

**FICO Realty Group Presents  
67 Kilby Street Woburn MA 01801**



Brand New 9 room, 5 Bedroom, 3 1/2 bath Colonial w/ Farmer's Porch built by local Builder. Quality craftsmanship and beautiful landscaping will make this home stunning. 1st floor features open concept kitchen with granite, wall oven, cook top, stainless steel appliances, under cabinet lighting and beautiful coffered ceiling that flows seamlessly into family room with gas fireplace. Ideal for entertaining or relaxation. The 2nd floor layout includes master suite with master bath and walk in closet, 2 bedrooms, 1 bath, laundry and office. 3rd floor provides additional living space of 2 bedrooms and a bath. This 3 floor colonial has hardwood floors throughout and with a full unfinished basement additional living area is possible in the future. Oversized 2 Car garage. Easy access to Woburn Center, highways and public transportation. Enjoy all that Woburn has to offer.

**Offered at \$819,000.00**



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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  
67 Kilby Street Woburn MA 01801**

<p><b>Style- Single Family</b>  <b>Year Built- 2016</b>  <b>Rooms- 9</b>  <b>Bedrooms- 5</b>  <b>Bath- 3 ½</b>  <b>Living Area- Approx. 3000 sq.ft</b></p> <p><b><u>STRUCTURE</u></b>  <b>Foundation- Poured Concrete</b>  <b>Exterior- Vinyl</b>  <b>Flooring- Hardwood</b>  <b>Basement- Yes</b>  <b>Garage- 2</b>  <b>Parking- 4 Off Street</b></p> <p><b><u>SYSTEMS</u></b>  <b>Heat- Gas 4 Zones</b>  <b>Cooling- Central Air 4 Zones</b>  <b>Water- City/Town</b>  <b>Sewer- City/Town</b></p> <p><b><u>LEGAL</u></b>  <b>Zoning- Res</b></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Rooms</th> <th style="text-align: left;">Size</th> <th style="text-align: left;">FL</th> </tr> </thead> <tbody> <tr><td>Dining Room</td><td>17x13</td><td>1</td></tr> <tr><td>Family Room</td><td>21x12</td><td>1</td></tr> <tr><td>Kitchen</td><td>21x17</td><td>1</td></tr> <tr><td>Master Bedroom</td><td>17x15</td><td>2</td></tr> <tr><td>Bedroom #2</td><td>16x11</td><td>2</td></tr> <tr><td>Bedroom#3</td><td>19x11</td><td>2</td></tr> <tr><td>Bedroom#4</td><td>16x12</td><td>3</td></tr> <tr><td>Bedroom #5</td><td>19x17</td><td>3</td></tr> <tr><td>Master Bath</td><td></td><td>2</td></tr> <tr><td>Bathroom #1</td><td></td><td>2</td></tr> <tr><td>Bathroom #2</td><td></td><td>3</td></tr> <tr><td>Bathroom#3</td><td>Half Bath</td><td>1</td></tr> <tr><td>Office</td><td>13x7</td><td>2</td></tr> <tr><td>Laundry</td><td></td><td>2</td></tr> </tbody> </table> <p style="color: red; text-align: center;"><b>All measurements +or -</b></p>	Rooms	Size	FL	Dining Room	17x13	1	Family Room	21x12	1	Kitchen	21x17	1	Master Bedroom	17x15	2	Bedroom #2	16x11	2	Bedroom#3	19x11	2	Bedroom#4	16x12	3	Bedroom #5	19x17	3	Master Bath		2	Bathroom #1		2	Bathroom #2		3	Bathroom#3	Half Bath	1	Office	13x7	2	Laundry		2
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## 67 Kilby Street Woburn MA 01801



