

# Little Comfort Estates

## Whitman MA



Exclusively marketed by:



**Whitman**      **Hanson**  
**781-447-1111**    **781-293-1111**

**"LITTLE COMFORT ESTATES"**

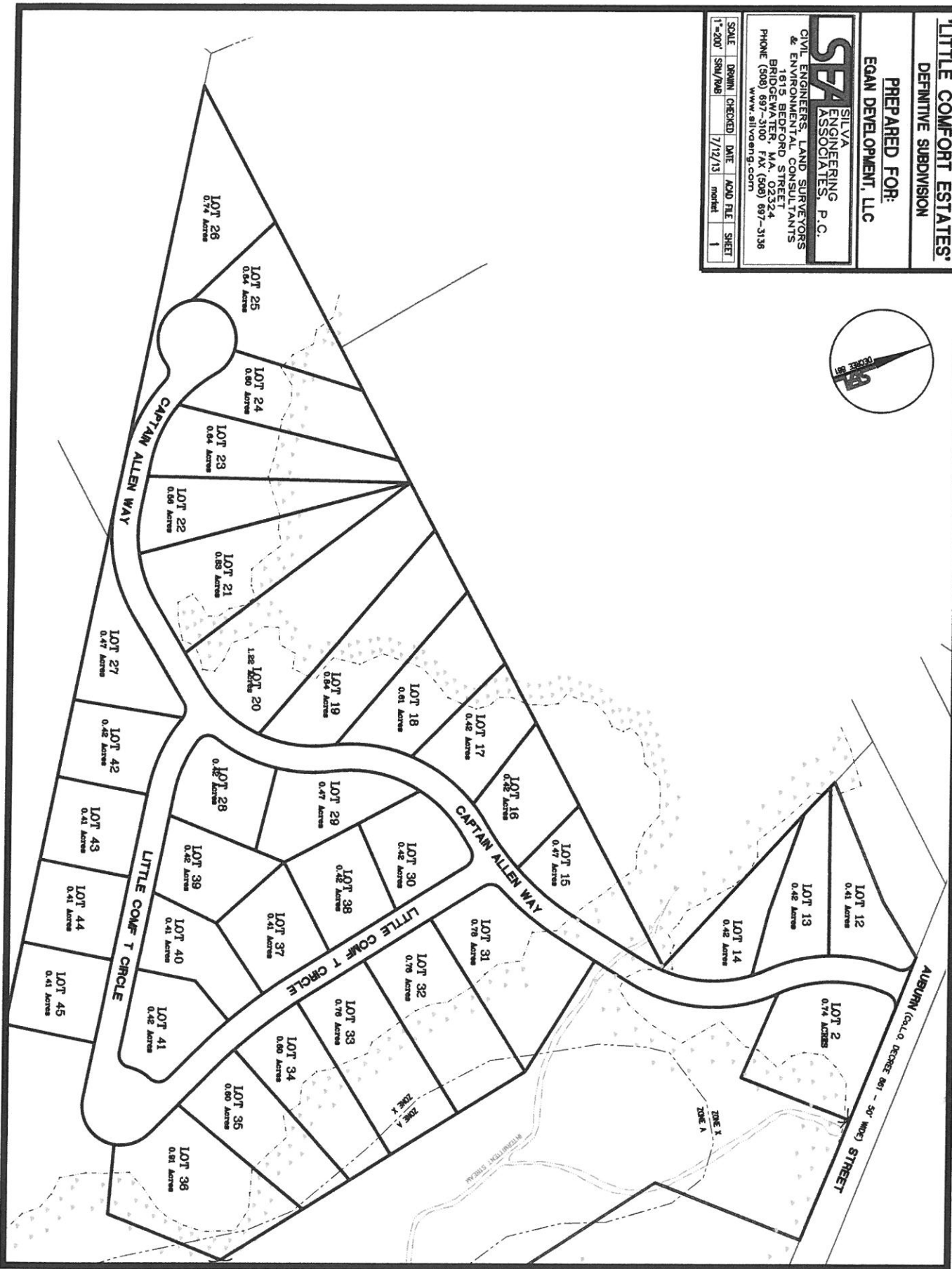
DEFINITIVE SUBDIVISION

PREPARED FOR:  
EGAN DEVELOPMENT, LLC

**SEA** SILVA ENGINEERING ASSOCIATES, P.C.

CIVIL ENGINEERS, LAND SURVEYORS & ENVIRONMENTAL CONSULTANTS  
1615 BEDFORD STREET  
BRIDGEWATER, MA, 02324  
PHONE (508) 697-3100 FAX (508) 697-3138  
WWW.SILVAENGINEERING.COM

SCALE	DRAWN	CHECKED	DATE	ACAD FILE	SHEET
1"=200'	SM/RAE		7/12/13	modul	1



**Little Comfort Estates**  
**Price List**  
**7/28/2013**

<b>Style</b>	<b>Room Count</b>	<b>Square Feet</b>	<b>Price</b>
Classic Colonial	7 rooms, 3 bedrooms, 2 ½ baths	1872	\$399,900
The Cape	7 rooms, 3 bedrooms, 2 ½ baths	1955	\$414,900
Auburn Colonial	7 rooms, 3 or 4 bedrooms, 2 ½ baths	1908	\$419,900
Farmhouse Colonial	8 rooms, 4 bedrooms, 2 ½ baths	2395	\$449,900
Plantation Colonial	9 rooms, 4 bedrooms, 2 ½ baths	2654	\$464,900
Custom Colonial	8 rooms, 3 or 4 bedrooms, 2 ½ baths	2484	\$479,900

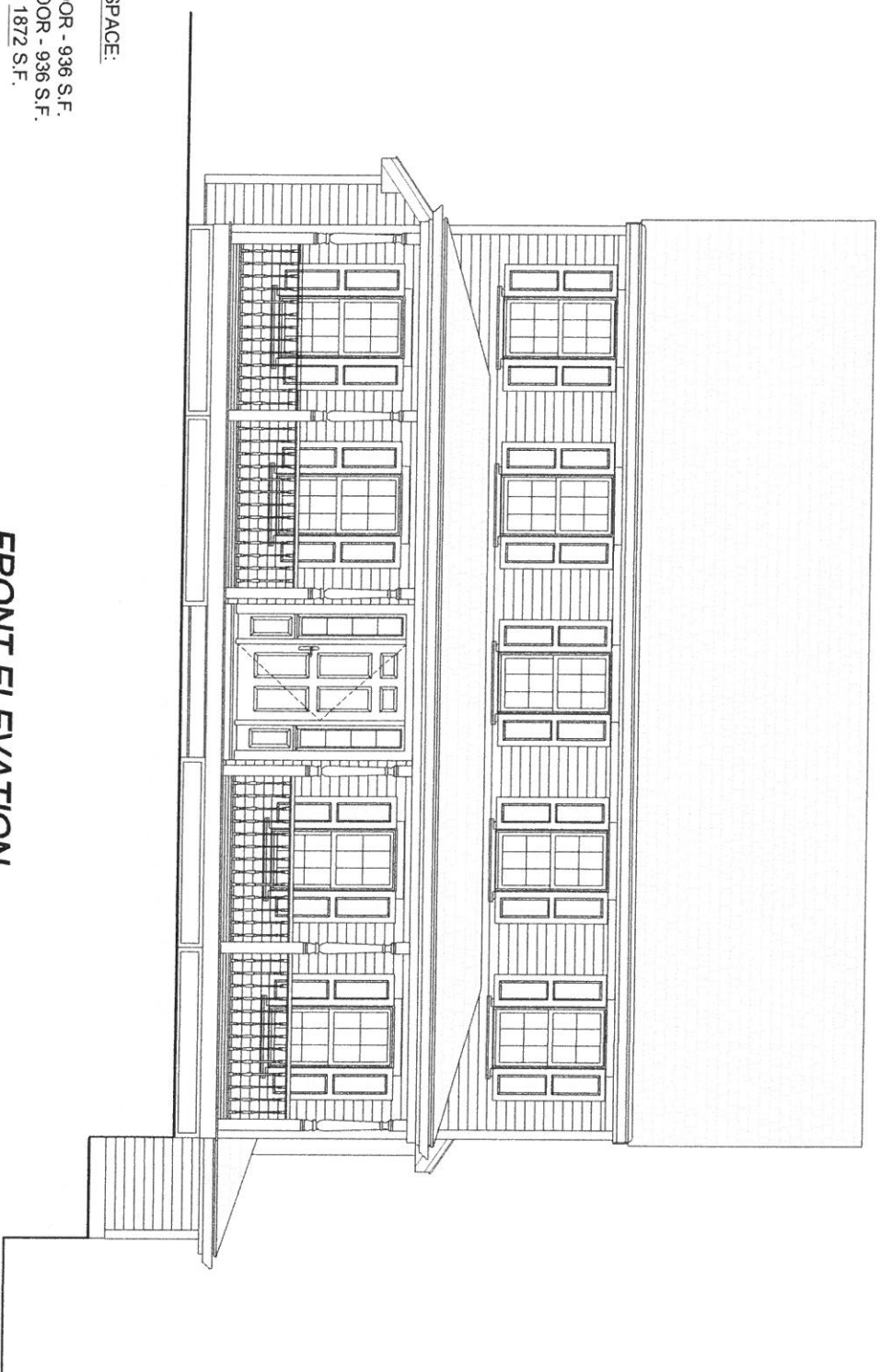
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**THE CLASSIC COLONIAL  
WITH FARMERS PORCH  
AND 2 CAR DRIVE UNDER GARAGE**

