

SPECIFICATIONS

FOUNDATION

- Footing: 20" wide, 3000 3/4 poured concrete footing and lally column pads.
- Walls: 10" wide, 3000 3/4 poured concrete walls.
- Sill sealer between top of walls and pressure treated sills.
- Interior and exterior footing drains (perforated PVC pipe) to daylight.
- 4" PVC radon pipe tied into interior footing drain vented through roof via 4" PVC pipe

UTILITIES

- Utilities: electric water heater, electric panel, electric HVAC system and duct work, domestic and sanitary piping located as determined by the Builder.

GARAGE

- Style: two car garage located on grade per the floor plans, approximately 23'x21'.
- Floor: 4000 3/4 poured concrete with fibermesh approximately 4" thick.
- Overhead Door: one (1) 18'x7'.
- Overhead Door Finish: exterior in heavy-duty steel or aluminum, thermal insulation.
- Overhead Door Operation: 1/2 HP electric motor.
- Window: one (1) awning window located per the floor plan.
- Door: one (1) door located per the floor plan.
- Finish: all walls and ceilings will be sheetrocked and painted.
- Concrete surfaces will be left natural and unpainted.

ROOF

- Construction: 5/8" CDX.
- Rubber Membrane Roof: Carlisle EPDM Rubber Membrane - Black, 10.5 year warranty.
- White aluminum drip edge along all soffits and rakes.

EXTERIOR WALLS AND FINISH

- Walls: 2"x8" wood studs 16" o.c. (typical), and 7/16" Zip sheathing
- Siding: a combination of Certainteed "Certaplank" 7" horizontal vinyl siding double wood grain, Certainteed "STONEfacade", and James Hardie "Hardie Panel" accents with 1x4 "Hardie Trim" overlay.
- Trim: corners, soffits, rakes, and miscellaneous pieces will be covered by PVC, vinyl, Hardie Trim or aluminum trim where applicable.

EXTERIOR DOORS

- Entry: 3'-0"x6'-8" composite material, white finish, white handle style door hardware, separate dead-bolt.
- Deck: 8'-0"x7'-0" sliding glass door, vinyl clad, white finish and screen, low E tempered glass, white hardware.

EXTERIOR WINDOWS

- Manufacturer: Anderson 100
- Style: casement and awning style windows.
- Finish: vinyl clad, white finish window frames and sash.
- Glass: double pane, Low E with sound control
- Exterior windows meet Energy Star specs.

INTERIOR CEILINGS

- First Floor: ceiling height of approximately 9'.
- Second Floor: ceiling height of approximately 9'.
- Third Floor: ceiling height of approximately 8'.
- Finish: sheetrock with a smooth finish and painted.

INTERIOR TRIM

- Baseboard: 1"x6" one-piece, square edge, in all areas.
- Window and Door Casings: 1"x4" one-piece, square edge, in all areas.
- Cove Molding: second floor kitchen, dining, great room.
- Stairs: hardwood treads, poplar risers and skirt boards.
- Handrails: first, second and third floors per code, style to be determined by Builder.

INTERIOR WALLS & FLOORS

- Walls: 2"x4" wood studs @ 16" o.c. (typical) covered by 1/2" sheetrock.
- Floors: Wood Trusses with 3/4" Advantech sub-floor.
- Finish: sheetrock corners and seams will have three coats of joint compound and smooth finish.

INTERIOR DOORS

- Style: Masonite one-panel, smooth finish, solid core, 6'-8" high as shown on the plans.
- Door Hardware: Schlage lever handles, brushed nickel finish.
- Privacy Lock Sets: button lock door sets for all bathrooms.

INTERIOR FINISH

- Walls: two (2) coats of satin latex paint (1 primer, 2 finish).
- Interior Doors: one (1) coat of semi-gloss latex paint.
- Poplar trim: two (2) coats of semi-gloss latex paint.
- Oak trim: two (2) coats of clear polyurethane to match floors.
- Materials which come pre-primed may require only one (1) coat of paint.

INSULATION

- Type: spray foam, kraft, and unfaced insulation as well as poly and vents as required, air seal foam around windows and doors.
- Insulation meets applicable building codes and Energy Star specs.

CABINETRY

- Construction: Omega Cabinetry featuring framed cabinets in maple construction with full overlay doors and drawers. Box construction all plywood. Drawers feature hardrock maple dovetail joints with Blum, full access undermount slides, soft-close feature on doors and drawers. Double trash cabinet. Island to have recessed deco panels.
- Style: Doors and drawers will be shaker style. All bathrooms will have "floating" style vanities.
- Hardware: To be installed on operable drawers and doors. Buyer will have an assortment of styles and finishes to choose from.
- Moldings: Upper cabinets will have matching cove molding.

COUNTERTOPS

- Kitchen and Island: Quartz with undermount sink. Buyer to choose between 4" separate backsplash or wall tile.
- Bathrooms: Quartz with undermount sink, 4" separate back and side splash in bathrooms.
- Colors: To be selected by Buyer from Builder's samples.

APPLIANCES

- Style: GE Stainless Steel Profile appliances consisting of:
- Refrigerator: Model #PWE23KYNFS
- Dishwasher: Model #PDT715SYVFS
- Electric Convection Range: Model #PSS93YPFS
- Range Hood: Model #UVW8301SLSS
- Microwave Drawer: Model #PWL1126SWSS
- Front Load Washer: Model #GFW850SSNWW (white, second floor laundry).
- Electric Dryer Model: #CFD85ESSNWW (white, second floor laundry).

