

# The River Houses + Modern Mill



## FEATURES + SPECIFICATIONS

### KITCHEN

- Standard Kitchen Design per plan
- Soft-Close, Flat-Panel Frameless Cabinetry
- Cabinet Hardware: White Washed Oak
- Knob Finish: Washed Natural
- Black Metal Edge Pull, Size: 6" Length
- Countertops: Silestone Royal Reef Matte Concrete Finish
- Kitchen Backsplash: Soho Subway Tile White Matte Finish, 4"x 12" Plank

### KITCHEN APPLIANCES

- Bosch 30" Gas Cooktop 800 Series
- Bosch 30" Wall Oven 800 Series
- Bosch 24" Custom Panel Dishwasher 800 Series
- Bosch Stainless 36" Wall Mounted Range Hood, Exterior Venting
- Bosch 800 Series 24" Microwave Drawer
- Thermador 30" Tall Built-In Refrigerator Custom Panel Freedom Collection
- Garbage Disposal
- Kohler Vault 33" Large Divided Undermount Sink
- Blanco Culina Mini Semi-Professional Pulldown Kitchen Faucet

### BATHROOMS

- Tile: Soho Subway Tile White Matte Finish
- Godmorgon Cabinet with Odensvik Sink
- Mirror
- Kohler Elate Single-Hole Faucet
- Kohler Components 24" Towel Bar
- Kohler Components Toilet Tissue Holder
- Single Above-Mirror Wall Light
- Ceiling Exhaust Fan
- Kohler Veil Wall-Hung Toilet
- WaterSense Faucet and Toilet Fixtures

### SECOND FLOOR MAIN BATHROOM SHOWER

- Shower: Stile Libero Gray Porcelain Tile 24" x 48" and Soho Subway Tile White Matte Finish
- Kohler Purist Handshower
- Kohler Raindance Rain Shower
- Semi-Frameless Glass Shower Door

### SECOND FLOOR BATHROOM TUB

- Kohler Archer Drop-In Bathtub with Integrated Side Panel
- Kohler Purist Handshower

### FLOORING

- Hardwood Flooring: Engineered 7 1/8" Wide Plank Havwoods Pureplank throughout First and Second Floors
- Stairs: Custom Built and Designed White Oak Floating Stair
- Bathroom Tile Flooring: Stile Libero Gray Porcelain Tile 24" x 48"

### GENERAL SPECIFICATIONS

- Poured-in-Place Concrete Foundations with Slab-on-Grade Construction
- Foundation System Concrete Grade Beams with Helical Piles

### EXTERIOR

- Windows: Pella with Screens
- Front Door: Pella Full Light Exterior Door
- Roof Insulation: Johns Manville Roofing System
- Insulation: Energy 3
- Membrane: JM EPDM NR 60 Mil
- Front Steps: Poured Concrete
- Driveway: Asphalt
- Exterior Deck: First Floor Poured Concrete Patios, Second Floor Trex Decking and Metal Frame Rail System
- Siding: Hardi Panel Vertical Siding – Fiber Cement & Hardi Trim Battens
- Alaskan White Cedar
- Landscaping per Builder's Specifications: Front Foundation Plantings, Rolled Sod
- Carport: Finished to Exterior Finish Specs
- Lights: Senso Bold LED Wall Sconces and Senso Leto 13 LED Downlights at Carport
- Mailbox: Located to side of Front Door

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## INTERIOR

- Doors: Jeld-Win Interior Flush Finish
- Door Hardware: Interior Door Hardware Kwikset Milan Lever, Finish: Satin Chrome
- Window and Door Trim: ¾" Reveal Trim in Paint-Grade Wood
- Baseboard: 4" Paint-Grade Wood
- Walls: Drywall Level IV Smooth Finish,
- Ceilings: Drywall Level IV Smooth Finish

## INSULATION

- Certainteed MemBrain Continuous Air Barrier and Smart Vapor Retarder
- Per current Massachusetts Building Code: The homes are built to stretch code standards and achieve an overall R-Value of 21, with Roofs that have R-Values of 38.

## PAINT

- Interior Walls: One Coat Prime, One Coat Matte Finish
- Ceilings: One Coat White Flat Finish

## PLUMBING

- Tankless Water Heater: State Water Heaters

## ELECTRICAL

- 200 Amp Service
- Hardwired Smoke Detectors with Battery Back-Up System
- Carbon Monoxide Detectors
- Electric Outlets provided for Range and Dryer
- Interior of Home equipped with Lightolier by Signify Slim Surface LED Downlight
- Under-Shelf Light on bottom Kitchen Floating Shelf

## SYSTEMS

- York Affinity Series Two-Stage Split System Air Conditioner
- York 96% Two-Stage Variable Speed ECM Residential Gas Furnace
- State Tankless Hot Water Heater

## OTHER NOTES

- The River Houses feature 9'6" ceilings throughout the First Floor, and some offer an impressive 20' double ceiling height in the Living Room. The Second Floor of the River House has 13' ceilings in the Master Bedroom and a roofline that tapers down to 9'6" on the East side of the building.
- Exterior: The River Houses are clad in Alaskan White Cedar, a durable and renewable material well suited to the Berkshire climate.
- The River Houses incorporate low-maintenance Hardie material installed in sheets and battens alongside the Alaskan White Cedar.
- The River House I Floorplan includes Two Private Covered Carport Parking Spaces within the footprint of the home. River House Floorplans II and III both include One Private Covered Carport Parking Space, and One Exclusive-Use Uncovered Parking Space. The River Houses are wired to be able to accommodate a 50 Amp Electric Car Charging Outlet in their Carports.

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