

102 Manning St NEEDHAM

Rooms: Eleven
Bedrooms: Four +
Baths: Three Full / One Half
Siding: Cedar Clapboard
Garage: Two Car
School: Mitchell School District

Total Living Area: 3500 square feet*

*This total living area includes finished, walk-up third floor. It *does not include* a full, unfinished basement with plumbing to easily add a fourth full bath.

Built by: **Tower Hill Builders**
Paul Doisneau
781-724-2843

1. PROPERTY AND LOT:

- Custom designed colonial by Bob Egan Architects
- Approximately 3500 square feet of living space
- Walk-up third brightly lit with double hung windows.
- Basement equipped with underground plumbing for full bathroom ready to be finished
- Lovely lot with mature trees
- Vermont granite front steps
- Mahogany front porch enhanced by arched entrance, fir beadboard overhead and pillars
- Large patio
- Oversize two car garage with automatic door opener
- Town water and sewer, Natural gas in street
- Prewired for alarm system
- Central air conditioning, two zones
- Underground, outside irrigation sprinkler system

2. FIRST FLOOR DESCRIPTION

- **All 9' high ceilings**
- **All clear, white oak flooring**
- **All walls and ceilings to have smooth, finish skim coat plaster** over ½' blue board
- **Foyer** with large closet
- **Living room** with custom crown molding
- **Dining room** with custom crown molding, chair rail and raised panels
- **22" X 16" family room** with brick fireplace, granite hearth, custom built mantle with built-in bookcases and recessed lighting
- **Kitchen** includes custom built cherry cabinets with full extension drawers. Large island to accommodate ample work space and seating. Granite countertops with radius edge. Undermount sink with disposal. Fully applanced to include cook top, double wall ovens and dishwasher
- **Eat-in area** off kitchen with wood slider leading to patio
- **Powder room** with pedestal sink, toilet and full venting
- **Full closet and stairway to basement** adjacent to door leading from garage. Mudroom with built-in cabinets.

3. 2ND FLOOR DESCRIPTION:

- **Hardwood floors in hallway and all bedrooms** (including closets)
- **All walls and ceilings to have smooth, finish skim coat plaster** over ½' blue board
- **Custom stairway with hardwood treads and handrails**
- Two **large linen closets** in upstairs hallway
- **Master bedroom suite:** recessed lighting, large walk-in closet with shelving, sitting area, and suitcase storage area
- **Master bathroom** features Jacuzzi surrounded by tile, tiled shower, vanity with granite top and double sinks.
- **Bedroom 2** with double-doored closet to include Masonite four-panel doors
- **Bedroom 3** with double-doored closet to include Masonite four-panel doors
- **Bedroom 4** with double-doored closet to include Masonite four-panel doors
- **Office** (optional 5th bedroom) with access to walk-up third floor
- **Main bathroom**, tiled, with porcelain tub with showerhead, vanity with double sinks and granite top, 3rd bathroom similar, with tub
- **Laundry room** with tile floor, splash pan for washing machine, exhaust vent for dryer, utility sink and rod for hanging clothes

4. EXCAVATION AND FOUNDATION

- Excavation to virgin soil, compaction, backfill with over 1 feet ¾" crushed stone on foundation with garage
- Concrete mix 3500 psi
- Poured 10" thick concrete walls with footings
- 4" Thick poured concrete basement and garage floors with fiber mesh to prevent any cracking

5. FRAMING

- Exterior walls framed with 2' x 4' construction
- All lumber to be kiln dried, construction quality
- All plywood construction, no chipboards
- ¾" Tongue and groove floor construction

6. SIDING AND TRIM

- 6" Clear (not finger jointed), pre-primed clapboards installed 4" to the weather
- All corner boards, rakes, fascias and soffits pre-primed exterior grade

7. ROOFING

- 30 Year warranty architectural shingles
- 15 Pound felt paper roofing underlayment under all shingled areas
- 3' Ice and Water Shield at all roof caves and cheeks
- Vented soffit strip and continuous ridge vent
- White seamless aluminum gutters and downspouts

8. INSULATION

- Exterior walls
- Attic floor
- Basement ceiling:

9. WINDOWS, EXTERIOR DOORS AND GARAGE DOORS

- Windows to be Andersen wood with clad, double hung tilt-in type with airspace grills
- Front door is custom Simson Fir door, and door leading into house from garage to be fiberglass insulated Therma-True doors
- Garage doors to be insulated, metal raised panel style with electric opener and remote control

10. COOLING AND HEATING

- Hydro-Air hot water heat distributed by ductwork system with three control zones
- Gas boiler
- Complete air conditioning system with three control zones

11. PLUMBING

- Frost free exterior water spigot and underground sprinkler system piped to second meter set-up
- Domestic hot water with indirect water integral to cast iron boiler with 80 gallon storage tank
- Separate meters for exterior and interior water

12. ELECTRICAL

- 200 Amp electrical service

- Recessed lights in every room in downstairs, upper hallway and master bedroom
- Pre-wiring for 10 telephone jacks, 10 cable TV and internet connections

13. INTERIOR FINISH

- Four panel solid core Masonite doors with oil rubbed bronze hardware
- 4 ½" colonial casings and 7" baseboards first floor
- 3 ½" colonial casings and 5" baseboard second floor
- Benjamin Moore paints