



Welcome to Durkee Farm Estates in Littleton, MA

Durkee Farm Estates is a new community of 28 quality crafted, energy efficient, open concept homes that combine traditional New England style architecture with updated designs and features. This new community is a thoughtful reuse of the Durkee Tree Farm which blends large areas of open space and scenic vistas to create exceptional new home sites. You'll love the small town New England feel of Durkee Farm Estates and with Littleton's location at the intersections of Routes 2 and 495, you'll be just a 45 minute drive to Boston or you can avoid the traffic and walk across the street to the MBTA commuter rail and arrive in Boston's North Station in just an hour! Either way this location offers exceptional access to all that the Greater Boston area has to offer its residents. You'll also love the shopping, dining, and recreation options that are just minutes away at the newly built development, The Point, which features lots of favorite retailers and restaurants. Durkee Farm Estates is being built by two of the areas most respected local builders who bring a commitment to developing fine homes and exceptional communities. With pricing starting in the mid 700's this community offers exceptional value and is sure to sell out quickly. Call us today and schedule a time to visit and find out how you can call Durkee Farm Estates your new home!



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**New Construction Specifications
Durkee Farm Estates
Littleton, MA**

Home Style and Details- In substantial compliance with attached plans. Note that plans have artist illustrations and approximate measurements and other information subject to field changes and other construction changes.

Water Supply- Town Water

Sewer- Subsurface Septic System meeting all State and Local regulations for a 4 bedroom home.

Foundation- 10 Inch poured concrete damp proofed below grade and rated at 3000 PSI 4 inch concrete floor. Stone and pipe perimeter drainage is included.

Frame and Insulation- 2x6 exterior wall sheathed with Huber Zip System engineered plywood. Roof sheathing is ½ inch CDX plywood. Subfloors are ¾ inch Advantech tongue and groove engineered plywood. Tile floors have additional HardieBaccker subflooring Sills constructed of pressure treated lumber. All other frame elements to meet or exceed state building codes.

Insulation- Exterior walls insulated with 6 inch fiberglass (R21). Basement ceilings insulated with 11 inch fiberglass (R30). Attic insulation is blown in (R38). House is insulated and sealed to meet Energy Star standards and all homes are air tested to insure code compliance. Builder will supply HERS rating for each home.

Exterior Siding- Premium Vinyl siding with vinyl and metal trim. Buyer to have color selection from builder's standard samples.

Shutters- Buyer's choice of color from builder's standard samples; installed on front elevation only. Front door will be painted to match shutter color.

Windows- Builders Selection of vinyl thermo pane Low-E Energy Star Rated tilt in windows supplied with screens (except feature windows which do not open) and integrated grilles (6 over 6 pattern) (note that casement windows and sliding glass doors do not have grille. Front entry door is an insulated fiberglass door from builder's selections.

Roof- 30 year architectural asphalt roof shingles. Buyer to have color choice from builders standard color selections if selected prior to installation.

Interior Woodwork- Paint grade 5.5 inch Colonial baseboard with paint grade 3.5 inch Colonial window and door trim. All interior doors are 2 panel solid core Masonite from builder's selections.. Dining room to include crown molding with a chair rail and picture frame panel finish below. Formal living room (if applicable) to include crown molding. All woodwork and trim will be painted semi-gloss white.

Smoke and carbon monoxide detectors- per town requirements will be installed by builder.

Flooring- \$ 23.00 per square yard carpet allowance including installation through Builder's supplier.

Builder will provide and install 3 ¼ inch red oak (select or better grade) hardwood flooring in the Kitchen Dining room, Living Room, foyer and entry hall, and stairs to second floor.

Ceramic tile flooring from builder's selection is included in all baths.

Appliances- Builder will supply and install stainless steel GE Profile or equivalent natural gas range, dishwasher and over the stove microwave with a recirculating fan from builders selections and supplier. Any other appliances or specialty appliances to be installed at an extra charge to be quoted upon request.

Lighting- \$ 2000.00 allowance for fixtures from builder's vendors. In addition to the lighting fixture allowance, the builder will supply and install 18 recessed lights in locations selected by the Buyer.