*Little Comfort Estates  
Whitman, Massachusetts*



LIVING SPACE:

- ❖ 1ST FLOOR - 936 S.F.
- ❖ 2ND FLOOR - 936 S.F.
- ❖ TOTAL - 1872 S.F.

**FRONT ELEVATION**



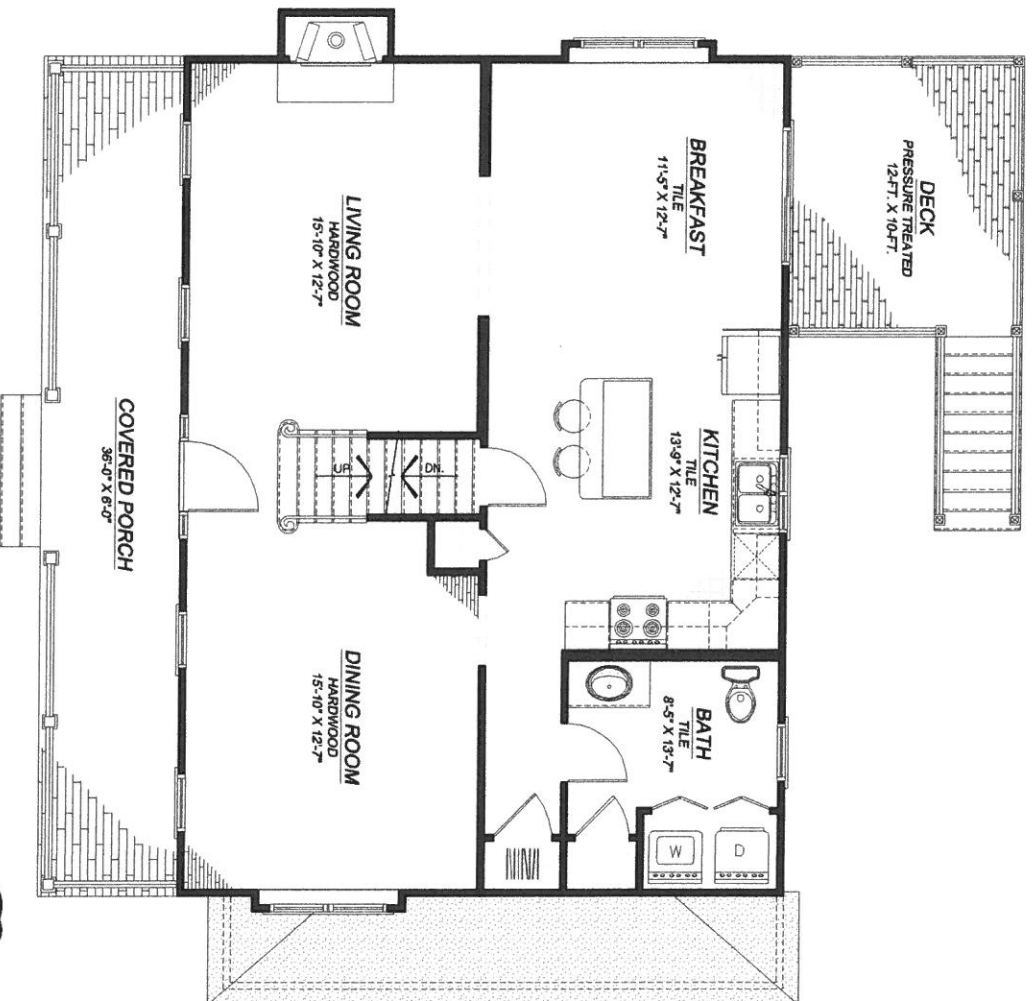
**Cedarville Design**  
design / remodel / restore  
cedarvilledesign@aol.com

*Egan Realty Group*

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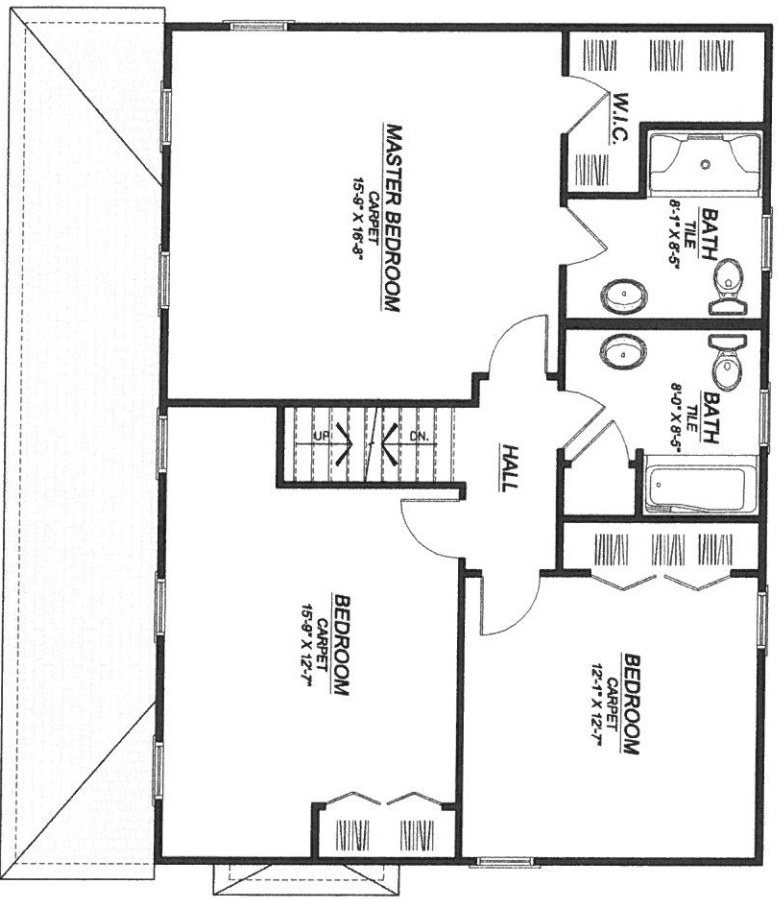
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**SECOND FLOOR PLAN**



