

21 Edgewood St NEEDHAM

Price \$1,375,000
Rooms: Eleven
Bedrooms: Five
Baths: Three Full , one half
Siding: Cedar Clapboard
Garage: Two Car
School: Mitchell School District

Total Living Area: 4000 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 fifth full bath.

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

1. PROPERTY AND LOT:

- Approximately 4000 square feet of living space
- Walk-up third floor brightly lit with double hung windows, and full dormer, and full bath.
- Basement equipped with underground plumbing for full bathroom ready to be finished.
- Lovely lot with mature trees
- Vermont granite front steps, and granite porch.
- Front porch enhanced by arched entrance, fir bead board overhead and pillars
- Large paver patio 12 x 20
- Oversize two car garage with automatic door opener
- Town water and sewer.
- Pre wired for alarm system
- Central air conditioning, three zones
- Underground, outside irrigation sprinkler system
- Level 9,550SF Lot

2. FIRST FLOOR DESCRIPTION

- **All 9' high ceilings**
- **All clear, 3 1/2 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 wainscoting.
- **20 X 16 family room** with brick fireplace, granite hearth, custom built mantle and recessed lighting
- **16 Foot wide, Kitchen** includes custom built cherry cabinets with full extension drawers. Large island to accommodate ample work space and seating. Granite countertops with radius edge. Under mount sink with disposal. Fully applianced to include GAS cook top, double ovens and dishwasher, Pantry. Bar sink/prep area at island.
- **Eat-in Morning Room** , with Andersen door leading to patio
- **Bath, pedestal sink**, toilet and full venting
- **Full closet and stairway to basement** adjacent to door leading from garage.
- **Wide Mahogany decked Porch.**
- **L Shaped custom stairway, with wainscoting.**
- **Study, with French Door.**
- **Separate entrance with mudroom, built in bench and cubbies.**

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 L shape stairway with hardwood treads and handrails**
 - **Master bedroom suite:** recessed lighting, Cathedral ceiling. 3 large walk-in closets with shelving. Eave storage area.
 - **Master bathroom** features Jacuzzi surrounded by tile, tiled shower, with seat, his and hers vanity with granite top and under mount sink. Radiant heat.
 - **Bedroom 2** with double-door closet
 - **Bedroom 3** with double-door closet
 - **Bedroom 4** with double-door closet
 - **Bedroom 5 with walk in closet**
 - **Main bathroom**, tiled, with full size tub with shower, vanity with double sinks and granite top, 3rd floor bathroom similar, with one piece shower/tub.
 - **Laundry room** with tile floor, exhaust vent for dryer, utility Sink. Folding table and rod for hanging clothes. Gas or electric dryer hookup.
- Open loft with stairs to finished 3rd floor bonus room.

4. EXCAVATION AND FOUNDATION

- Excavation to virgin soil, compaction, backfill with, ¾" crushed stone under foundation and garage floor
- Concrete mix 3500 psi
- Poured 10" thick concrete walls with footings
- 4" Thick poured concrete basement and garage floors with fiber mesh.
- Full French perimeter drain and pit, underground gutter drain to drywell.

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, 5/8 on roof deck.

6. SIDING AND TRIM

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

7. ROOFING

- 30 Year warranty architectural shingles
- 15 Pound felt paper roofing 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 Carriage House 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 4 telephone jacks, 4 cable TV and internet connections

13. INTERIOR FINISH

- Four panel solid core 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