Cabinets- Builders selection of maple cabinetry with soft close drawer hardware. Standard kitchen is an "L" shape layout with Center Island and will include granite countertops from builder's selection of stone. Vanity tops are granite from Builder's selections. Allowance for cabinets, countertops, vanities and installation is \$ 20,000. Cabinet and Granite upgrades are available; cost to be quoted upon request.

Plumbing- Design built in compliance with state and local building codes. All fixtures are from Builder's selection of Kohler or equivalent fixtures in white, bathrooms include the following:

First Floor ½ Bath

- A. Tile Flooring
- B. Pedestal Sink
- C. 1 Elongated toilet

Second Floor Main Bath

- A. 5 foot fiberglass one piece tub/shower
- B. Tile Flooring
- C. 1 Elongated Toilet
- D. Vanity with double sink
- E. Glass Shower door is optional

Master Bath

- A. Tile Flooring
- B. Custom 4x4 Ceramic tiled shower. Glass door is optional.
- C. Soaking Tub
- D. One elongated toilet

All faucets are from builder's selection of Kohler or equivalent products. Kitchen and bath sinks to be under mount style from builder's standard selections.

Hot water to be supplied with a Rinnai or equivalent tankless on demand natural gas hot water heater.

Washer and Dryer hookups provided. Dryer is plumbed for a natural gas unit. Hookup of washer and dryer are the responsibility of the Buyer.

Electrical – 200 Amp service with circuit breakers. Outlets, switches and lighting provisions are design built to comply with all local and state building codes. All switches and outlets are conventional style white. Kitchen, Dining and foyer to have dimmer switches per builder's discretion.

Cable and Phone outlets- 4 of each (combination jack) will be supplied and installed by builder and installed in locations determined by the Buyer

Heating and Cooling- heating and cooling supplied by a high efficiency forced hot air system fired by natural gas. The standard HVAC system consists of 2 units, one in the basement that controls the first floor and one in the attic that controls the second floor. Central Air Conditioning and high efficiency air filtration are included in the standard HVAC system. All homes at Durkee Farm Estates are built to meet Energy Star standards.

Fireplace- Zero clearance natural gas in Family room to be finished with a painted wood mantle and absolute black granite tile surround.

Walls and Ceilings- Skim coat plaster over blueboard painted to Buyer's one color choice of Benjamin Moore low sheen paint Additional paint colors or textures are optional and will be quoted upon request. All interior doors and finish trim are painted white with a semi-gloss finish; ceilings are painted white with a flat finish.

Ceilings are texture finished. Standard ceiling height is 9 feet on the first floor and 8 feet on the second floor (excepting cathedral or vaulted areas.).

Bath Accessories- Builder will install a 6 foot (or vanity sized if less than 6 feet) beveled glass mirror in the main bath and master bath (not the half bath). All other bath accessories (towel racks, toilet paper holders etc.) are the responsibility of the Buyer after closing.

Landscape- Disturbed areas will be loamed and hydro seeded. Trees and or shrubs selected by the builder will be installed by the builder per builder's discretion. Builder's selection of a Paver Walkway to front door is included. Irrigation systems are available as an option.

Deck- A 12x12 deck is standard. Frame constructed with pressure treated lumber; railing and decking are constructed with composite materials. All materials from builder's standard selections.

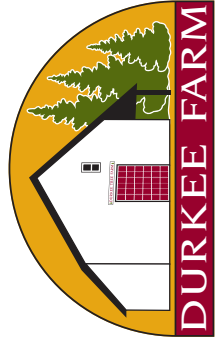
Driveway- Will be paved with a 1.5 inch binder coat and a 1.5 inch finish coat of hot top over a 12 inch base of processed gravel. Driveway layout is determined by the builder, any additional paving above the standard builder layout will be at additional cost to be quoted upon request. Builder's choice of Garage door opener with a keypad entry is included with every home.

Radon- the Seller will provide a passive Radon system that meets building code. Any fans and/or electrical work required to make the passive system an active system are the Buyer's responsibility. .

Extra Items- Any items not included in this agreement and requested after the signing of the Purchase and Sale agreement will be quoted upon request and must be paid for in full at the time of order and are non-refundable.

General- All materials that are to be supplied for your home will be supplied by vendors that have been selected by the builder; we do not allow substitution of any vendors, suppliers or subcontractors. Any manufacturers rebates will be credited to the builder not the buyer. Builder reserves the right to make changes to these specifications and materials provided that the changes are of equal or better quality than what was originally planned as determined in the builder's sole discretion.