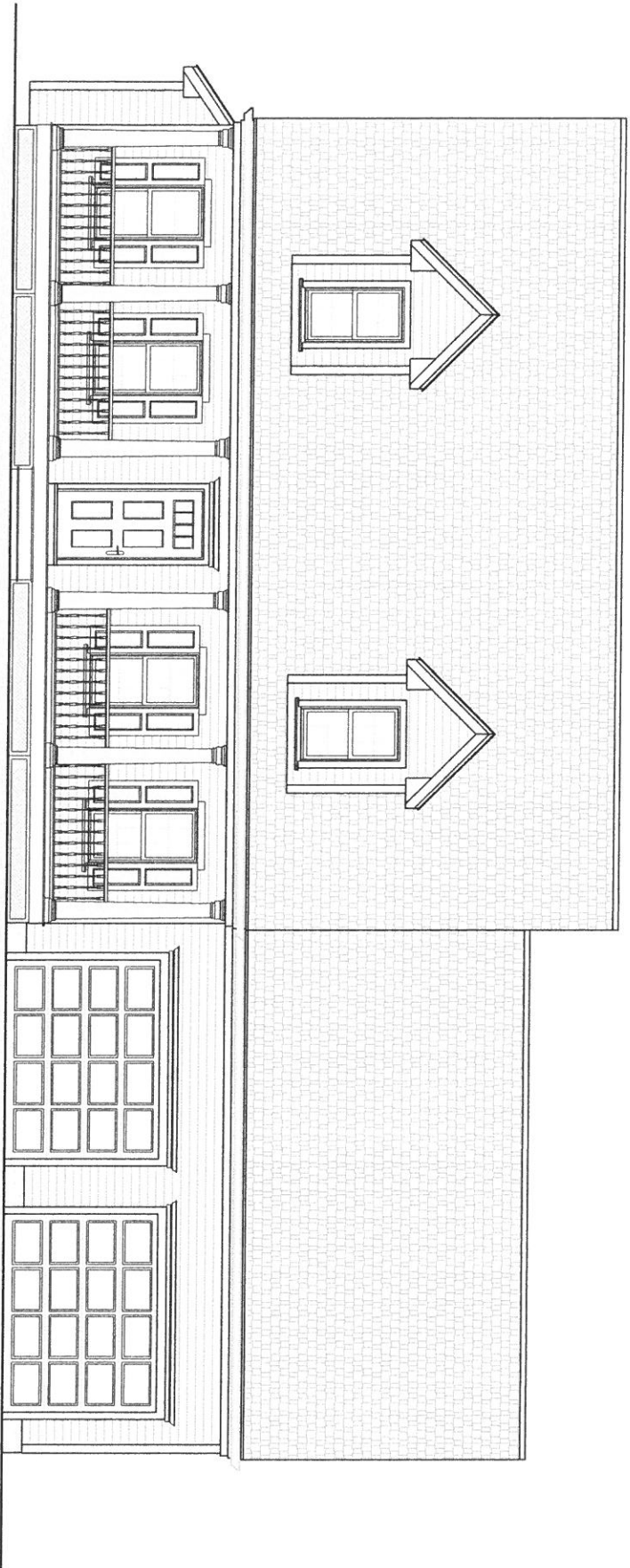
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**THE CAPE  
WITH FARMERS PORCH  
AND ATTACHED 2 CAR GARAGE**

LIVING SPACE:

- ❖ 1ST FLOOR - 936 S.F.
- ❖ 2ND FLOOR - 1019 S.F.
- ❖ TOTAL - 1955 S.F.

*Little Comfort Estates  
Whitman, Massachusetts*



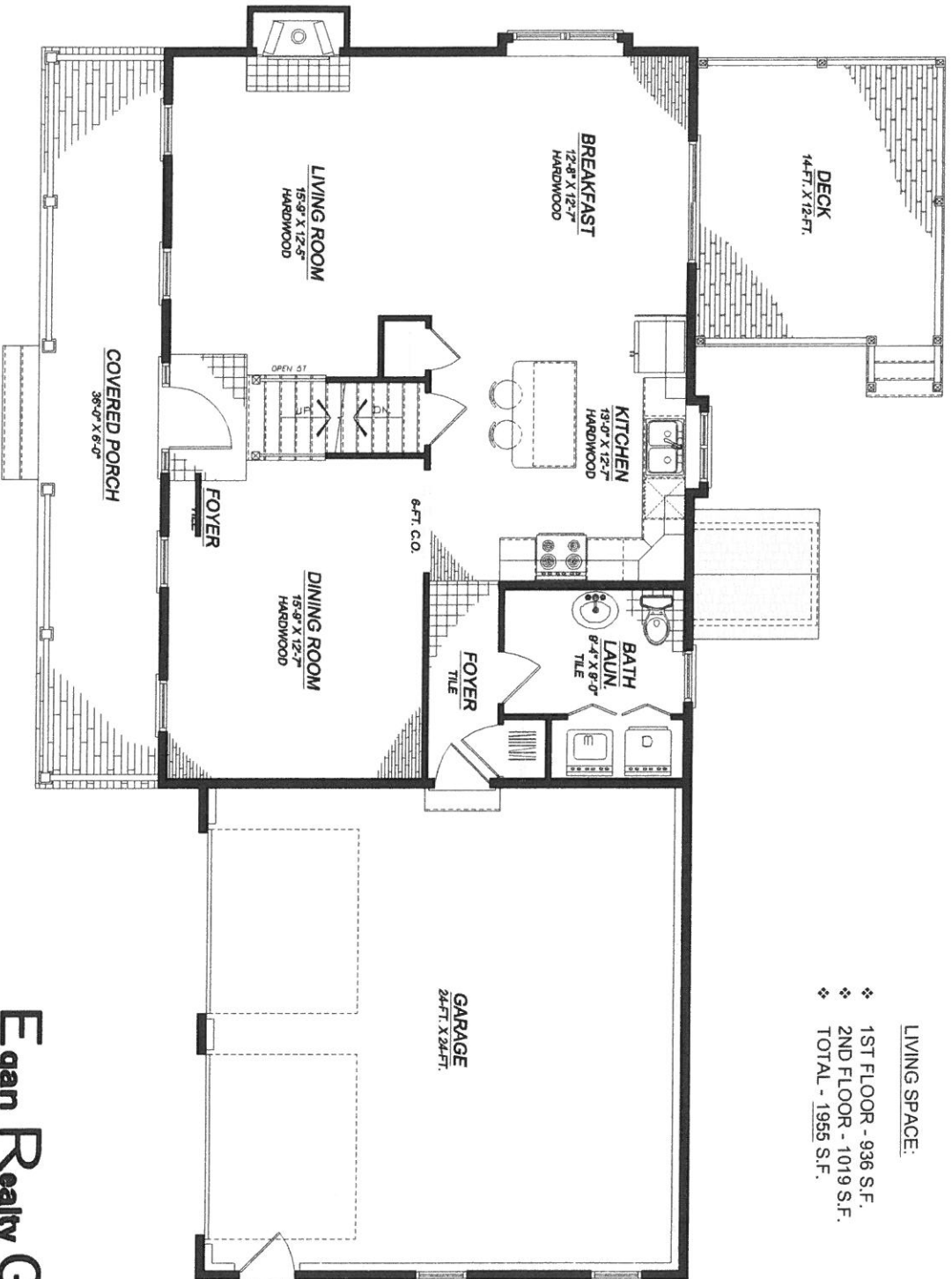
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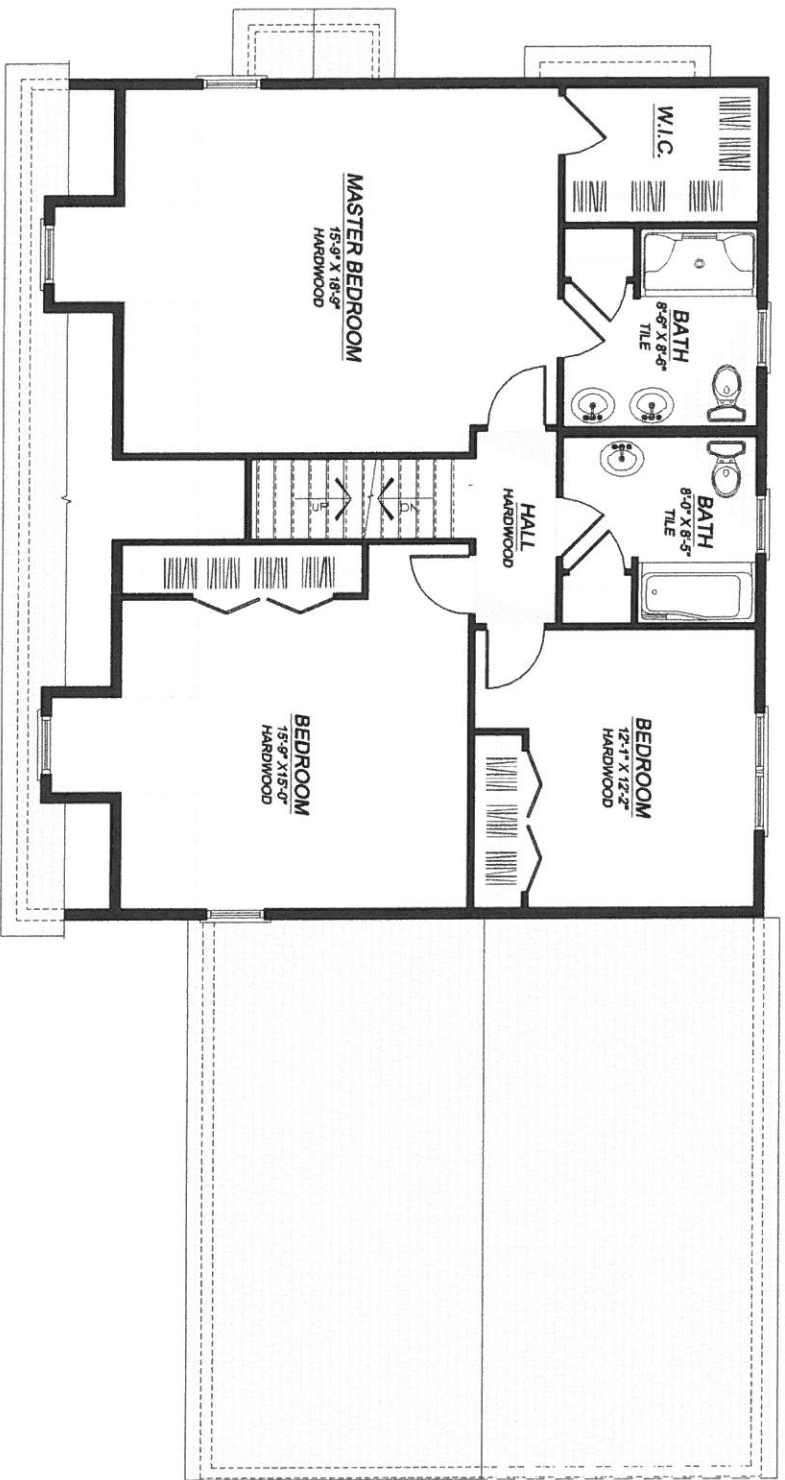
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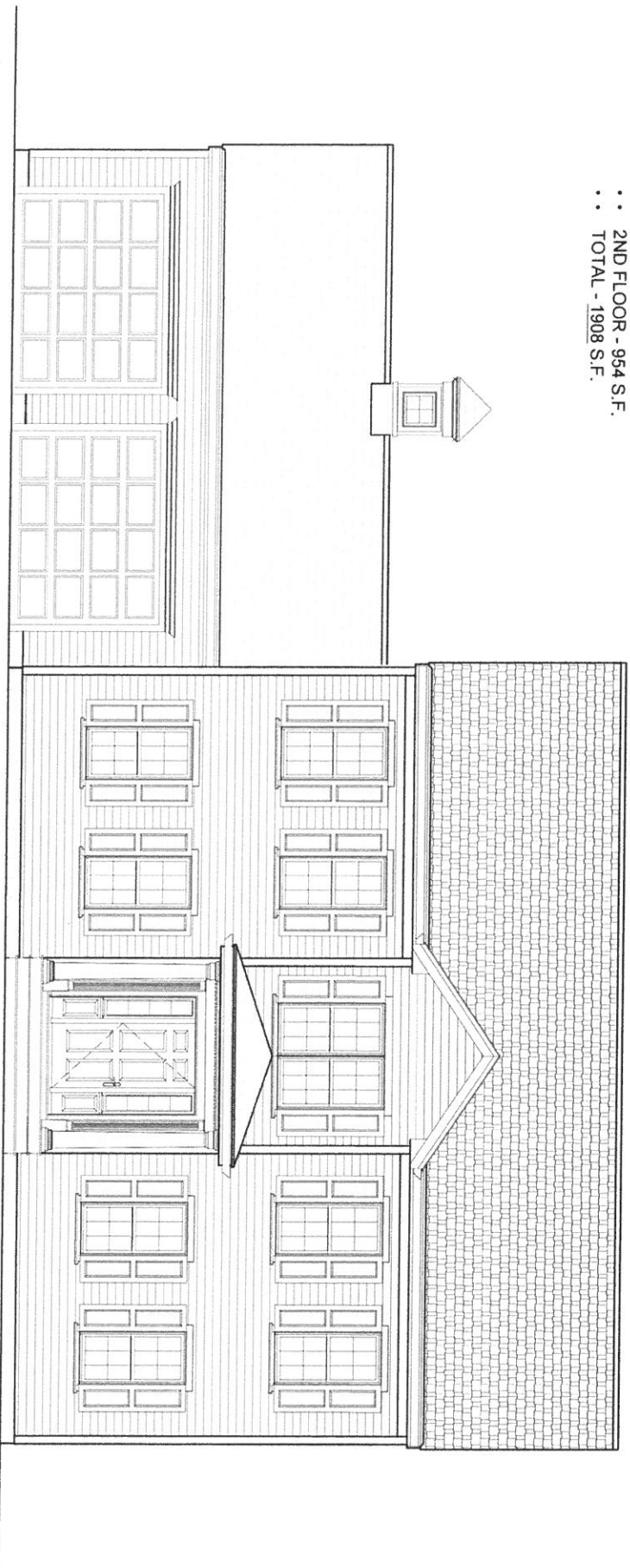
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**THE AUBURN COLONIAL  
WITH ATTACHED 2 CAR  
GARAGE GARAGE**