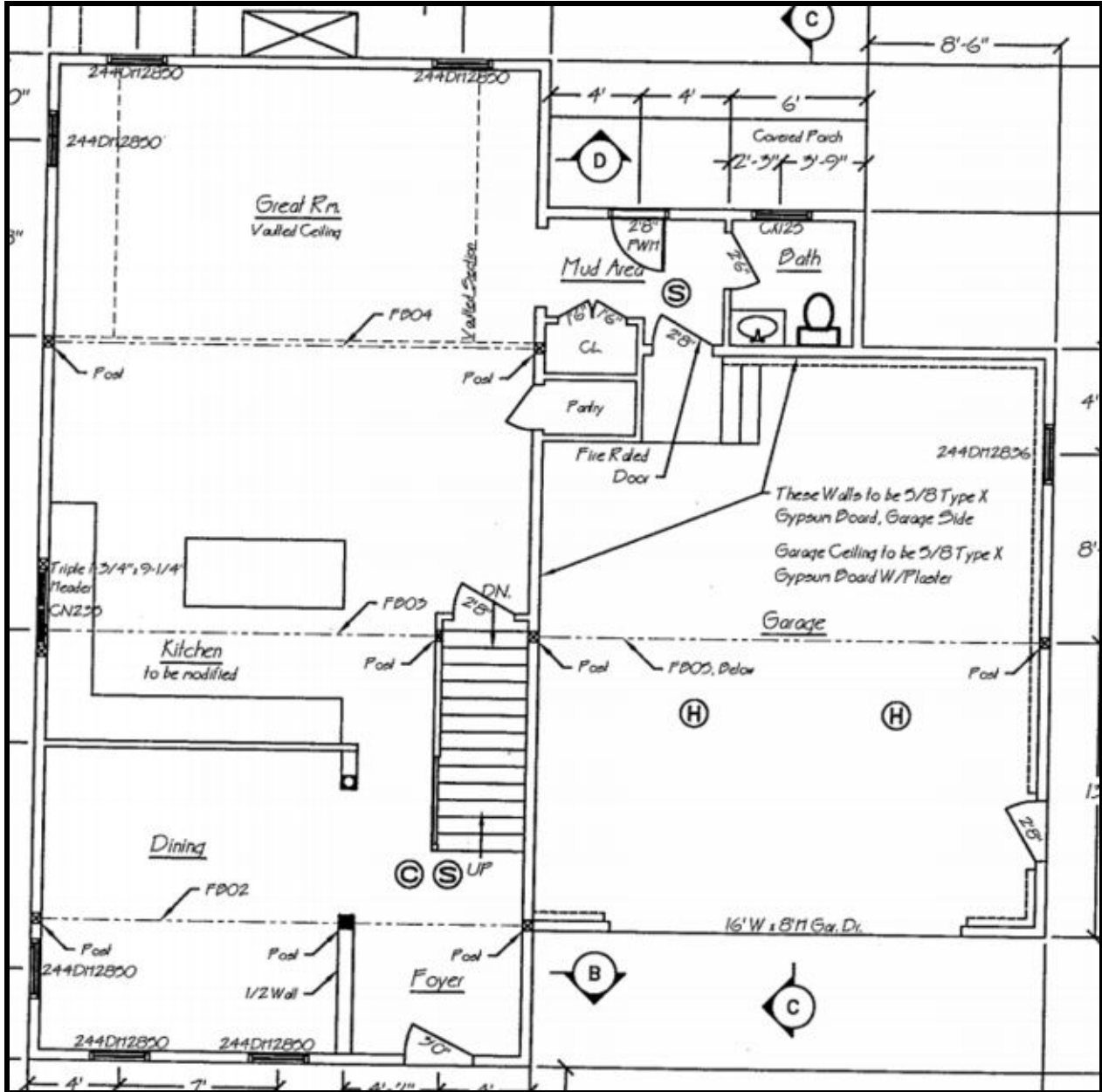
**For more information visit**  
**[FICOREALTYGROUP.com](http://FICOREALTYGROUP.com)**

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**67 Kilby Street Woburn MA 01801**  
**(All Plans Subject to change)**

