

Townhomes at *Charles Park*

17-31 Charles Park Road
180-198 Gardner Street
West Roxbury, MA 02132

Townhome Specifications

General Unit Descriptions

Each of the townhomes will consist of the following:

- 3 Bedrooms, 2 full baths & 1 half bath
- Private full floor master bedroom with walkout balcony
- 2 car garage
- Hardwood flooring throughout
- Living room with fireplace
- Second floor laundry area with space for full size washer/dryer
- Stainless steel GE Café series appliance package
- Quartz kitchen counter tops
- Multi zone alarm system with two control pads and monitoring capabilities
- Three zone hydronic heating by gas
- Three zone air-conditioning
- CATV & Coaxial wiring to every level
- Clad Anderson windows
- Professionally landscaped and fenced grounds
- Private decks and balconies
- 100% composite building material envelope; no wood, no decay & no rot
- Fire sprinkler protected on all levels; 24/7 fire alarm and sprinkler system monitoring
- Central vacuum, all levels
- LEED Silver certifiable
- All equipment Energy Star rated

Site Work

Utility Installation

- To minimize the commonality of utilities, each townhome will have separately metered electricity, natural gas, and water

Landscaping

- Per landscape plans

Paving/Walkways

- Per landscape plans

Frame/Structure

- Wood framed under the inspection of the City of Boston Building Department and in accordance with Massachusetts building code as currently revised including inspections by architect and structural engineer of record prior to commencing interior finishes

Walls & Floors

- Walls: 2" x 6" KD Construction
- Floor Joists, Exterior Walls, Ceiling Joists and Rafters: 14" Boise Cascade I-Joists
- Sub-Flooring: 3/4" T &G Advantec plywood glued and nailed
- Exterior Sheathing: 1/2" Advantec, full AVB building envelope wrap

Party Walls

- The demising wall between units shall be U.L. tested 2-hour fire rated wall; Double 1" DensGlass shaft liner (2" thick) providing superior unit sound separation coefficient

Doors & Windows

- Window & Sliders: insulated thermo pane Low-E windows; black
- Exterior Doors: Thermo-Tru fiberglass insulated door with entry lock and deadbolt
- Black hardware

Decks

- Composite decking material and painted aluminum railings

Insulation

- Insulation either open/closed cell foam as required

Exterior Siding

- Cementitious fiber board, all exterior trim shall be composite

Roofing

- 30-year TPO roof, or equivalent; roof access via hatch from within each unit

Interior Doors

- All interior doors to be solid core doors; matte black hardware

Interior Trim

- All interior trim shall be pre primed

Board & Plaster

- Walls and ceilings constructed of 1/2 blue board with smooth finish plaster veneer

Closets

- Adjustable white hard board shelving, or equivalent

Stairways

- Hardwood stairways

Flooring

- All flooring shall be hardwood or solid surface, no carpeting

Fireplaces

- Fireplace in living room with remote

Painting

- Interior walls, stairway skirts, and all woodwork to be primed with two coats of finish Benjamin Moore paint or equivalent; walls shall be primed and painted with eggshell finish paint; woodwork finished with semi- gloss paint

Electrical

- 125 AMP breaker panel located in each individual basement
- LED recessed lights

Garage

- Heated
- Hot and cold water hose connections
- Floor sloped to door
- Central-vac outlet
- Panel garage door with remote, exterior wall mount control and app/smart home capable
- Electric vehicle charger

Baths

- 5' Americast tub, (white) American Standard
- American Standard or equivalent toilet (white); comfort height & slow close seat
- Vanities to be white, Thermo foil
- White undermount sinks
- Quartz countertops
- Hansgrohe/Grohe faucets (two faucets for double vanity)
- Hansgrohe/Grohe Shower mix valves with wall showerhead and handwand
- Comfort-height vanities

Heating/Hot Water/ Air Conditioning

- High efficiency modulating gas boiler
- Three zone: hydro air heating and cooling system, Carrier or equivalent
- Boiler: Lochinvar, HTC or equivalent
- Condensers located on roof
- 60-gallon indirect hot water storage

Kitchen**Cabinets:**

- ¾ framed box construction, full overlay doors, white shaker/flush door or Thermo foiled wrap cabinet doors

Countertop:

- Quartz

Appliances:

- Stainless steel appliance package; General Electric Café Series

NOTE: DUE TO POSSIBLE SUPPLY CHAIN CHALLENGES OR MATERIAL SHORTAGES, ALL SPECIFICATIONS CONTAINED HEREIN ARE SUBJECT TO CHANGE WITH LIKE-KIND/EQUIVALENT SUBSTITUTIONS