

**FICO Realty Group Presents
4 Prospect St. Woburn, MA 01801.**



2 New Townhouses to be built by Heritage Home Builders! These beautiful 6 room, 3 bedroom, 2 ½ bath townhouses are conveniently located near Woburn Center. 3 floors allow for a spacious feel. 1st Floor includes Kitchen, Dining Room, living room and a half bath. 2nd floor features 2 bedrooms, full bath and laundry room. The master bedroom suite is located on the 3rd floor. Walk to Woburn Center and easy access to highways!

Offered at \$449,000.00



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**FICO Realty Group
FICOrealtygroup.com**

All information supplied by owners; no attempt has been made to verify the same. Sales offerings are made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

ALL Brokers/Salespersons represent the seller, not the buyer in the marketing and negotiating and sale of any property, unless disclosed. However, the Broker or Salesperson had an ethical and legal obligation to show honesty and fairness to the buyer in all transactions.

Heritage Home Builders
4 Prospect St. Woburn, MA.

Style- Townhouse

Year Built- 2014

Rooms- 6

Bedrooms- 3

Bath- 2 ½

Living Area: Approx. 1600 sq.ft

STRUCTURE

Foundation- Poured Concrete

Exterior- Clapboard/ Shingles

Flooring- Hardwood

Basement- Yes

Parking- 2

SYSTEMS

Heat- Gas/ 2 Zones

Cooling- Central Air/ 2 Zones

Water- City/Town

Sewer- City/Town

LEGAL

Zoning- Res

Assessment- TBD

Taxes- TBD

Condo Association Fee- TBD



Room	Size	Flr
Living Room	16 X 13	1
Dining Room	12 X9	1
Kitchen	13X12	1
Master Bedroom	22 X 14	3
Bedroom #2	15 X 14	2
Bedroom #3	14X13	2
Master Bath		3
Bathroom #1	½ Bath	1
Bathroom #2		2
Laundry		2

