



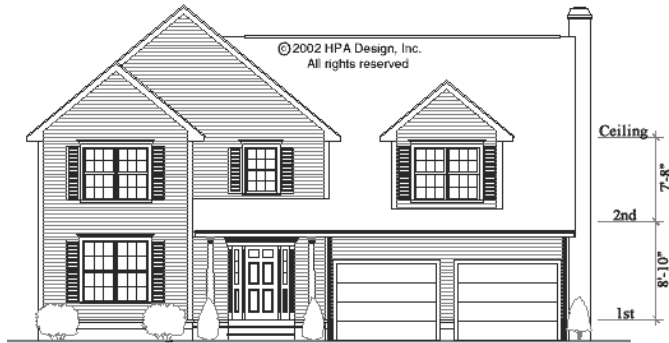
57 WHITING WAY NEEDHAM

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

Total Living Area: 3100 square feet*

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

Built by: **Tower Hill Builders**
Paul Doisneau
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57 Whiting Way Needham, MA

1. PROPERTY AND LOT:

- Custom designed colonial by HPA Architects
- Approximately 3100 square feet of living space
- Walk-up third floor prepped to finish – brightly lit with doublehung windows and Velux skylights
- Basement equipped with underground plumbing for full bathroom ready to be finished
- Level lot with mature trees
- Bluestone walkway from driveway leading to Vermont granite front steps
- Mahogany front porch enhanced by arched entrance, fir beadboard overhead and pillars
- Bluestone patio
- Oversize two car garage with automatic door opener
- Town water and sewer
- 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 (except garage will have textured ceiling)
- **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 cabinets with full extension drawers. Large island to accommodate ample work space and seating. Granite countertops with radius edge. Undermount sink with disposal. Fully applianced to include cook top, double wall ovens, dishwasher, and refrigerator. Beautifully lit with recessed, pendant and under-cabinet lighting.
- **Eat-in area** off kitchen with recessed lighting and wood slider leading to bluestone patio
- **Powder room** with pedestal sink, toilet and full venting
- **Full closet and stairway to basement** adjacent to door leading from garage

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 (except closets will have textured ceilings)
- **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 whirlpool tub surrounded by tile, tiled shower, custom vanity with granite top and double sinks.
- **Bedroom 2** with double-doored closet
- **Bedroom 3** with double-doored closet
- **Bedroom 4** with double-doored closet
- **Office** with storage closet and access to walk-up third floor
- **Main bathroom,** tiled, with porcelain tub with showerhead, vanity with double sinks
- **Laundry room** with tile floor, splash pan for washing machine, exhaust vent for dryer, utility sink and rod for hanging clothes

4. 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

5. 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

6. 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

7. WINDOWS, EXTERIOR DOORS AND GARAGE DOORS

- Windows to be Jeld-Wen (Norco Premium Collection): wood, double hung tilt-in type with airspace grills
- 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

8. COOLING AND HEATING

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

9. ELECTRICAL

- 200 Amp electrical service
- Recessed lights in every room in downstairs, upper hallway and master bedroom
- Pre-wiring for 6 telephone jacks, 7 cable TV and internet connections

10. INTERIOR FINISH

- Four panel solid core doors with standard brushed chrome hardware
- 3 ½" colonial casings and 7" baseboards first floor
- 3 ½" colonial casings and 5" baseboard second floor
- Benjamin Moore paints

