutta Alpi Quartz.



Shower Doors

Glass shower enclosures for all walk-in shower locations

Tile Selections



LG Laundry Appliance Package



LG WM6700HBA
5 Cu. Ft. Energy Star Certified Front Loading
Washing Machine with AI DD 2.0 and
TurboWash 360°
Finish: Black Steel



LG DLEX6700B
27 Inch Wide 7.4 Cu. Ft. Energy Star
Certified Electric Dryer with AI Sensor Dry and
TurboSteam Technology
Finish: Black Steel

Thermador Kitchen Appliance Package



Thermador PRG366WH
Pro Harmony® 36 Inch Wide 5.1 Cu. Ft. Slide
In Gas Range with 6 Burners
Finish: Stainless Steel



Avallon ARHI34PAA
90 - 600 CFM 34 Inch Wide Range Hood
Insert
Finish: Stainless Steel



Thermador T36FT820NS
Professional 20.8 Cu. Ft. French Door
Refrigerator with Home Connect
Finish: Stainless Steel



Thermador DWHD640EFP
Emerald Top Control Dishwasher with Home
Connect
Finish: Stainless Steel



Thermador MD24BS
24" Drawer Microwave
Finish: Stainless Steel