

# 60 CHAMBERLAIN

HOPKINTON, MASSACHUSETTS

EXTENSIVE BUILDER & OWNER UPGRADES

**Designed beyond the standard build.** Many improvements were selected during construction or planned specifically to support future expansion, outdoor entertaining and a pool-ready backyard.

## PREMIUM LOT & OUTDOOR PLANNING

- \$45,000 lot premium with a huge, private backyard, buffered from neighboring homes on both sides
- Septic system intentionally positioned in the front of the property to preserve the backyard for a future pool
- Builder pushed fill/soil toward the rear property line to maximize usable backyard and pool area
- Extended rear patio and extended deck
- Underground hard-piped gas lines for future pool heater, outdoor gas cooking/grill, and gas fire pit
- Irrigation/sprinkler system

## PRIMARY SUITE & BATHROOM

- Hardwood flooring added to the primary bedroom suite
- Enlarged primary shower
- Upgraded quartz countertops and shower tile
- Herringbone-pattern tile flooring
- Upgraded Honeycomb and Ulysses fixtures
- Additional lighting and electrical upgrades

## FAMILY ROOM & AUDIO PRE-WIRING

- Gas fireplace and additional recessed lighting
- Four acoustic/audio lines installed before drywall
- Additional audio wiring/pre-wiring in the kitchen, dining room, and primary bedroom

## KITCHEN UPGRADES

- Upgraded white cabinetry and custom backsplash
- 6-burner gas cooking with exterior-vented exhaust
- Upgraded appliance package, including select JennAir appliances
- Additional recessed lighting

## HARDWOOD FLOORING & INTERIOR FINISHES

- Upgraded hardwood flooring throughout applicable areas of the home
- Window treatments and extensive recessed-lighting package
- All bedrooms include recessed lighting, rough-ins for ceiling fans, in-wall wiring for sconces, and a dedicated sconce switch

## LOWER-LEVEL EXPANSION PREPARATION

- Basement plumbed for a future bathroom
- Egress window and exterior bulkhead added
- Larger-capacity furnaces and central A/C selected to accommodate approximately 1,500 additional sq. ft. of future finished lower-level living space

## ENERGY, TECHNOLOGY & UTILITIES

- Approximately \$35,000 solar installation
- Solar system is financed; buyer may be able to assume the loan, subject to lender/solar-provider approval
- EV charger
- Whole-house smart-home technology
- Water-filtration system

### WHY THESE UPGRADES MATTER

Several improvements would be difficult or considerably more expensive to reproduce after construction - especially the septic placement, underground gas infrastructure, oversized HVAC, basement plumbing/egress/bulkhead, electrical and audio pre-wiring, and pool-ready backyard planning.

Information provided by seller and intended as a feature summary. Buyers should independently verify items material to their purchase, including solar-loan assumption terms and future expansion feasibility.