

**DiDonato Drive**  
**Westford, Massachusetts**

DiDonato Drive is a new 6 lot subdivision to be built by Applewood Construction Corp., an established developer with over 31 years of experience.

Each single-family home will sit on its own 1-acre lot with quality and energy efficiency at the forefront. These homes will be built all electric with solar panels on the roofs, our step towards being an environmentally friendly, conscientious builder while providing an energy efficient, economical home for you!

Westford, a beautiful New England town, known for its exceptional schools, is a very desirable community offering an abundance of community events, local shopping, and varied dining options to meet every palate. Situated just minutes from New Hampshire and with close and easy access to Routes 3 and 495 it's a perfect location to any destination.

Call us today to schedule an appointment.

Sales Agent:  
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Site Location: 472 Groton Road, Westford, MA

## Pricing and Home Styles

- The Plum:
  - 28'x36' Colonial style home with primary bedroom and bathroom above two car garage
    - 2,584 sq ft
    - \$1,147,800
  
- The Peach:
  - 28'x36' Colonial style home with primary bedroom and bathroom above two car garage
    - 16'x22' family room
    - 2,936 sq ft
    - \$1,247,800
  
- The Pear:
  - 28'x36' Colonial style home with primary bedroom and bathroom above two car garage
    - 18'x36' finished attic
    - 3,232 sq ft
    - \$1,259,250
  
- The Apple:
  - 28'x36' Colonial style home with primary bedroom and bathroom above two car garage
    - 16'x22' family room
    - 18'x36' finished attic
    - 3,584 sq ft
    - \$1,409,300

### Options:

- Farmers porch - \$150/sq ft
  - 3<sup>rd</sup> Car 12'x24' garage - \$425/sq ft \*
- \*Includes finished space above as part of primary bedroom

Home Style & Details – Please note, construction of homes will be in substantial compliance with the attached plans. The plans have approximate measurements and architectural illustrations and other information subject to field changes and other construction changes.

# **Standard Construction Specifications**

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## **Structural Exterior**

All exterior walls to be 2" by 6" construction, with 1/2' OSB sheathing.

The house will be sided with easy maintenance vinyl siding and white metal trim. Buyer may choose vinyl color prior to installation from builder's samples. Accent vinyl shingles may be added at builder's discretion.

A 12' x 14' deck is standard. Frame constructed with pressure treated lumber with composite decking & railings. All materials from builder's standard selections.

Roof is to be 35-year warranty Architectural roof shingle on plywood. Ridge vent supplied. Buyer may choose color from builder's samples prior to installation. Black roof shingles are the standard color.

Foundation shall be 10" thick, 3,000 psi mix. Footings shall also be used. Spray on waterproofing with 10-year warranty provided. Builder will provide warranty information at closing. Foundation drain will be installed.

Sills shall have 2" x 6" pressure treated lumber on the bottom layer.

Subfloors shall be 3/4" tongue & groove OSB.

Two car garage with electric door opener(s). Garage door style chosen by Builder.

Ice and water shield on roof a minimum of 6 feet.

Solar panels on the roof.

Gutters included.

Shutters will be installed on the front of the home only. Buyers have choice of color.

Granite steps at front door or composite decking with vinyl railing.

## **Insulation**

Exterior walls to have R-21 foam insulation.

Basement ceiling shall have R-38 insulation.

Third floor ceiling shall be minimum of R-41.

Builder will provide the HERS rating for each home at closing.

## **Exterior Doors and Windows**

Thermopane Low-E energy star rated vinyl windows with tilt-in sash and full window screens.

Front door will be insulated fiberglass. Door style chosen by Builder. Buyer has choice of side-lite style.

Back patio door to be Anderson vinyl slider. Screen included. Colonial grids not included.

## **Plumbing**

***Note: All sinks, toilets, faucets & fiberglass tubs/showers to be provided by Builder.***

Kitchen:

- Undermount single bowl stainless-steel sink
- Kohler single handle brushed nickel faucet with pullout sprayer.

1<sup>st</sup> floor half bathroom:

- Tile Floor
- White pedestal sink
- White elongated comfort height toilet
- Kohler two handle sink faucets in chrome finish

2<sup>nd</sup> floor bathroom:

- Tile Floor
- 5' vanity with double sinks
- White elongated comfort height toilet
- Kohler two handle sink faucets in chrome finish
- 5' white fiberglass one piece tub/shower unit

2<sup>nd</sup> floor main bathroom:

- Tile Floor
- 5' vanity with double sinks
- White elongated comfort height toilet
- Kohler two handle sink faucets in chrome finish
- 5' Tile shower with showerhead and handheld chrome finish. (Tile from builder's samples)

Electric hybrid high efficiency hot water heater

Plumbing for washing machine provided. Buyer responsible for washer hookup.

