

**32 HOOVER ROAD
NEEDHAM, MA**

PROPERTY AND LOT

**Custom designed colonial by HPA Architects
Approximately 3600 square feet of living space
Basement equipped with underground plumbing for full bathroom ready
To be finished
Mature lot with trees bordered by 40' town easement for paper road
Brick walkway from driveway leading to Vermont granite front steps
Mahogany front porch enhanced by arched entrance, fir beadboard
Overhead and pillars
Backyard patio
Oversized two car garage with automatic door opener
Town water and sewer
Central air conditioning, two zones**

FIRST FLOOR DESCRIPTION

**All 9' high ceilings
All clear, white oak flooring
All walls and ceilings to have smooth, finish skim coat plaster over 1/2"
Blue board (except garage will have textured ceiling)
Foyer with large closet
Living room with custom crown molding and French doors
Dining room with custom crown molding, raised panels and chair rail
Family room with brick fireplace, granite hearth, custom built mantle with
Built-in cabinets 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
Gas appliances to include cooktop, double wall ovens, dishwasher.
Beautifully lit recessed, pendant and undercabinet lighting.
Eat-in kitchen area with recessed lighting and wood slider to patio
Full bath with shower, sink, toilet, linen closet and full venting
Mudroom with large closet and access to garage
Office/guest room with closet**

SECOND FLOOR DESCRIPTIONS

**Hardwood floors in hallway and all bedrooms (including closets)
All walls and ceilings to have smooth, finish skim coat plaster over 1/2"
Blue board (except closets will have textured ceilings)
Custom oak stairway with hardwood treads and handrails**

Linen closet in upstairs hallway
Master bedroom suite: recessed lighting, large walk-in closet with shelving
Sitting area and storage area
Master bathroom features oversized tiled shower,
Custom vanity with granite top and double sinks
Bedroom 2 with double-door closet
Bedroom 3 with double-door closet
Bedroom 4 with double-door closet
Main bathroom, tiled, with porcelain tub with showerhead, granite counter,
Vanity with double sinks, linen closet
Laundry room with tile floor, splash pan for washing machine, exhaust vent
For dryer

FRAMING

Exterior walls framed with 2" x 4" construction
All lumber kiln dried, construction quality
All plywood construction, no chipboards
¾" tongue and groove floor construction

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
Oil primer, latex finish, Benjamin Moore paints

ROOFING

30 year warranty architectural shingles
15 lb felt paper roofing underlayment under all shingled areas
3" Ice and Water Shield at all roof caves and checks
Vented soffit strip and continuous ridge vent
White seamless aluminum gutters and downspouts

WINDOWS, EXTERIOR DOORS, GARAGE DOORS

Windows to be Jeld-Wen (Premium Collection) wood, double
Hung tilt-in type with airspace grills
Windows trimmed in historical casings and shutters
Front door and door leading into house from garage: fiberglass
Insulated Therma-True doors
Insulated garage doors, metal raised panel style with electric
Opener and remote control

COOLING AND HEATING

**Hydro-Air hot water heat distributed by ductwork system with two
Control zones**

Gas boiler

Complete central air conditioning system w/two control zones

ELECTRICAL

200 Amp electrical service

**Recessed lights in every room downstairs, upper hallway, master
Bedroom**

Pre-wiring for 6 telephone jacks, 7 cable tv and internet connections

INTERIOR FINISH

Four panel solid core doors with standard hardware

3 1/2" colonial casings and 7" baseboards first floor

3 1/2" colonial casings and 5" baseboards second floor

Benjamin Moore paints