# 329 Springs Road
# Bedford, Massachusetts 01730
# Specifications

**SPECIFICATIONS**

| | |
|---|---|
| Style | Colonial Townhouse |
| Year Built | 2026 |
| Rooms | 9 |
| Bedrooms | 4 |
| Bathrooms: | 4 Full, 1 Half |
| Square Footage: | 3,868 SF/unit Gross |
| | 3,000 SF Finished Area |

**STRUCTURE**

| | |
|---|---|
| Color | TBD |
| Exterior Siding | Fiber cement clapboard & Nickel gap siding |
| Porch | Mahogony Composite |
| Floor | Hardwood/Tile/Vinyl |
| Fireplace | Electric w/ remote |
| Roof | 30 yr. Arch. |
| Foundation | Poured Concrete |
| Windows | Pella Windows |
| Basement | Finished - Partial |
| 3rd Floor | Unfinished |
| Garage | 2 Car |

**AMENITIES**

| | |
|---|---|
| Cooktop | Thermador |
| Double Oven | Thermador |
| Refrigerator | Thermador |
| Dishwasher | Thermador |
| Microwave | Thermador |
| Beverage Center | Yes |
| Disposal | Yes |
| Sprinkler System | Yes |
| Audio/Video | Wired for speakers |

**FINANCIAL/LEGAL**

| | |
|---|---|
| Owner | Of record |
| Zoning | Residential A |
| Taxes | TBD |
| SMRD Book/Page | TBD |
| Acres | 0.918 Acre |
| Elementary School | Davis/Lane |
| Middle School | John Glenn |
| High School | Bedford High |

**SYSTEMS**

| | |
|---|---|
| Heat – Heat Pump | 3 zones |
| A/C – Heat Pump | 3 zones |
| Electric | 200 amp |
| Hot Water | Heat Pump |
| Water | Town |
| Sewer | Town |

**FIRST FLOOR**

Foyer
Guest Bedroom
Guest Bath
Powder Room
Dining Area
Family Room
Kitchen
Office
Mudroom
Garage

**SECOND FLOOR**

Primary Bedroom
Primary Bath
Laundry Room
Bedroom 1
Bedroom 2
Hall Bath

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**THIRD FLOOR**
Unfinished

**BASEMENT**
Recreation Room
Bathroom
Mechanical Area 1
Mechanical Area 2
Unfinished Area

**EXTERIOR**
Certainteed Fiber Cement siding
30-year Owens Corning "Duration" shingle
Pella windows
Thermatru doors
Seamless alum. gutters and downspouts
Front covered porch with composite deck
Rear porch with composite deck

**ENERGY EFFICIENCY**
Insulation –Closed cell foam and fiberglass
Electric heat pump hot water heater
Electric Heat Pump – Heat and A/C
Foundation waterproofing system
EnergyStar rated windows and glass door
Energy Recovery Ventilators (ERV) for air quality management
Programmable Wi-Fi Thermostats

**STRUCTURE**
2 x 6 wood framing
ZIP system exterior sheathing
Concrete foundations
Basement concrete slab with vapor barrier
Exterior perimeter drain
Below grade foundation waterproofing system

**INSULATION**
Closed cell foam
Open cell foam
Fiberglass batts
Hot Roof
Air sealing

**SYSTEMS**
Electric hybrid hot water heater
Two electric heat pumps for heat and A/C
Energy Recovery Ventilators (ERV) for air quality management
200 Amp electrical service
Coax cable, CAT6, throughout
Programmable Wi-Fi thermostats
Wired for surround sound in family room
Wired for audio in kitchen and office
Active sub-slab radon system
Irrigation meter

**INTERIOR CEILINGS/WALLS/TRIM**
9' First floor ceiling
8' Second floor ceiling
9' Basement ceiling
½" blue board/plaster throughout
Living spaces to be smooth finish
Garage textured finish
Stairs to be oak treads with pine risers
4"+ Window/Door casings
7 ¼" Baseboards throughout
Solid core interior doors with Schlage hardware

**FOYER**
Coat closet with shelving fixtures
Lighting fixture
Crown molding
Hardwood flooring – 4" white oak natural

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**MUDROOM**
Built-In cubbies and walnut bench
Crown Molding
Hardwood flooring – 4" white oak natural
Recessed lights

**HALF BATH**
Vanity and under mount sink
Crown molding
Hardwood flooring – 4" white oak natural
Bathroom Accessories

**DESIGNER KITCHEN/DINING AREA**
Quartz Countertops
Quartz Backsplash
Painted Maple Cabinets - Shiloh
Thermador Appliances
Pendant Lighting over island
Under mount SST sink w/ disposal
Under cabinet lights
Direct vent kitchen exhaust
Hardwood flooring – 4" white oak natural
Recessed Lights

**FAMILY ROOM**
Electric fireplace with remote
Recessed Lights
Built-in shelving
Hardwood flooring 4" Red Oak- Natural

**1st FLOOR GUEST BEDROOM**
Crown molding
Recessed Lighs
Closet with shelving
Hardwood flooring 4" Red Oak- Natural

**1st FLOOR GUEST BATH**
Tile shower
Tile floor
Granite/Quartz countertop with sink
Mirror
Bathroom accessory hardware
Glass shower door
Panasonic exhaust fan

**DINING AREA**
Crown molding
Light Fixture
Hardwood flooring 4" White Oak- Natural

**PRIMARY BEDROOM**
Private bath w/ vessel tub
Walk-in tile shower with glass enclosure
Bathroom tile floor
Granite/Quartz countertop with sink
Mirror
Recessed Lights
Bathroom accessory hardware
Panasonic exhaust fan
Walk-in closet with shelving
Hardwood flooring 4" White Oak- Natural

**BEDROOMS 2ND Floor**
Recessed Lights
Hardwood flooring 4" White Oak- Natural
Closet with shelving

**HALL BATH**
Bathtub
Tile surround
Tile floor
Granite/Quartz countertop with sink
Mirror
Bathroom accessory hardware
Panasonic exhaust fan

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**2ND FLOOR HALLWAY**
Recessed Lights
Crown Molding
Hardwood flooring 4” White Oak- Natural

**LAUNDRY ROOM**
Washer and electric dryer connection
Cabinetry with SST under mount sink
Tile Floor
Recessed lights

**BASEMENT RECREATION ROOM**
Vinyl Flooring
Recessed Lights
Wet Bar

**BASEMENT BATHROOM**
Tile shower
Tile floor
Granite/Quartz countertop with sink
Mirror
Bathroom accessory hardware
Panasonic exhaust fan

**GARAGE**
Two bay garage 8’-0” doors
Insulated garage doors
Electric garage door openers
Hot/Cold Hose Bibb
Wiring for car charger

**LANDSCAPING**
Professionally landscaped
Asphalt driveway
Concrete paver walkway
Irrigation System