Two exterior faucets provided. Locations to be determined by builder.

**Bath Accessories:** Towel rods/toilet paper holders/mirrors/shower doors/window treatments are the responsibility of the buyer after closing.

## **Radon**

The builder installs a passive radon system that meets the building code. Any fans and/or electrical work required to make the passive system active are the responsibility of the Buyer.

## **Heating and Air Conditioning**

Mitsubishi High efficiency electric heat pumps will be installed. First floor will have either ducted units or ceiling cassettes. Second floor will have wall mounted units.

## **Electrical**

200-amp service, with circuit breakers. Ground fault circuits in bathrooms and sink areas.

Wiring for electric dryer provided. Buyer responsible for dryer hookup.

Smoke and carbon monoxide detectors will be installed per town requirements/electrical code.

Cable & telephone outlets – 4 of each (combination jack) will be supplied and installed by builder.

Two exterior outlets provided.

Garage outlets provided per code.

One electric car charger outlet/port included.

Lighting package supplied by Builder. Package consists of brushed nickel lighting throughout the interior and exterior of the house and chrome fixtures in the bathrooms. Buyers may choose to customize lighting. If choose to customize, Buyer needs to purchase fixtures at their own cost and builder will install. An additional fee will be charged for fixtures that have crystals or equivalent items that require extra time to assemble.

The builder will provide and install 10 recessed lights in locations selected by the builder.

All switches and outlets are conventional style white.

Undercabinet lighting quoted upon request.

Whole house generator packages available upon request.

## **Interior Walls and Ceilings**

Interior walls to have a skim coat of plaster over blue board.

Ceilings are a textured finish and painted a flat white. Ceiling height on the 1<sup>st</sup> floor is 9' and 8' on the 2<sup>nd</sup> floor. (With the exception of vaulted or cathedral areas)

## **Interior Finish**

Baseboard to be paint grade 5 1/2" Colonial style base.

Casing to be paint grade 3 1/2" colonial window and door trim.

Dining room to include crown molding with a chair rail and picture frame panels below.

Interior door style chosen by Builder.

White wire shelving installed in closets in a layout determined by Builder.

## **Paint**

All interior walls will be painted a matte finish, no exceptions. Buyer will have a choice of up to 3 colors from the Benjamin Moore paint line. Additional colors will be quoted upon request.

All interior doors and trim will be painted white with a semi-gloss finish.

Front door will be painted white or alternate color choice by buyer. All other exterior doors will be painted white. Garage doors are white and will not be painted.

## **Flooring**

Carpet allowance to be \$36.00 per yard installed. From Builder's samples.

Ceramic tile in bathrooms and laundry room. From Builders samples. \$4/sq.ft. (Materials only)

3 1/4" red oak hardwood on first floor. Color options from Builders samples.

Red oak stair treads to second floor, stained to match hardwood.

## **Countertop and Appliances**

Cabinet allowance \$15,000.00. Upgrades available, quoted at time of request.

Granite countertop allowance \$4,500.00. Upgrades available, quoted at time of request.

Stove, Dishwasher, Microwave supplied and installed by builder. Brand of appliance dependent upon product availability. Buyer may choose own appliances, in which case a credit of \$2,000 would be applied at closing.

Wall ovens, wall oven/microwave units, separate cooktops, chimney style hood fans, and other specialty appliances to be installed at an extra cost and will be quoted upon request.

Microwave will not be vented to the exterior. Additional cost for venting to exterior will be quoted and will only be vented if appliance is on an exterior wall.

Water line provided for refrigerator.

## **Landscaping**

All disturbed areas to be loamed and seeded. Number and type of shrubs and/or trees to be selected by Builder.

Irrigation systems are available as an option and will be quoted at time of request.

Walkway to be asphalt.

Driveway to be asphalt, double wide at house with single car turnaround.

## **Water & Sewer**

Water: Town water.

Sewer: Private septic, meeting local and state regulations for a 4-bedroom home.

## **Options and Extras**

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

## **General Notes**

We reserve the right to make changes to the home and/or to make deviations from the plans or specifications necessary in our sole discretion by site, job, governmental conditions, or availability of materials.

All vendors have been selected by the builder, we do not allow substitution of any vendors, suppliers, or subcontractors.

Square footage estimated only and may vary in actual construction.