All measurements +or -

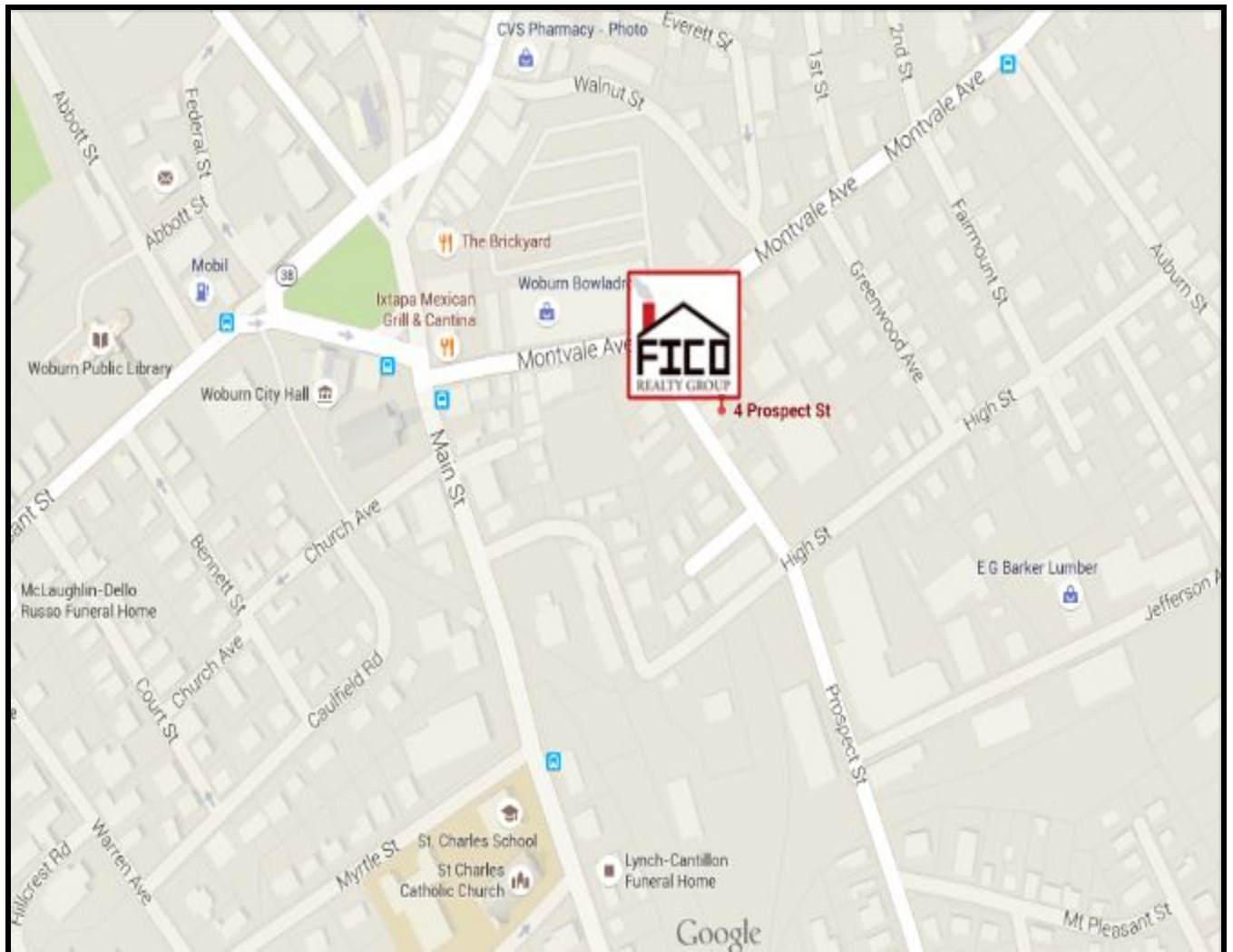


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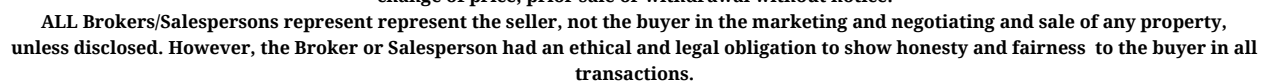
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For more information visit
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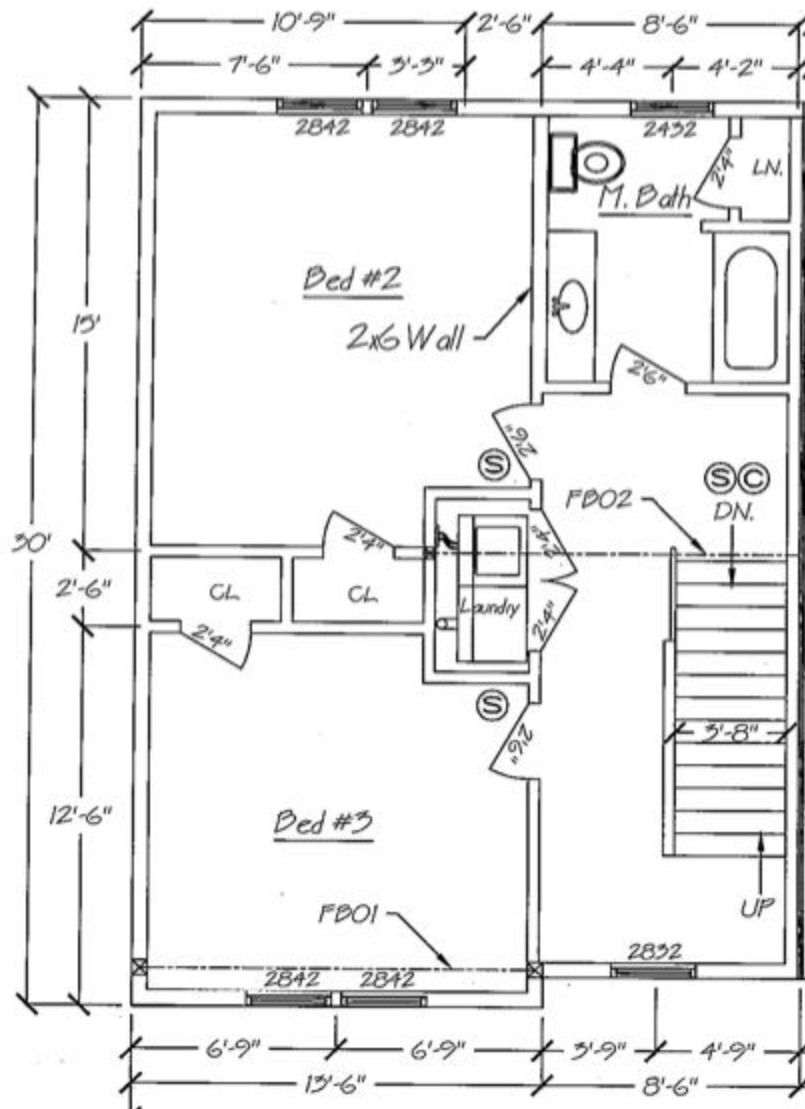
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4 Prospect St. Woburn, MA.