*Little Comfort Estates  
Whitman, Massachusetts*

LIVING SPACE:

- 1ST FLOOR - 954 S.F.
- 2ND FLOOR - 954 S.F.
- TOTAL - 1908 S.F.



**FRONT ELEVATION**



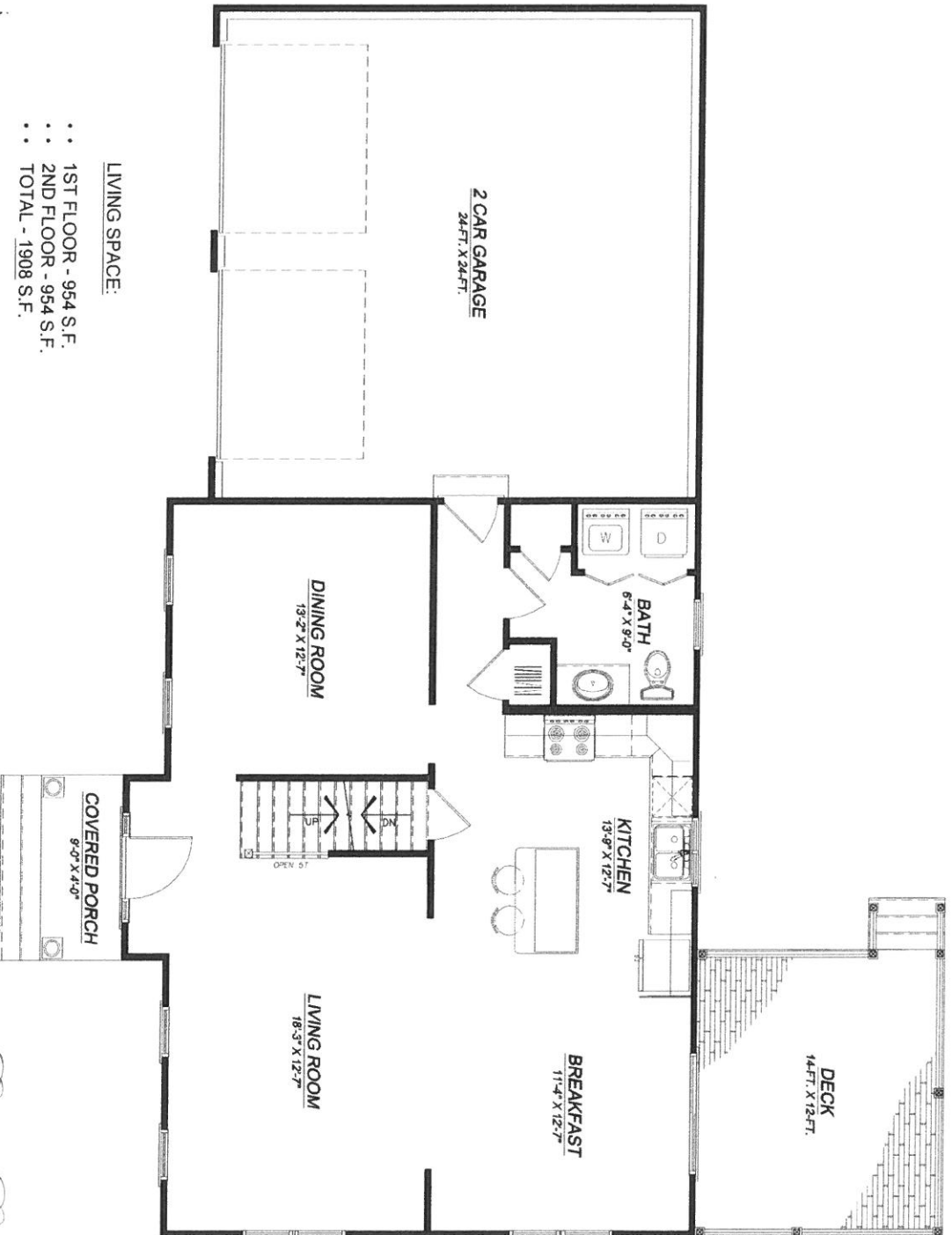
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Whitman, Massachusetts*