**1st Floor**

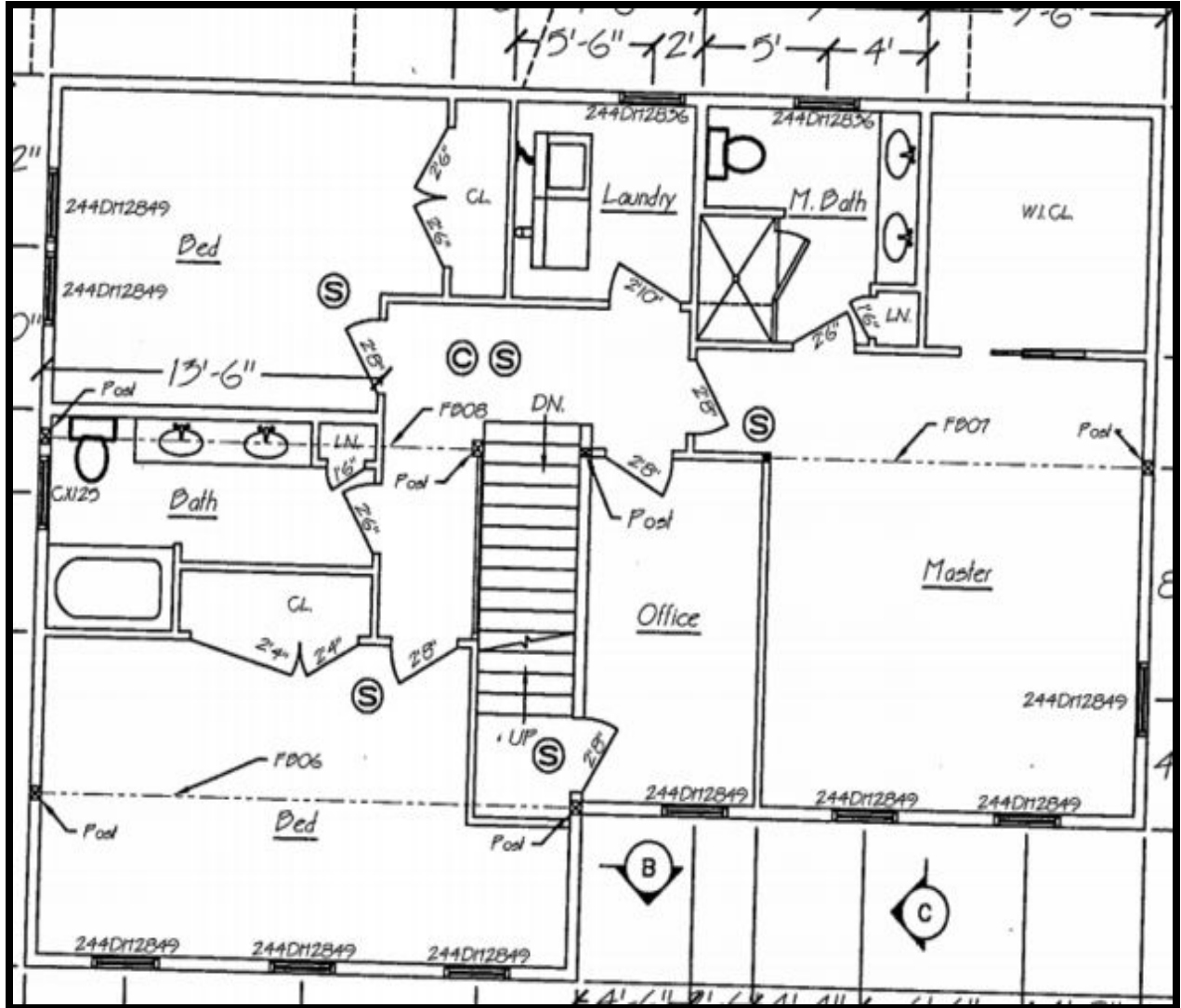


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2nd Floor

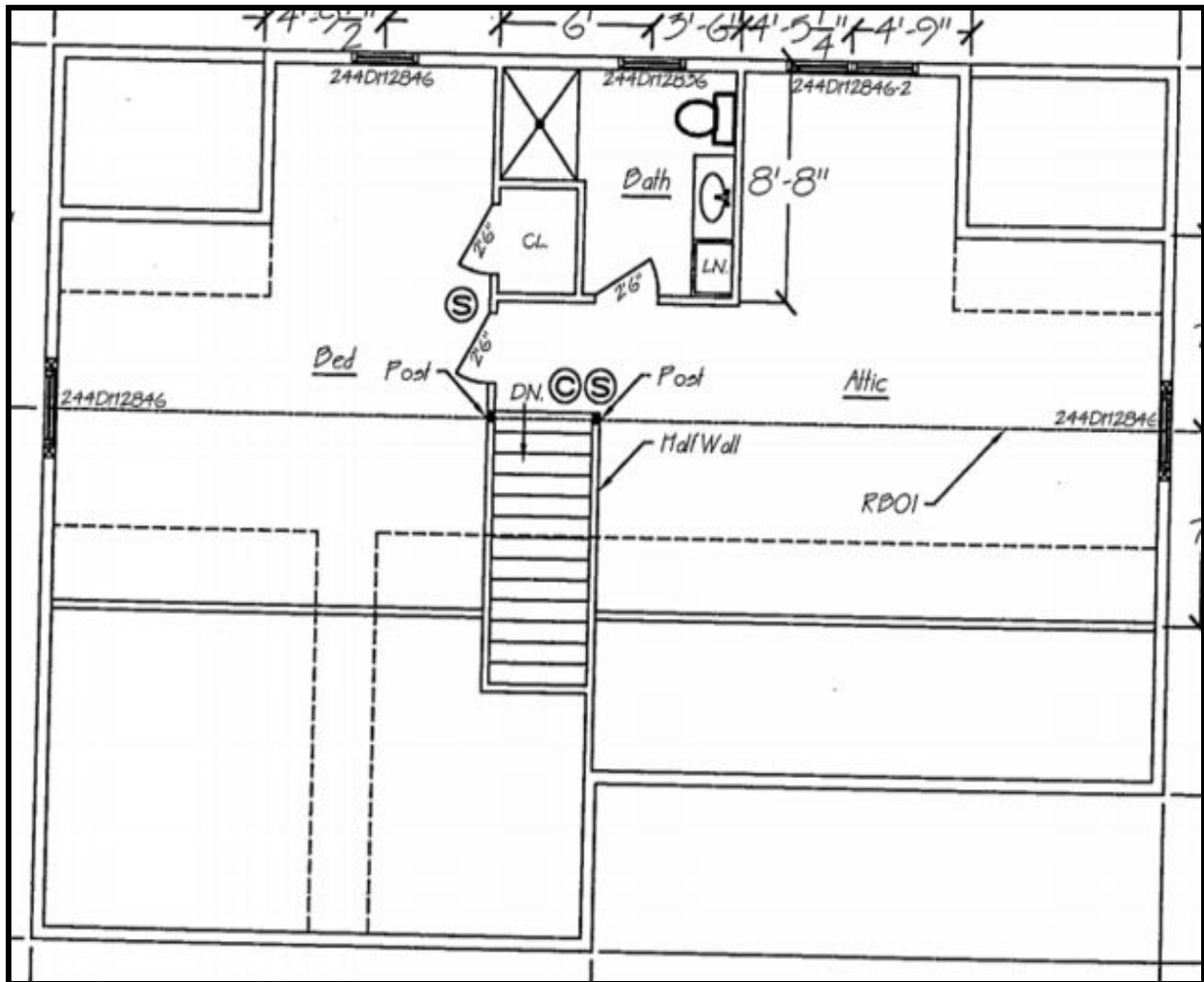


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3rd Floor

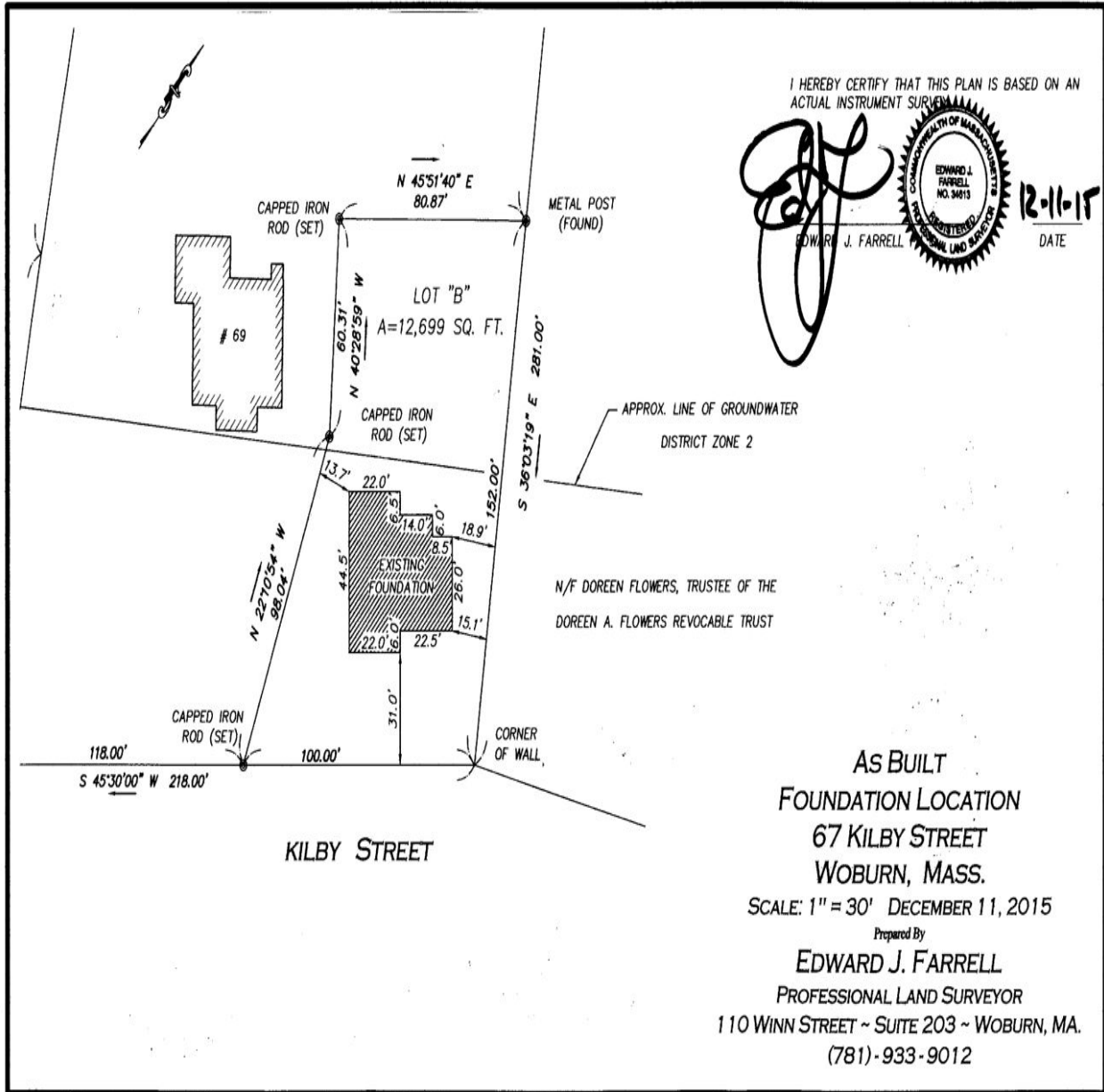


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# 67 Kilby Street Woburn MA 01801

## Plot Plan



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## **HERITAGE BUILDERS INC.**

### **Building Specifications - 67 Kilby Street Woburn, MA 01801**

**Five (5) Bedroom Colonial, 3 ½ baths, 2 car Garage, approx. 3000 sq.ft.  
(All Specifications are subject to change by Builder)**

#### **Kitchen Features & Appliances**

- Stainless steel undermount sink with garbage disposal
- Stainless steel appliances ( dishwasher, wall oven, cook top, microwave, exhaust fan) \$4,600.00 allowance
- Cabinets (self closing drawers) under cabinet lighting - \$8,000.00 allowance
- Granite counter tops (kitchen & baths) \$3,500.00 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 & laundry room (floors) \$2,800.00 allowance

#### **Flooring**

- Bedrooms (5) - Hardwood Floors
- Stairs - first to second floor - hardwood treads & pine risers