FLOOR COVERING

- Pre-finished Engineered Hardwood: Buyer will choose from a selection of Hallmark "Novella" flooring. To be installed throughout the first floor hallway and utility room, entire second floor, and the third floor hallway.

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225 Middlesex Turnpike, Burlington, MA 01803



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- Tile: Porcelain or ceramic tile installed in the first floor entry foyer, bathroom floors, primary bathroom shower floor, and the shower walls.
- Carpet: Tarkett Serenade over 6LB rebound pad installed in the first floor study, and third floor bedrooms.
- Selections: To be chosen by Buyer from Builder's samples.

HEATING, VENTILATION AND AIR CONDITIONING

- System: Two (2) Mitsubishi Dual Zone ducted heat pump systems

FIREPLACE

- Electric Fireplace: The Lex2-S by Valor, 50", linear

ELECTRICAL

- Service: 200 amp with circuit breaker panel located on the first floor and individual house meter.
- Switches and Outlets: Decora style white, located per code, GFI outlets where required.
- CAT6 and Telephone: Located in the living, study, and all bedrooms per the electrical plan. Conduit installed in the living room for future HDMI. Installation of buyer supplied wall-mounted TV and accessory cords by Buyer.
- LED Lighting: Recessed and surface lighting per the electrical plan, some on dimmers and motion sensors.
- Junction Boxes: Prewiring for three (3) Buyer supplied fixtures located in the dining room, kitchen island and primary bedroom, fixture to be installed by Builder.
- Bathroom Lights: LED recessed fixtures
- Exhaust Fan: One (1) per bathroom.
- Undercounter Lighting: LED strip under cabinet lighting in the kitchen.
- Exterior Lighting: Located at the exterior doors per the electrical plan.
- Smoke detectors and electrical work will be in accordance with all applicable electrical and building codes.
- Prewiring for one electric car outlet in garage. Outlet installation and car charger supplied/installed by Buyer.

PLUMBING

- Primary Bath: One (1) WC, two (2) under mount lavs, 60"x36" "curb-less" full tile shower including floor with Kohler Rain Head Model #K-76465-BN and Kohler Handheld on slide bar Model #K-98361-G-BN.
- Guest Bath: One (1) WC, one (1) under mount lav, one (1) white cast iron tub base Kohler Bellwether Model #K-875-0 with tiled shower walls with single function shower Model #K-TS22026-4-BN.
- First Floor Bath: One (1) WC, one (1) under mount lav, one (1) Aker, low threshold shower base with Kohler Shower Trim Model #K-TS22028-4-BN
- Powder Room: One (1) WC, one (1) under mount lav.
- Kitchen Sink: Choice between rectangular bowl and D-bowl undermount in stainless steel.
- Water Closets (WC): two-piece elongated bowl in white porcelain, 1.28 GPF Kohler Model #K-3814-0 - comfort height, soft close, brushed nickel lever.
- Under mount Lav: Kohler Rectangle or Oval bowl in white porcelain.
- Kitchen Faucet: Kohler single hole brushed nickel with pull down sprayer. Model #K-24662-VS
- Lav Faucets: Kohler single lever in brushed nickel. Model #K-22022-4-BN
- Shower Valve: Kohler in brushed nickel.
- Enclosures: Clear glass shower panel and door with brushed nickel hardware in the primary and first floor bath
- Garbage Disposal: ISE "Badger 5".
- Water Heater: 55-gallon electric

LAUNDRY ROOM

- Location: One laundry room located on the second floor as shown on the plans.
- Connections: Hot and cold water with shut-off, braided water hose and dryer line, stub for electric dryer, 110-volt outlet for washing machine and exterior dryer vent.

SHELVING

- Location: As shown on plans.
- Style: Adjustable white melamine closet shelf with hanging bar, one per closet except for pantry which will have two rows.

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FIRE & SAFETY

- Smoke Detectors: ceiling mounted, hard wired with battery back-up located throughout the house per the building code and Town of Burlington

FRONT LANDING & STEPS

- Type: Natural grey granite landing and steps.
- Steps: Number to be determined depending on grade.

FRONT WALKWAY

- Layout: from the front entry steps to the courtyard.
- Finish: Genest "Harborline" individual concrete pavers.

REAR DECK

- Type: Units 101-105, 108-109 will have approximately 8'x18' deck on 2nd floor.
- Finish: Trex or equivalent composite decking.

DRIVEWAY

- Layout: See site plan
- Construction: Two (2) coats of bituminous concrete (hot top) over gravel - 2" binder course, 1" finish course.

LANDSCAPING

- Trees, Shrubs and Plants: Extensive package, the exact size, type, and quantity to be per site plan.
- Sod: Installed throughout
- Bark Mulch: In all shrub and plant beds.
- As site conditions vary, Builder will determine the landscaping layout.

UTILITIES

- City sewer and water.
- Underground electric, telephone, and CATV service.

BUILDER NOTES

- The Unit Specifications are offered subject to change, omissions and errors by the Builder.
- The Builder reserves the right to substitute any of the above Unit Specifications with materials of similar or greater quality.

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