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## FIRST FLOOR PLAN

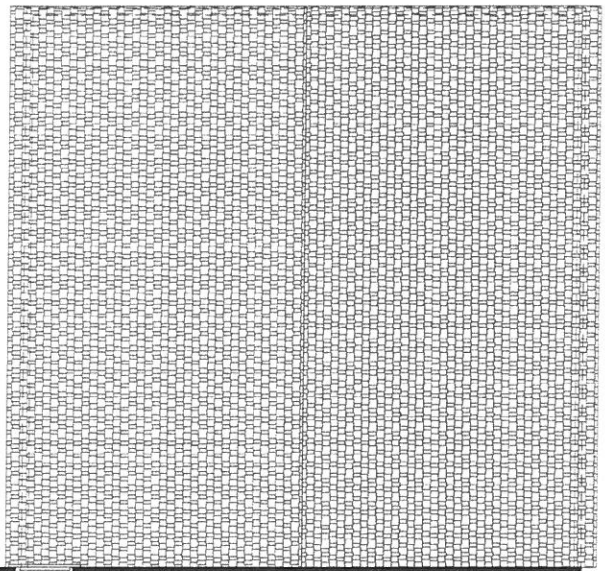
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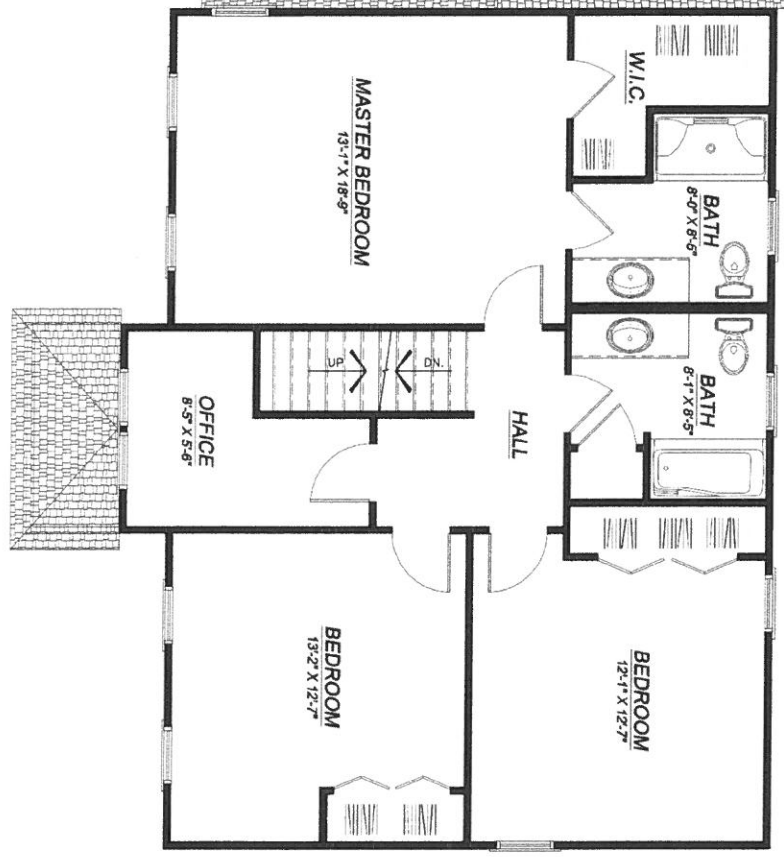
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**SECOND FLOOR PLAN**

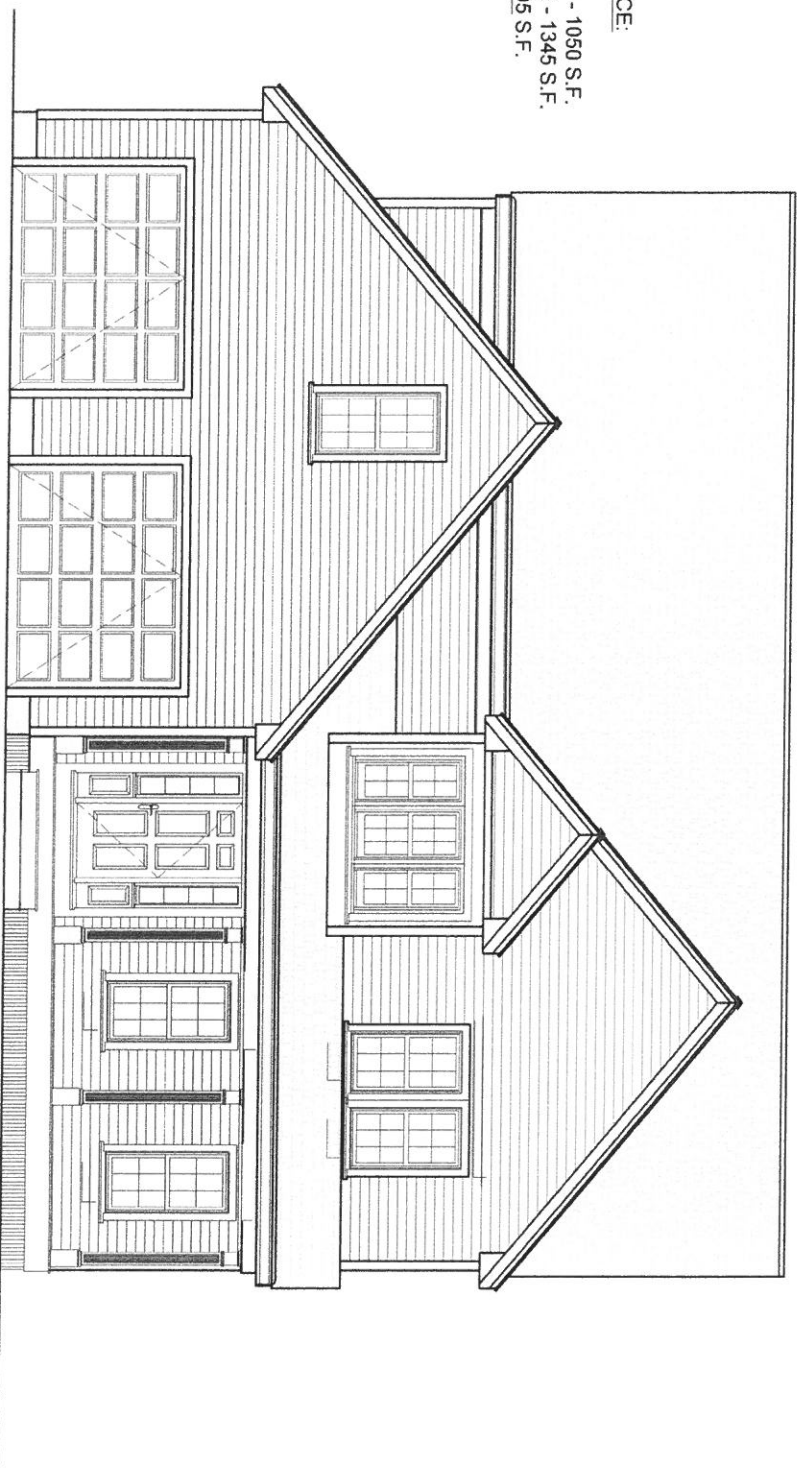
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**THE FARMHOUSE COLONIAL  
WITH ATTACHED 2 CAR  
GARAGE AND COVERED PORCH**

*Little Comfort Estates  
Whitman, Massachusetts*

- LIVING SPACE:
- • 1ST FLOOR - 1050 S.F.
  - • 2ND FLOOR - 1345 S.F.
  - • TOTAL - 2395 S.F.



