

349 Marlborough Street, Penthouse Unit 4  
Boston, MA 02115  
Unit Specifications

NOTE: SELLER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE BUILDING AND TO THE SPECIFICATIONS DEPENDING ON ACUTAL FIELD CIRCUMSTANCES AND MATERIAL AVAILABILITY.

**STANDARD SPECIFICATIONS**

**Site Specification:**

- Parking area to be basket weave brick field and brick border set in 6" compacted stone dust. Brick pavers to be S + H City Hall pavers.
- Custom designed landscaping in front of building.
- Landscape lighting system.

**Roofing:**

- Flat roof – new fully adhered .060 EPDM membrane over ½" dens-decks.
- New copper gutter and downspouts front and rear.
- Front/Rear Mansard – New gray/blue slate over ice and water shield.
- New copper cheeks at dormers.
- Dormer and bay roofs include .060 EPDM membrane over ½" Dens – Deck.
- Copper sill pans at dormer windows.

**Rear Bay Addition:**

- New fully adhered .060 EPDM membrane over 4" insulation.
- New copper gutters and downspouts.
- Copper flashings, brackets and decorative trim as detailed on plans.

**Windows:**

- Front elevation – new 1/1 wood replacement windows with low E insulated glass. Windows to have ½ screens throughout. Interior window hardware to include solid brass sash locks and cup type lifts.
- Rear elevation – new 2/2 wood replacement windows with low E insulated glass. Interior window hardware to include solid brass sash locks and cup type lifts.

**Plumbing:**

- Lavatory faucets – Kohler K-14402 - Finish B/N
- Bath/Shower trim – Kohler –K-T14420-4 - Finish B/N
- Shower only trim – Kohler –K-T14422-4- Finish B/N
- Rite-Temp valve with stops –Kohler-K-304-KS-Finish N/A
- Toto Water closet – CST414M-White
- Guest bath tub – Kohler-Bancroft K-1150/white 5'-0" acrylic
- Bath Lavatory – Kohler Caxton K-2209
- Common water heater – 100 gallon/150,000 BTU commercial gas fired condensing water heater.
- Ice maker hookup at refrigerator space.
- Washing machine hook-up.
- Fire sprinkler system for entire building that is monitored.
- Kitchen sink – Kohler –K3325- under mount sink.
- 3/4 hp Insinkerator garbage disposal.
- Kitchen faucet – Kohler- K 647-Finish B/N

349 Marlborough Street, Penthouse Unit 4  
Unit Specifications

**Mechanical:**

- Heat pump system with central air conditioning. All equipment is Carrier.
- Gas Service to living room for fireplace. Fireplace to be Lenox with decorative gas log set.

**Electrical:**

- 150 amp electrical service separately metered.
- Smoke alarm/carbon monoxide detectors at sleeping areas per code.
- Phone/data jacks – 4 pair Cat 7 data cable – one in each bedroom, one in living room.
- Cable TV jacks with wiring – one in each bedroom and one in living room.
- Wall mounted light switches – Leviton toggle.
- Wall mounted light switches with dimmers – Leviton toggle.
- Bath exhaust fans - Panasonic or equivalent.
- Recessed lighting - 3 ¾" Lightolier - 2003R/2013WH.
- Shower light - Flush Opalex shower light – translucent Lexan – Lightolier – 2000IC/2013WH.
- Undercabinet lighting – low voltage downlight – Progress – P7520-30.

**Insulation/Sound Conditioning:**

- Exterior Wall insulation at front and rear of heated areas – R13.
- Insulation in ceilings of heated areas – R30.
- Soundproofing between common walls – 3 1/2" fire blanket/sound insulation.

**Wall Finishes:**

- Painted ½" blueboard/plaster with smooth finish on walls.
- Painted 5/8" blueboard/plaster with smooth finish on ceilings.
- Tub/Shower tile – 12" X 12" Statuary Marble.
- Backsplash – 6" X 6" Statuary Marble on diagonal.

**Interior Trim:**

- Doors – Solid core – 6 panel painted – sized appropriate to openings.
- LR/Kitchen/Halls – 3 piece custom crown molding.
- Bedrooms - 3 piece custom crown moldings
- All casing to be 3 ½" Windsor, door and window.
- All baseboards to be 1" X 10" with 1 1/8" base cap.
- All closets to have 12" shelf/pole.
- All trim to be painted with latex semi gloss.

**Hardware:**

- Baldwin (brushed nickel)
- Cabinet pulls

**Cabinets:**

- Kitchen – Decora Select – Species/ Maple – Solid wood drawers with soft close, full extension top alignment with contemporary crown molding.
- Bath cabinets – Norcraft White.

349 Marlborough Street, Penthouse Unit 4  
Unit Specifications

**Appliances:**

- Sub Zero 30" Refrigerator – BI-30UI
- Bosch 30" slide in electric range – HEI7282U
- Bosch 30" Microwave/vent – H MV9305
- Bosch 24" Dishwasher – SHX45L05UC
- Danby 24" Wine Cooler – DWC508BLS

**Countertops:**

- Kitchen – Statuary Marble
- Baths – Statuary Marble

**Floor Coverings:**

- 2 ¼" pre finished oak flooring. Installed parallel to party walls.
- Tile to be 12" X 12" Statuary Marble installed on Hardy Board with matching grout.