

# 60 Tudor Rd

## NEEDHAM

Price \$1,395,000

Rooms: Eleven

Bedrooms: Five

Baths: Three Full , one half

Siding: Cedar Clapboard

Garage: Two Car

School: Broadmeadow School District

**Total Living Area: 4800 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 4800 square feet of living space
- Walk-up third floor brightly lit with double hung windows, and full dormer
- Basement equipped with underground plumbing for full bathroom ready to be finished.
- Level 10,800 SF lot with mature trees
- Vermont granite front steps, and mahogany 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

## 2. FIRST FLOOR DESCRIPTION

- **All 9' high ceilings**
- **All clear finish, 3 1/2 oak flooring**
- **All walls and ceilings to have smooth, finish skim coat plaster** over 1/2' blue board
- **Open Foyer** with closet
- **Living room** with custom crown molding, and double French door
- **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 cook top, double ovens and dishwasher.
- **Walk in Pantry.**
  
- **Eat-in Morning Room** , with Andersen door leading to patio
- **Bath, full shower, pedestal sink,** toilet and full venting
- **Full closet and stairway to basement** adjacent to door leading from garage .
- **Mahogany front Porch.**
- **L Shaped custom stairway, with wainscoting.**
- **Guest Suite, or office, with adjoining full bathroom**
- **Mudroom, with built in bench and cubbies.**

### 3. 2<sup>ND</sup> 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. 2 large walk-in closets , with shelving and 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 walk in closet, Jack and Jill bath.
- **Bedroom 3** with double-door closet, Jack and Jill bath.
- **Bedroom 4** with double-door closet
- **Main bathroom,** tiled, with full size tub with shower, vanity with double sinks and granite top.
- **Laundry room** with tile floor, exhaust vent for dryer, utility sink. Folding table, and rod for hanging clothes. Electric dryer hookup.

**Open balcony,** with stairs to two finished 3<sup>rd</sup> floor bonus room, or bedroom.

### 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 6' 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 2x6
- 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
- Oil boiler
- Complete air conditioning system with three control zones

## **11. PLUMBING**

- 2 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 brushed nickel hardware
- 4 ½" colonial casings and 7" baseboards first floor
- 3 ½" colonial casings and 5" baseboard second floor
- Benjamin Moore paints