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**FRONT ELEVATION**

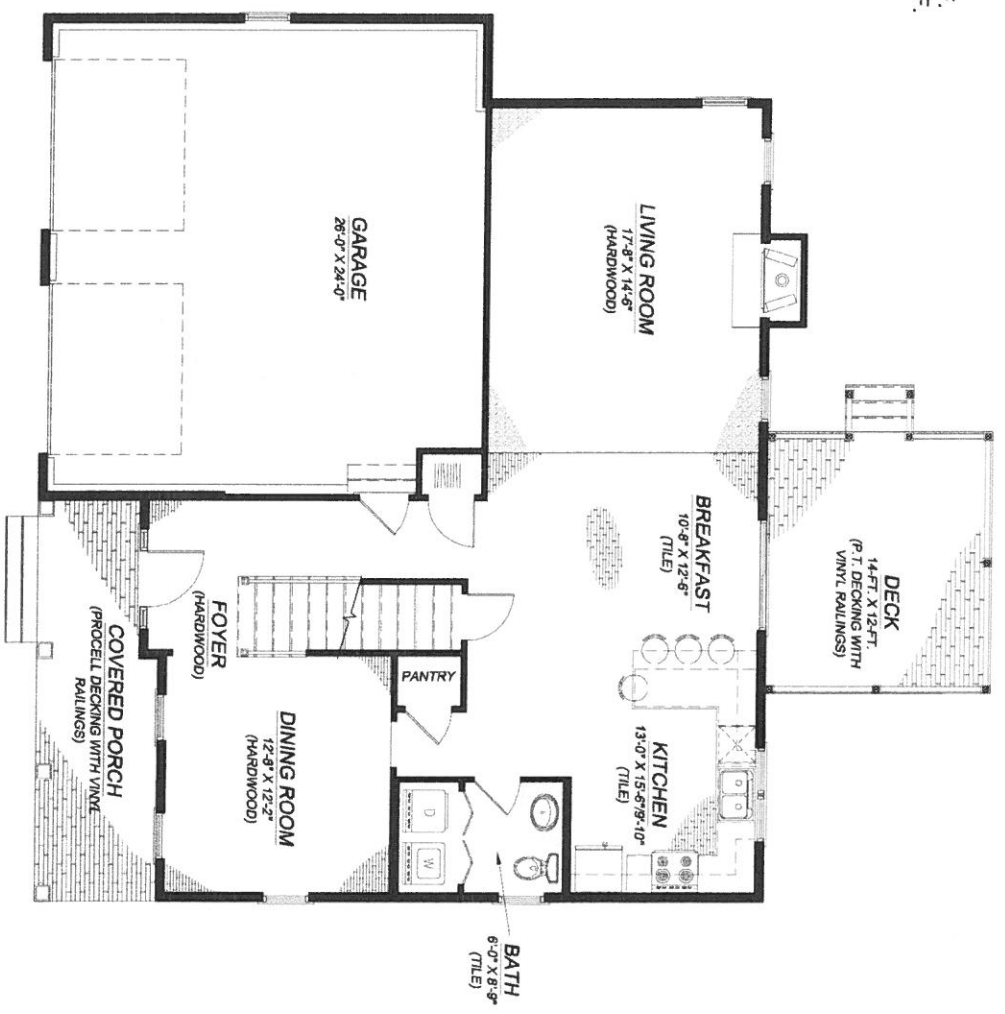
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# THE FARMHOUSE COLONIAL WITH ATTACHED 2 CAR GARAGE AND COVERED PORCH

*Little Comfort Estates  
Methuen, Massachusetts*

**LIVING SPACE:**

- • 1ST FLOOR - 1050 S.F.
- • 2ND FLOOR - 1345 S.F.
- • TOTAL - 2395 S.F.



**FIRST FLOOR PLAN**

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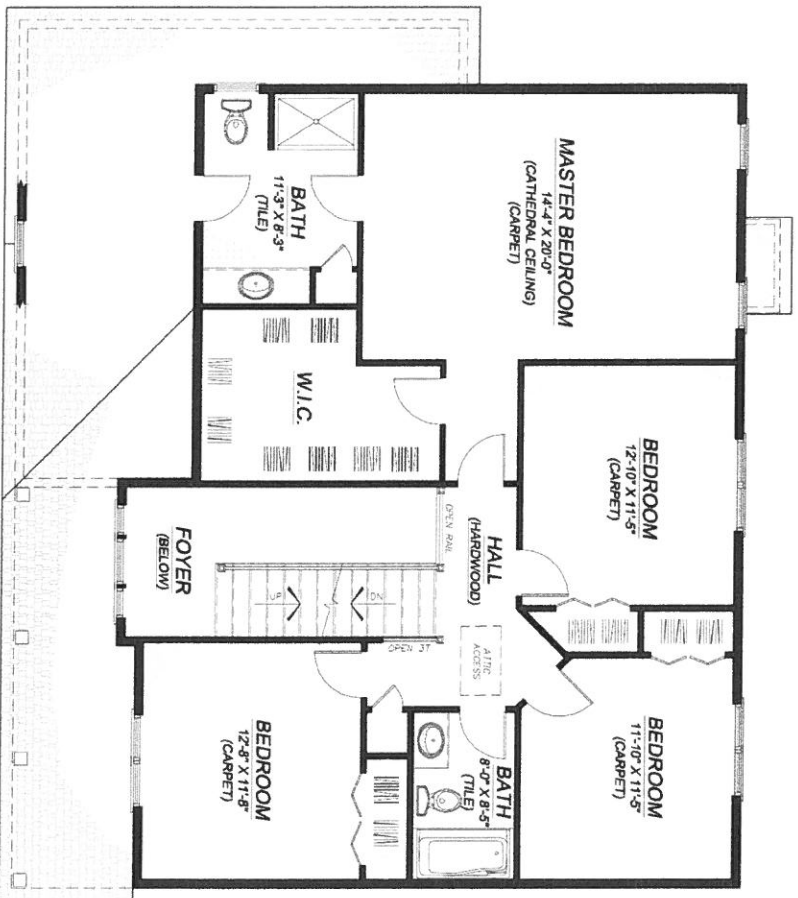
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**THE PLANTATION COLONIAL  
WITH DRIVE UNDER GARAGE AND  
FAMILY ROOM**

*Little Comfort Estates  
Whitman, Massachusetts*



**LIVING SPACE:**

- ❖ 1ST FLOOR - 1560 S.F.
- ❖ 2ND FLOOR - 1094 S.F.
- ❖ TOTAL - 2654 S.F.