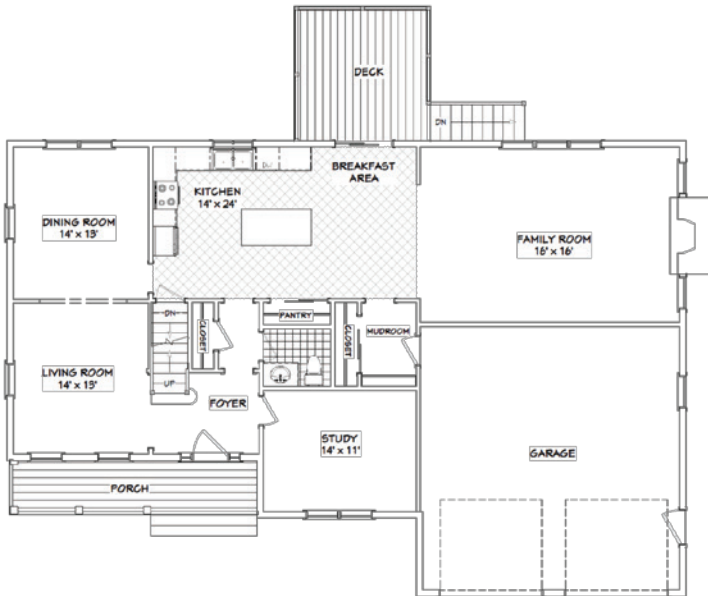
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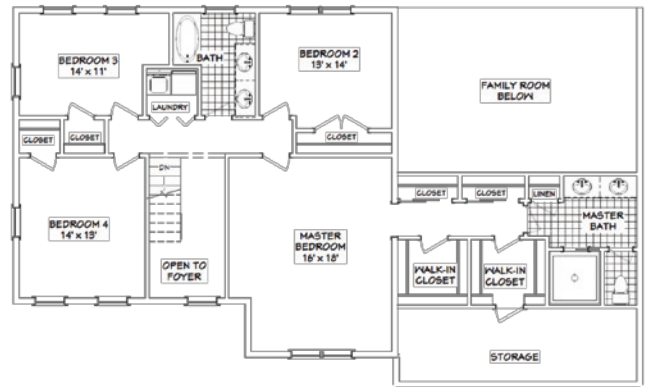
Durkee Farm Estates
 260 Foster Street, Littleton, MA 01460



