



WYNDEMERE

Features and specifications



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SITE AND LANDSCAPING

DRIVEWAY

- Private driveways installed off of Wyndemere Lane
- Driveways installed with base binder coat. Top coat installed after construction is completed (weather/ season permitting)

HARDSCAPE

- Stone retaining walls installed where necessary on site, where grade permits
- Concrete paver walkway installed connecting front door to driveway
- Concrete paver patios installed in the rear of the homes, per plans
- Gas firepits installed in the rears of each home, located within the patio area - install location at builders discretion

IRRIGATION

- On-site irrigation installed for each home by professional landscaper
- Irrigation water supply on a separate water meter (no sewer fees charged)
- Irrigation installed in all planter beds, and law areas
- Irrigation system controlled by one central control
- 2 additional exterior water lines to be installed on the exterior of the homes for use by the resident. Install location at builders discretion

LAWNS

- Lawn will be installed (season permitting) prior to occupancy of the home
- Depending on the time of year, the lawn will either be sod or hydroseed. Lawn installation method is at builder and landscapers discretion
- New lawns require significantly more water than established lawns, please note that water bills during the first growth season will likely be higher than anticipated
- Lawns to be installed on all front yards, side yards and rear yards

THE MEADOW AREA

- Nearly every home at Wyndemere abuts conservation land at its rear property line, in an effort to preserve the natural beauty of the community each home will have a meadow area located in the rear of the lot
- Each home will have a manicured lawn area in the rear of the home, each lawn will abut a meadow area

LANDSCAPING

- Each home will be professionally landscaped prior to closing
- Landscaping installed per plan - consisting but not limited to; flowering trees, native shrubs and flowering plants. Specific plantings to be determined by builder & landscaper



EXTERIOR

WINDOWS

- All of the homes at Wyndemere will feature Anderson 200 series windows
- Grille pattern is design specific, and can not be modified
- All windows are insulated, simulated divided light, with grilles between glass
- Some homes feature sliding doors, and hinged doors also made by Anderson

SIDING

- Each home at Wyndemere is sided completely with Hardi Plank fiber cement siding
- Hardi Plank is a solid composite siding made of fiber cement materials, it is durable and resistant to environmental factors
- Siding color is predetermined by the design team

EXTERIOR TRIM

- Each home at Wyndemere will feature Boral composite trim for all casings, corner boards, water table details, and on the underside of roof overhangs
- Boral is a weather resistant composite trim
- All trim will be painted white, as predetermined by the design team

GUTTERS

- Aluminum gutters and downspouts installed and connected to a sub surface storm water recharge system

EXTERIOR DOORS

- All exterior doors at Wyndemere are insulated, architectural fiberglass doors, matching the homes aesthetic
- All exterior doors are paint grade, and will be painted prior to occupancy

GARAGE DOORS

- Each home at Wyndemere will feature either a 2 car or a 3 car garage
- Each garage bay has its own door
- Garage doors at Wyndemere are 9 feet wide and 8 feet tall
- Door style has been predetermined, in the style Eastman e-12
- All garage doors are insulated galvanized steel, and are powered by a lift-master premium belt-drive lift system

EXTERIOR LIGHTING

- Each home will feature a number of motion activated spreader lights
- All front porch overhangs will feature recessed lighting
- All garage overhangs will feature recessed lighting
- Exterior doors at the garage, deck/patio and basement walkout will feature a decorative exterior sconce



MECHANICAL SYSTEMS

HVAC

- Central heat powered by 2 air handlers
- 4 zones per house (basement, first floor, primary suite, second floor)
- Forced hot air heat, natural gas
- 4 zones of air conditioning, same as above
- 2 condensers, one per furnace
- Whole home humidification installed
- ERV systems installed - Whole home mechanical ventilation (fresh air exchange)

ELECTRICAL

- All utilities are located below ground
- 200 APM underground electrical connection provided by Eversource
- Outlets and receptacles installed per code, per plan
- Two 240V outlets installed in the garage for EV charging
- Solar ready provisions in place for future photovoltaic panels
- One main panel located in basement, one sub panel located on the second floor

PLUMBING

- All PEX water lines, or equivalent
- Full suite of BRIZO fixtures installed in all baths and in the kitchen
- Toto toilets installed in all baths
- Kitchen features a 33" fireclay apron front sink with garbage disposal
- Laundry room features plumbing for side by side washer/ dryer, utility sink/ faucet, and wiring for electric dryers

CABLE

- Project serviced by Comcast
- Underground cable connection via conduit available at each home
- CAT5e wiring installed in each home
- Cable/ ethernet ports located in the following locations
 - Basement (2)
 - Family room (2)
 - First floor office
 - Primary bedroom