**FRONT ELEVATION - OPTION 3**



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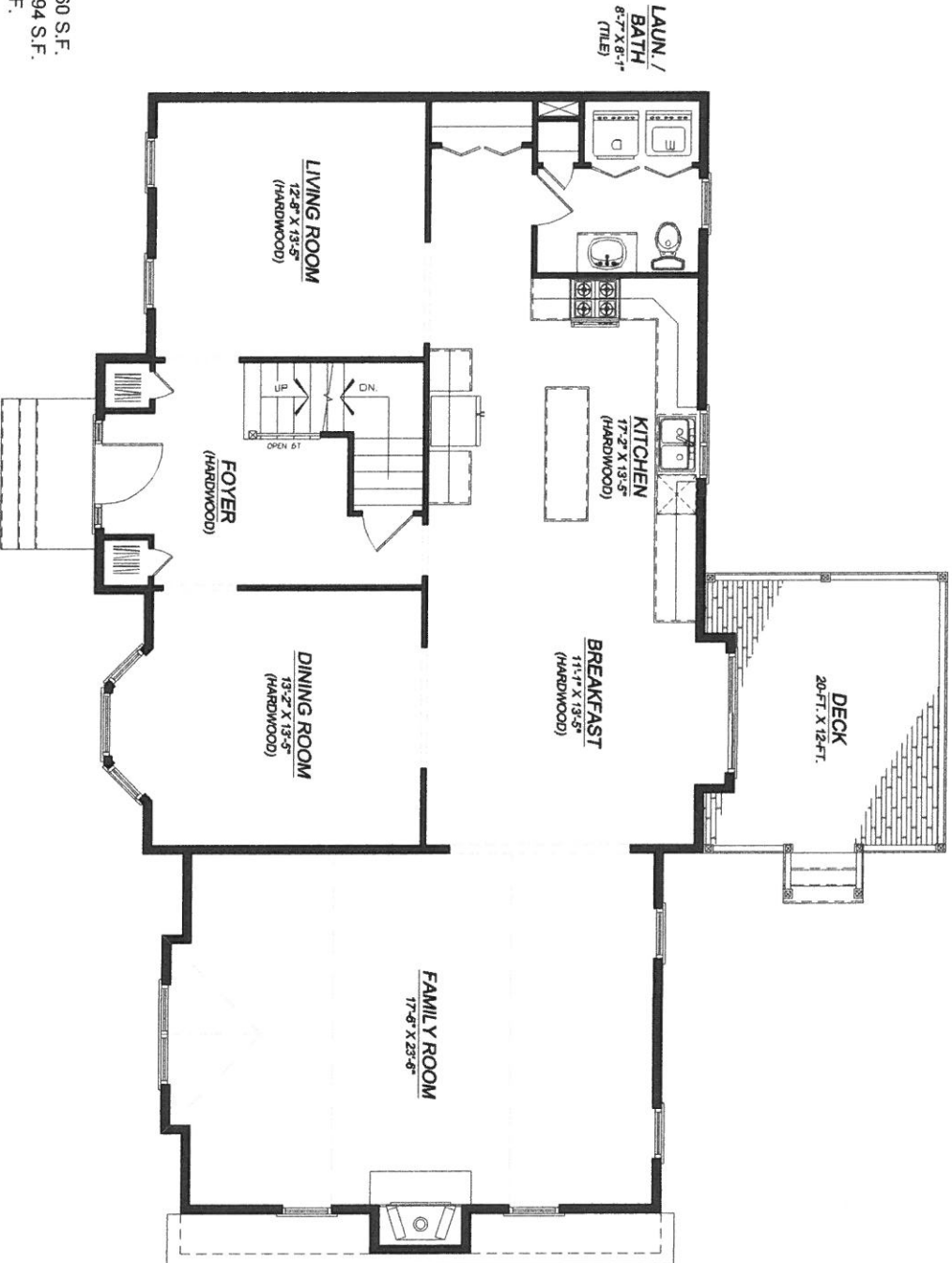
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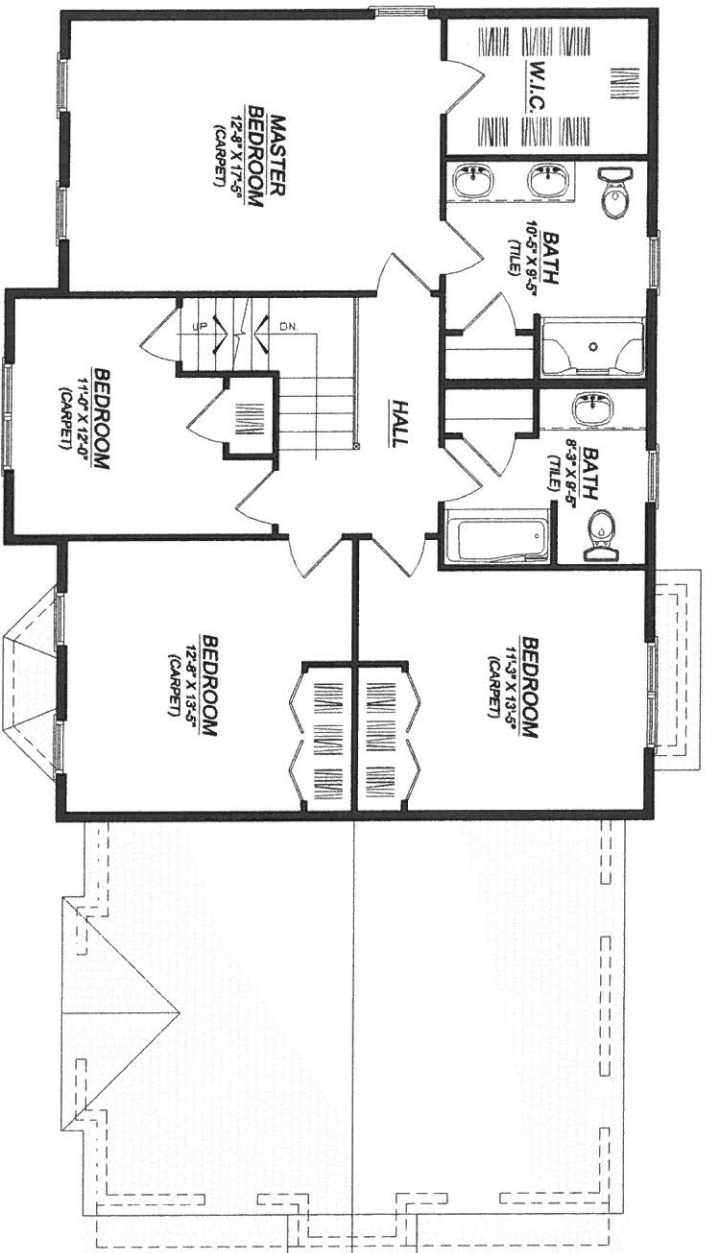
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**THE CUSTOM COLONIAL  
WITH ATTACHED 2 CAR GARAGE  
AND FAMILY ROOM**

*Little Comfort Estates  
Whitman, Massachusetts*



**LIVING SPACE:**

- ❖ 1ST FLOOR - 1448 S.F.
- ❖ 2ND FLOOR - 1036 S.F.
- ❖ TOTAL - 2484 S.F.

**FRONT ELEVATION**

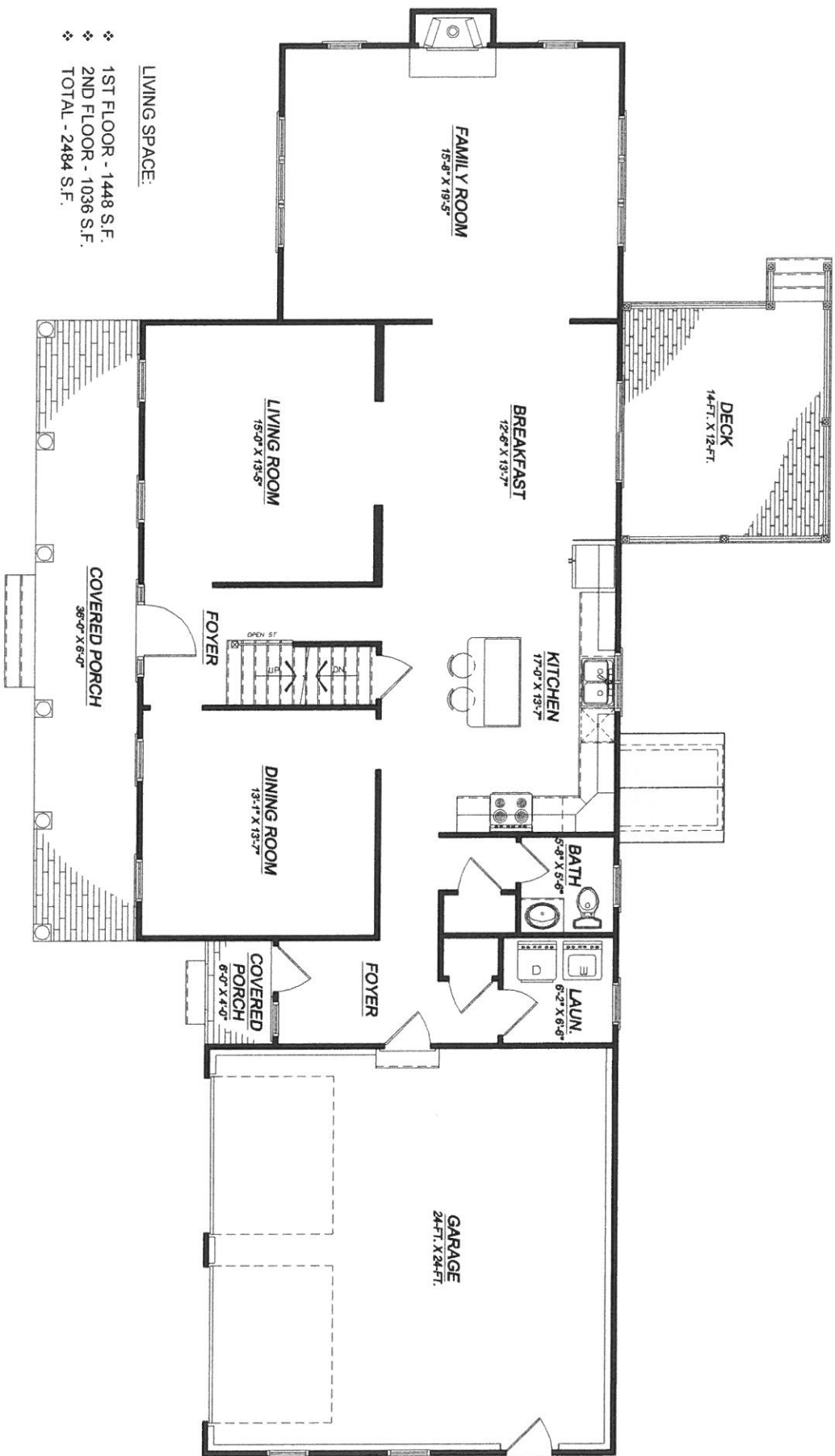
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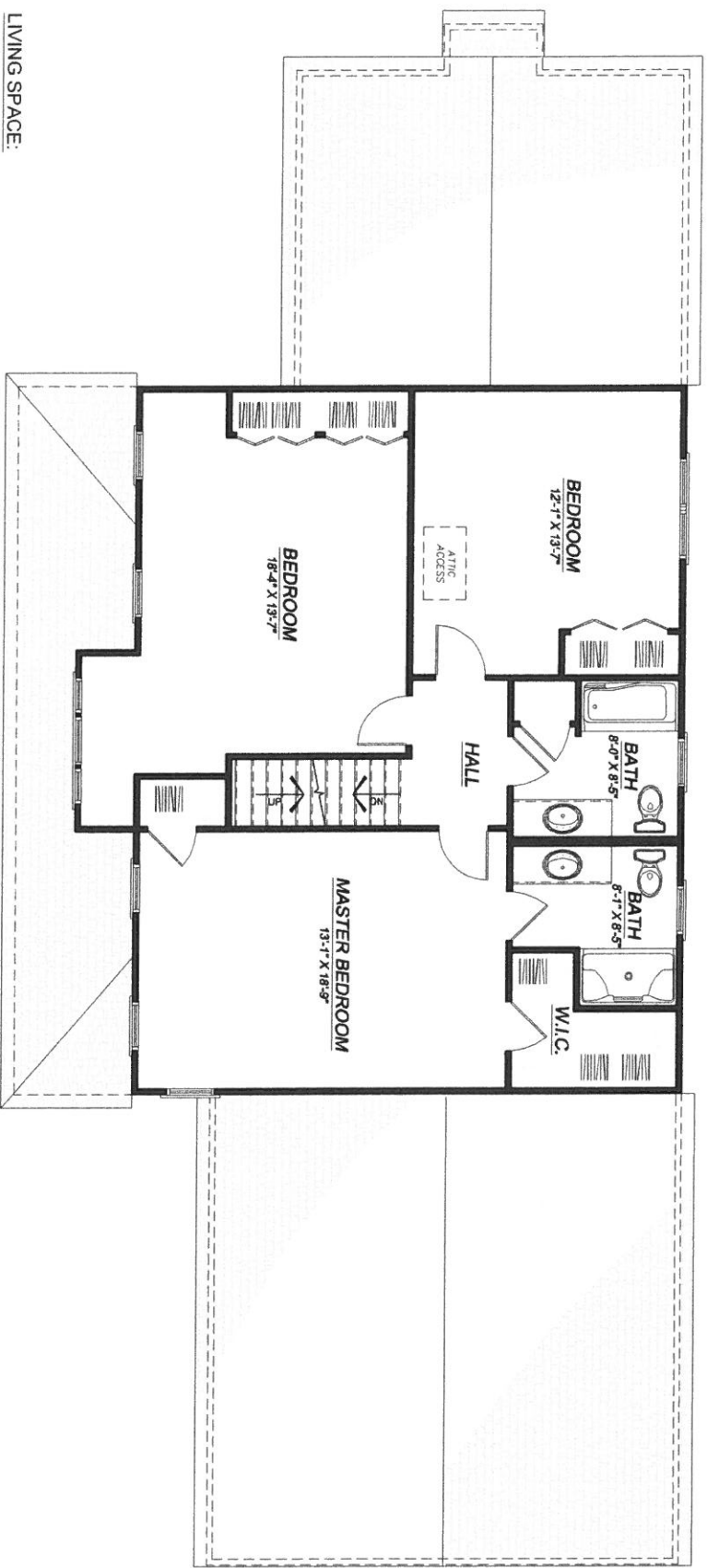
**FIRST FLOOR PLAN**