2nd Floor



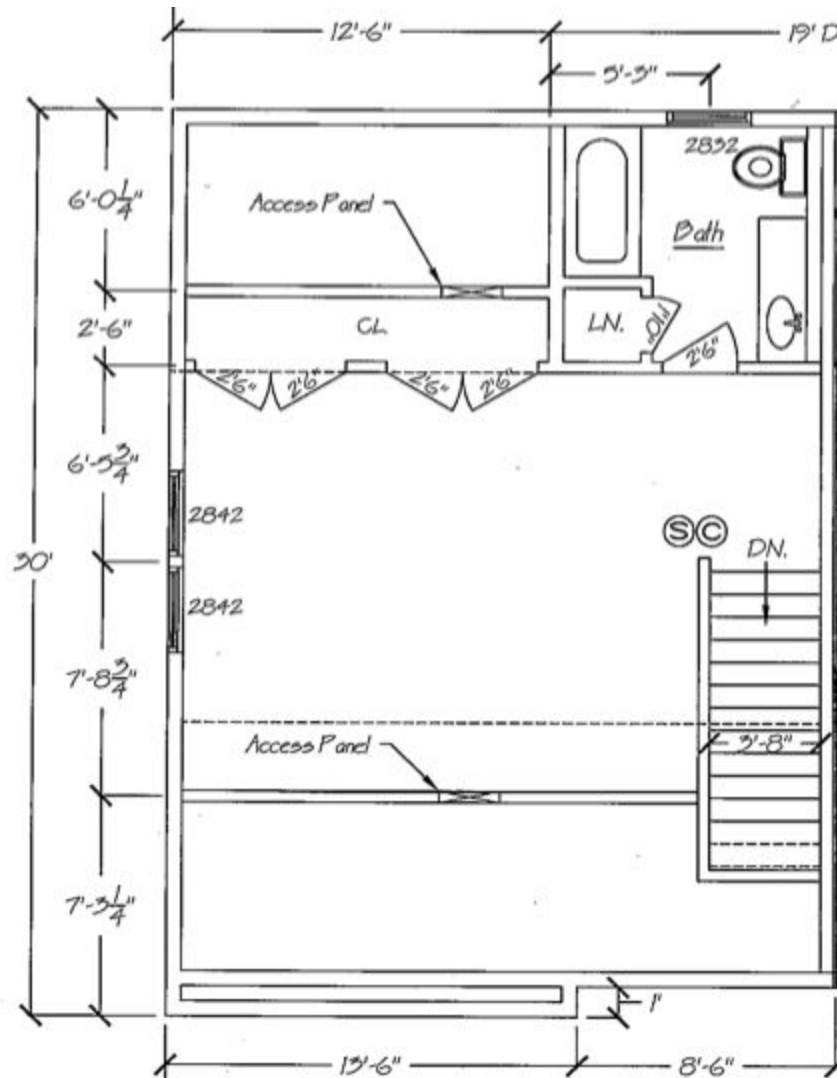
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3rd Floor



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HERITAGE BUILDERS INC.

Building Specifications - Prospect St, Woburn, MA

6 Room, 3 Bedroom, 2 ½ Bath- Approximately 1600 SQFT. Townhouse

Kitchen Features & Appliances

- Stainless steel undermount sink
- Stainless steel appliances (stove, dishwasher, microwave, exhaust fan)
\$2,500.00 allowance
- Cabinets (self closing drawers) - \$5,000.00 allowance
- Granite Counter Tops (kitchen & baths) \$3,000.00 allowance

Bathroom Features

- Vanities with granite counter tops (2nd floor) within allowance
- Bathtub - Fiberglass tub/shower - \$450.00 allowance
- Mirrors to be installed in bathrooms - \$400.00 allowance
- Half bath will have a pedestal sink
- Ceramic tile in bathrooms (floors) \$2,000.00 allowance

Flooring

- Bedrooms (3) - Hardwood
- Stairs - first to second floor - hardwood treads & pine risers
- Hardwood floors 1st floor

Doors, Windows & Trim

- Interior doors - four panel with 2 ½" colonial casing
- Baseboard - 5 ¼" speed base
- Living Room - Crown molding, chair rail

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HERITAGE BUILDERS INC.

Framing

- Exterior Walls-2x6 construction, 16" on center with ½ plywood
- Interior walls - 2x4 construction, 16" on center
- Siding- Vinyl w/pvc trim
- Floor - 2x10
- Roof - ½" fir with fiberglass shingles
- All construction will conform to State & Local Building Codes

Insulation

- Per Massachusetts Building Code (with foam)

Interior

- Walls - plastered with 2 coats of paint
- Wood Trim - 2 ½" colonial casing with 2 coats of paint

Heat- Gas, Forced hot air, 2 zones

Air Conditioner- Central Air, 2 zones

Plumbing

- All fixtures to be Eljer, Kohler, Delta or equivalent. Faucets to be Delta or equivalent
- Design built to Massachusetts Building Code

Electrical

- 200 amp service, circuit breakers, all plugs & switches conforming to State & Local Codes
- Lighting fixtures for interior & exterior lights - \$800.00
- Recessed lights in kitchen
- Cable & phone outlets in all bedrooms & kitchen
- Bedrooms will have ceiling lights
- Master bedroom will have ceiling fan/light combo

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HERITAGE BUILDERS INC.

Electrical Cont.

- Bedroom closets will have fluorescent lighting
- Bathrooms will have light fixtures over the sink & fan/light combo on the ceiling
- House will be pre-wired for alarm system

Closets

- wire shelving in closets

Fire Protection

- Smoke/Carbon monoxide detectors will be installed per Massachusetts Fire Code

Utilities

- Water - Public
- Sewer - Public
- Gas

Deck

- the deck will be 12' x 16'

Central Vacuum

- four outlet system with accessories

Landscaping

- all disturbed areas to be graded, top soiled & seeded, bark mulch around evergreens and flowers, crushed stone under deck

Driveway

- Hot Top

Radon pipe for future

French drain inside & outside foundation

Gutters with tank

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