INTERIOR

FOUNDATION

- Foundation footings are 24" wide, minimum 10" thick
- Foundation walls are a minimum 10" thick
- Slab in garage and basement floor is a minimum of 4" thick over 4" of compacted gravel
- Interior French drain installed, per code
- Interior, active radon remediation system installed
- Exterior perimeter drain installed, connected to on site storm water discharge system

FRAMING

- Exterior walls are 2"x 6" construction
- Interior walls are 2"x 4" construction
- Building shell constructed with ZIP exterior wall system
- Roofing is 35 year architectural shingle
- Ice and water shields to be installed in all eaves and valleys in the roofline

INSULATION

- All insulation installed to meet or exceed STRETCH energy code requirements, including
 - Spray foam hot roof construction
 - Interior walls insulated with fiberglass batts
 - Basements insulated with rigid board foam
 - All exterior doors are insulated, with low-e argon filled double pane glass windows
 - All windows are Anderson, insulated with low-e argon filled double pane glass

INTERIOR DOORS + TRIM

- First floor interior doors are solid with true shaker sticking
 - First floor doors (in rooms without transoms) are 8' tall
 - Second floor and basement doors are 6'8" tall
 - Mudroom door leading to garage is fire rated, 7' tall
- Decorative casings on all windows, doors and cased openings in the house, builder has selected Metrie products
- Architrave headers installed on all first floor doors, windows and cased openings
- Cove crown molding used throughout the home with the exception of in the basement, bedrooms and garage
- Baseboard moldings used throughout the house
- Decorative raised panel molding located in the foyer
- Custom mudroom built-ins located in mudrooms of all homes at Wyndemere

PLASTER WALLS

- All walls finished with blue board and skim coat plaster
- All ceilings are smooth plaster
- Garage walls to be finished with textured plaster

INTERIOR - Continued

APPLIANCES

- Full suite of Subzero/ Wolf professional appliances including
 - 36" Natural Gas Range (6 burner)
 - 30" Built in 5 in 1 speed oven/ microwave
 - Paneled COVE 3 rack dishwasher
 - 42" Built in paneled side by side refrigerator
 - Built in stainless steel vent hood liner

CABINETRY

- Kitchen
 - Custom designed, US made wood cabinetry.
 - White Shaker, full overlay cabinetry throughout
- Bathrooms
 - Custom designed, US made wood cabinetry
 - White Shaker, full overlay cabinetry
- Laundry room
 - Custom designed, US made wood cabinetry
 - White Shaker, full overlay cabinetry

COUNTERTOPS

- All countertops to be Quartz in all locations where countertops are present
- See "items of design"

FLOORING

- Entire home (with the exception of bathrooms, laundry room, and basement) to feature RIVA European White Oak, wide plank floors
 - See items of design

TILE

- Porcelain and ceramic tile used throughout the home in the following locations
 - bathroom floors (except powder rooms)
 - Shower floors
 - Shower walls
 - Laundry room floor
 - Kitchen backsplash
- See items of design

OVERHEAD LIGHTING

- LED recessed lighting used throughout the home, per plan
- All bedrooms, living areas, and bathrooms to have recessed lighting installed per plan
- Surface mount lighting installed in closets and laundry room, and mudroom

INTERIOR - Continued

DECORATIVE LIGHTING

- Full suite of designer curated lighting installed in the following locations
 - (2) Kitchen pendants
 - Foyer Chandelier
 - Dining Chandelier
 - (2) Fireplace sconces
 - Foyer sconces (where applicable)
 - Dining room sconces (where applicable)
 - Powder room vanity light
 - (2) Jack and Jill vanity lights
 - (2) Primary bath vanity lights
 - Guest bath vanity light
 - Basement bathroom vanity light
- See items of design

PLUMBING FIXTURES

- Toto Toilets
- DXV Console sink in powder room
- American Standard rectangular undermount sinks in:
 - Primary bath (2)
 - Jack and Jill bath (2)
 - Guest bath
 - Basement bathroom
- Undermount, fireclay apron front sink in kitchen
- Acrylic, undermount utility sink in laundry room

plumbing continued...