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# Little Comfort Estates

## CONSTRUCTION SPECIFICATIONS

### 1. SITE WORK

- a) Provide domestic water service and connect to Town of Whitman public water supply.
- b) Provide sewer service and connect to Town of Whitman public sewer system.
- c) Provide gas service and underground electric service final connections to be done by the utility company.
- d) Install conduit for phone and cable service cabling and final connections to be done by the utility company.

### 2. FOUNDATION

- a) Form and pour 10" concrete walls with footing
- b) One coat exterior damproofing below grade on exterior foundation walls
- c) Concrete basement floor slab and garage slab with an average thickness of 4"
- d) Sub-slab and footing drainage system to include crushed stone and piping.

### 3. FRAMING

- a) Sized to meet all code and structural requirements.
- b) Architectural style roof shingles with ridge and soffit vents as required.
- c) Vinyl siding with aluminum wrap on trim
- d) Install aluminum gutters and downspouts

### 4. DOORS AND WINDOWS

- a) Install double hung vinyl tilt out windows with screens and grills.
- b) Install insulated, raised panel exterior doors on front doors.
- c) Install sliding glass door with insulated glass leading to rear.
- d) Install pre-hung hollow six panel masonite interior door units.
- e) Install insulated overhead garage doors with openers. Color and style to be chosen by builder.

### 5. INSULATION

- a) Per Massachusetts State Building Code.

### 6. PLASTER

- a) Install blue board and skim coat plaster.
- b) Walls to be primed and finished with two coats eggshell latex.
- c) Ceilings and closets to have textured finish and primed.

### 7. INTERIOR FINISH

- a) Install approx. 5 ¼ " baseboards, paint grade.
- b) Install 2 ½" finger jointed casing at all doors and windows, paint grade.
- c) Install vinyl shelving in closets.

### 8. PAINTING

- a) Paint all walls two coats eggshell latex paint. One color throughout. Paint changes \$125/ change.
- b) Paint all wood interior finish, baseboard, window and door casings two coats semi-gloss latex paint.
- c) Apply two coats semi-gloss paint to interior doors.

### 9. FLOORING

- a) Provide and install ceramic tile floor over underlayment in bathrooms. (allowance \$7/ sq ft installed)
- b) Provide and install 2 ¼" oak flooring in kitchen, dinette, livingroom, foyer and diningroom. Provide and install oak stair treads to second floor. Choice of color from the builders Selection. All price includes installation, materials and sales tax.
- c) Supply and install carpeting with pad in all other living areas(allowance \$20/sq yd installed).

**10. HEATING**

- a) Supply and install gas fired forced hot air heating system with central air.

**11. PLUMBING**

- a) Install gas hot water heater.
- b) Install one piece Fiberglass tub and shower units with tub and shower valve. (White)
- c) Install three American Standard or equivalent drop in vanity sinks. (White) Install American Standard or equal water saver water closet. (White)
- d) Install one single bowl stainless steel kitchen sink with faucet and spray.
- e) Supply necessary piping and connection for dishwasher.
- f) Install washing machine connections. Connection of appliance to be done by new homeowner once closing takes place.
- h) Supply dryer vent weather hood for venting of electric clothes dryer. Connection of appliance to be done by new homeowner once closing takes place.
- i) Location of all utilities to be determined by Builder.

**12. CABINETS**

- a) Install kitchen cabinets and vanities.
- b) Install countertops in kitchen and bathrooms.
- c) Allowance for cabinets & bathroom counters installed is \$9,000. All price includes installation, materials and sales tax.
- d) Install granite counter and backsplash in kitchen. Choice of color from the builders selection.

**13. APPLIANCES**

- a) Install one electric range, approximately 30".
- b) Install one dishwasher.
- c) Install one microwave with built-in ductless hood fan over stove.
- d) Buyer may take a \$1300 allowance and select their own appliances at the Builders vendor.

**14. ELECTRICAL**

- a) Install 200 Amp electrical service with all breakers, switches, outlets per state building code.
- b) Supply 4 CATV jacks. Final connection by new home buyer.
- d) Supply 5 phone jacks. Final connection by new home buyer.
- e) Install 2 outside GFI receptacles.
- f) Install standard light fixtures, wiring and switches

**15. FRONT AND REAR DECKS**

- a) Install deck & railings determined by grade and code and style chosen by Builder.

**16. DRIVEWAY**

- a) Solid Gravel base, 1.5" binder coat( 1.5" top coat to be installed after 1 winter season has passed)

**17. LANDSCAPING**

- a) Loam and seed over excavated front, rear and side yards, shrubs in mulch bed at front foundation and scattered flagstone walkway.

**18. BUILDING PLANS**

- a) Computer printed or hand drawn building plans are provided

**19. ENGINEERING**

- a) Foundation as-built plan is provided

All prices and building specifications are subject to change without notice.