

45 Mann Ave NEEDHAM

Rooms: Ten
Bedrooms: Four +
Baths: Two Full / One Half
Siding: Cedar Clapboard
Garage: Two Car
School: Broadmeadow School District

Total Living Area: 4,100 square feet*

*This includes 680 sq. ft. on the third floor but *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:

- Approximately 3900 square feet of living space ,10 Rooms, 3 ½ bath, 4 bedroom, office, 3rd floor bonus room
- Basement equipped with underground plumbing for full bathroom ready to be finished
- Lovely lot with mature trees,10,330 SF, 142/152ft deep lot
- Vermont granite front steps, Bluestone walk
- Mahogany front porch enhanced by arched entrance, fir bead board overhead and pillars
- Large patio
- Oversize two car garage with automatic door opener
- Town water and sewer.
- Pre wired for alarm system
- Central air conditioning, two zone
- Walk to train and Broadmeadow school

2. FIRST FLOOR DESCRIPTION

- **All 9' high ceilings**
- **All clear, white oak flooring, clear finish 3 coats**
- **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, and wainscoting
- **Dining room** with custom crown molding, chair rail and wainscoting
- **22" X 16" family room** with brick fireplace, flush hearth, custom built mantle and recessed lighting
- **Kitchen** includes custom built cherry cabinets with full extension drawers. Large island to accommodate ample work space and seating. Granite countertop with radius edge. Under mount sink with disposal. Stainless Steel appliances to include cook top, double oven and dishwasher
- **Eat-in area** off kitchen with wood slider leading to patio
- **Powder room** with pedestal sink, toilet and full venting, and bead board
- **Full closet and stairway to basement** adjacent to door leading from garage.
- Large **Mudroom** with built in cabinets and bench seat.
- **Pantry** with full shelving
- **7 ½ Baseboard throughout**
- **Oil rubbed bronze hardware by Schlage on all doors**

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**
- **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-door closet to include Masonite four-panel doors
- **Bedroom 3** with double-door closet to include Masonite four-panel doors
- **Bedroom 4** with double-door closet to include Masonite four-panel doors
- **Office** with closet
- **Main bathroom,** tiled, with porcelain tub with showerhead, vanity with double sinks and granite top.
- **Laundry room** with tile floor, sink and exhaust vent for dryer

4. 3rd FLOOR DESCRIPTION:

- **Carpeted** 680 square foot area with 5 large windows and dormer
- **Full bath** with shower and vanity
- Phone, cable and recessed lighting

5. 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

6. FRAMING

- Exterior walls framed with 2' x 4' construction
- All lumber to be kiln dried, construction quality
- All plywood construction, no chipboards
- 3/4" Tongue and groove floor construction, 5/8 on roof deck.

7. SIDING AND TRIM

- pre-primed, Cedar clapboards installed 4" to the weather. Tyvec Housewrap.
- All corner boards, rakes, fascias and soffits pre-primed exterior grade Pine. Wide Pine for traditional look.

8. 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

9. INSULATION to building code. Sound deadening used on interior walls at bathrooms and laundry.

- Exterior walls
- Attic floor
- Basement ceiling:

10. WINDOWS, EXTERIOR DOORS AND GARAGE DOORS

- Windows to be Andersen wood, clad, double hung tilt-in type with airspace grills. Trimmed with Historic sill, Flat casings, and Pediments on front elevation.
- 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. Divided lite transom above.

11. COOLING AND HEATING

- Hydro-Air hot water heat distributed by ductwork system with two control zones
- Oil boiler
- Complete central air conditioning system with two control zones

12. 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

13. ELECTRICAL

- 200 Amp electrical service
- 20 Recessed lights in every room in downstairs, upper hallway and master bedroom
- Pre-wiring for 8 telephone jacks, 8 cable TV and internet connections

14. 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, 5 colors