- Full suite of BRIZO faucets and shower components in the following locations
 - Kitchen faucet
 - Powder room faucet
 - (2) Primary bath faucets
 - Tub filler to match faucet selection
 - Shower components to match faucet selection for
 - (3) Pressure controls
 - Thermostatic control
 - Ceiling mounted shower head
 - Wall mounted shower head
 - Hand held shower head
 - (2) Jack and Jill faucets
 - Faucet selection to match tub filler
 - Shower components to match faucet selection for
 - Tempa-shure control
 - Shower head
 - Guest bath faucet
 - Shower components to match Facet selection for
 - Tempa-shure control
 - Shower head
 - Basement bath faucet
 - Shower components to match faucet selection for
 - Tempa- shure contol
 - Shower head
- See items of design

INTERIOR - Continued

PAINT

- Benjamin Moore paint used throughout the home
- See items of design

CABINET HARDWARE

- Decorative knobs and/ or pulls used on all cabinetry in the following locations:
 - Kitchen island
 - Kitchen perimeter
 - Butlers pantry (when applicable)
 - Primary bathroom
 - Laundry room
 - Jack & Jill bathroom
 - Guest bathroom
 - Basement bathroom
- See items of design

DOOR HARDWARE & HINGES

- Matte black hinges used on all doors
- Matte black Emtek door knobs used on all doors. Featuring a rounded decorative rosette backplate
- Privacy pin locks installed in the following locations:
 - Powder room
 - Primary bathroom
 - Guest bathroom
 - Jack & Jill bathroom
 - Basement bathroom
 - All 5 bedrooms

CLOSET SYSTEMS

- Custom designed melamine shelving systems installed in the following closets:
 - Pantry
 - Mudroom closet
 - Front hall closet (when applicable)
 - All linen closets
 - All hall closets (when applicable)
 - Primary walk in closet
 - All bedroom closets
- See items of design



ITEMS OF DESIGN

Depending on the point of construction, Buyers may have the ability to select the following items from builders offerings

COUNTERTOPS

- All locations

PLUMBING

- Faucets for the following locations
 - Kitchen
 - Powder room
 - Primary bathroom
 - Guest bathroom
 - Jack & Jill bathroom
 - Basement bathroom

TILE

- Tile for the following locations:
 - Kitchen backsplash
 - Primary bathroom
 - Shower floor
 - Shower walls
 - Bathroom floor
 - Guest Bathroom
 - Shower floor
 - Shower walls
 - Bathroom floor
 - Jack & Jill Bathroom
 - Shower walls
 - Bathroom floor
 - Basement Bathroom
 - Shower floor
 - Shower walls
 - Bathroom floor

CABINET HARDWARE

- Cabinet knobs/ pulls and appliance pulls for all areas where cabinetry is installed

FLOORING

- RIVA European Oak flooring for the first and second floor
- Luxury vinyl tile for the basement floor

PAINT

- Buyer may select up to 6 Benjamin Moore colors for the home, finish for walls limited to:
 - Matte or eggshell
- Trim color is pre-selected to match cabinetry

DECORATIVE LIGHTING

- Buyer can choose decorative lighting for the following locations from designer curated selections:
 - Foyer chandelier
 - (2) Island pendants
 - Dining room chandelier
 - Sconces (various locations)
 - Bathroom vanity light
 - Powder room
 - Jack and Jill (2)
 - Master bathroom (2)
 - Guest bathroom
 - Basement bathroom



ITEMS OF DESIGN

Depending on the point of construction, Buyers may have the ability to select the following items from builders offerings

MIRRORS

- Buyer may select decorative mirrors for the following locations:
 - Powder room
 - Primary bathroom (2)
 - Jack and Jill bathroom (2)
 - Guest bathroom
 - Basement bathroom
- Buyer may elect to install solid plate glass mirrors in any of these locations

CLOSET SYSTEMS

- Buyers can select to use base layout provided by vendor, or customize closet layouts directly through the vendor. For modifications which result in overages, the buyer is responsible for 100% of the additional cost



DESIGN LIMITATIONS & DISCLAMERS

LIMITATIONS TO DESIGN OPTIONS & SCOPE

- The following items are pre-selected, and can not be modified by buyer:
 - Appliance package
 - Cabinetry package & layout
 - Brands of plumbing, lighting, mirrors, hardware, flooring, tile and countertops
 - Trim package, doors, and hardware
 - Windows
 - Siding color
 - Exterior trim color
 - Garage doors
 - Landscape layout
- The builder will not make buyer requested modifications to floorplan layout, bedroom count, bathroom count, door count, or exterior facades.

DISCLAIMERS

1. Builder reserves the right to make modifications to this document and their offerings without prior consent of buyer
2. Builder will not make buyer requested modifications to any floorplans, site plans, layouts or designs
3. Builder will not install buyer supplied product purchased through third party vendors
4. Builder will not give credits for unused items
5. All selections must be made from builders offerings
6. Any third party designer retained by a buyer must make all selections through Builders' offerings; and all communication regarding selections is to come through the buyer of record as noted on the purchase and sale- the builder will not work directly with designers retained by customers.
7. Buyer acknowledges that delays in selections can result in delays in construction- potentially causing a delay in closing.

Wyndemere South Natick is a Trask Development community