The Aspen



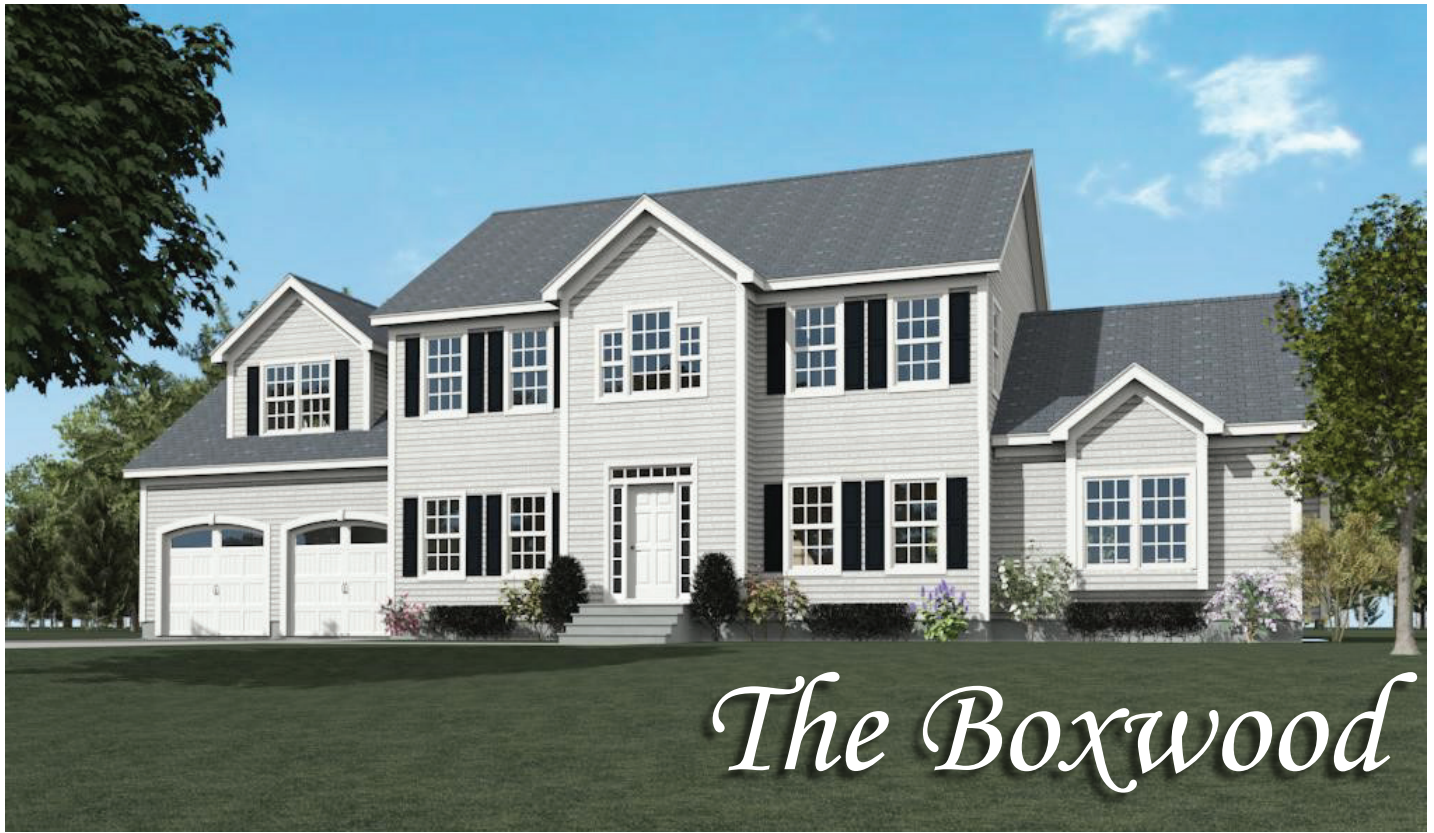
1st Floor



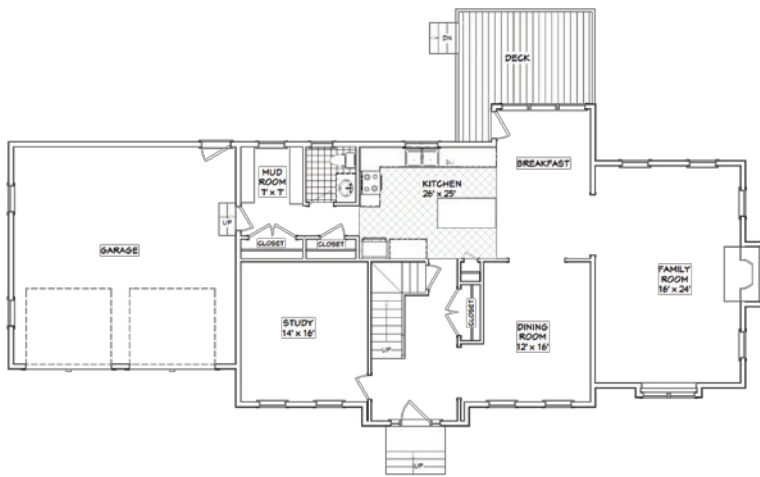
2nd Floor

LIVING AREA
2980 sqft

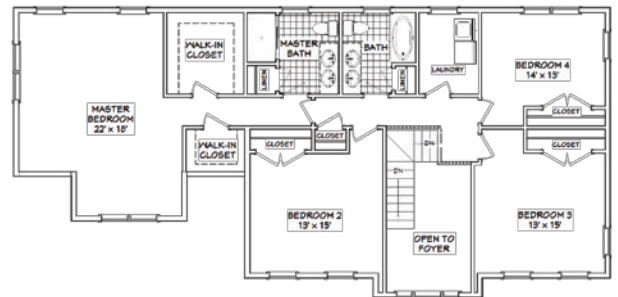




The Boxwood



1st Floor



2nd Floor

LIVING AREA
2941 sqft