- Hardwood floors, kitchen, foyer, living room & dining room

#### **Doors, Windows & Trim**

- Interior doors - four panel with 3 ½” colonial casing
- Baseboard - 5 ¼” speed base
- Dining Room - Crown molding, chair rail & wainscoting
- Family Room - Crown molding, chair rail
- Foyer - Crown molding, chair rail, wainscoting
- Brushed nickel knobs & hinges on doors

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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
- 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 - 3 ½" colonial casing with 2 coats of paint
- Ceilings - plastered

### **Heat**

- Forced Hot Air 4 zone

### **Air Conditioner**

- 4 zone

### **French drain inside & outside foundation**

### **Gutters with tank**

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## **HERITAGE BUILDERS INC.**

### **Plumbing**

- All fixtures to be “Eljer” or equivalent. Faucets to be “Delta” or equal
- Sinks & faucets - \$2,500.00 allowance
- Plumbing for washer, gas or electric hookup for dryer
- 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 - \$ 1,100.00
- Recessed lights in kitchen & family room
- Cable & phone outlets in all bedrooms, family room & kitchen
- Bedrooms will have ceiling lights
- Family room and Master bedroom will have ceiling fan/light combo
- 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
- Decora wall switches

### **Closets**

- Wire shelving in closets

### **Fire Protection**

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

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## **HERITAGE BUILDERS INC.**

### **Utilities**

- Water - Public
- Sewer - Public
- Natural Gas

### **Patio**

### **Central Vacuum**

- four outlet system with accessories

### **Chimney**

- Zero Clearance

### **Landscaping**

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

### **Underground lawn sprinklers**

### **Driveway**

- Hot Top

### **Bulkhead**

### **Gutters**

### **Roof**

- Metal/Shingles

### **Radon pipe for future**

**\*BUYER CHANGE ORDERS-** All changes/modifications to specifications and or plans, after signed Purchase and Sales Agreement, are subject to a \$100.00 change order fee, accompanied by payment in full, prior to any work commencing or ordering of any materials. All monies paid for custom upgrades are non-refundable. All Purchase and Sales Agreements include one change order at no charge.

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