

**FICO Realty Group Presents
485 Washington Street Woburn MA 01801**



TO BE BUILT! 485 Washington St. Woburn MA 01801 is a beautiful 8 Room, 4 Bedroom, 2 1/2 Bath, Colonial. Very close to the Reading line. First floor features a formal living room with crown molding and chair rail. A dining room with crown molding, chair rail, and wainscoting. Beautiful kitchen with granite, stainless steel appliances, center island and under cabinet lighting. Lastly, a family room with gas fireplace and cathedral ceilings. Hardwood throughout. Second floor features a luxurious master bedroom with bath and walk-in closet. Also, three additional bedrooms, a full bathroom and laundry room . Conveniently located to major highways, shopping and restaurants. Still time to custom build! Come make this your dream home!

Offered at \$749,000.00



Paula Fico/ Jason Fico
617-851-3241/ 781-710-0542
Paula@FICOrealtygroup.com



FICO Realty Group
FICOrealtygroup.com

Heritage Home Builders

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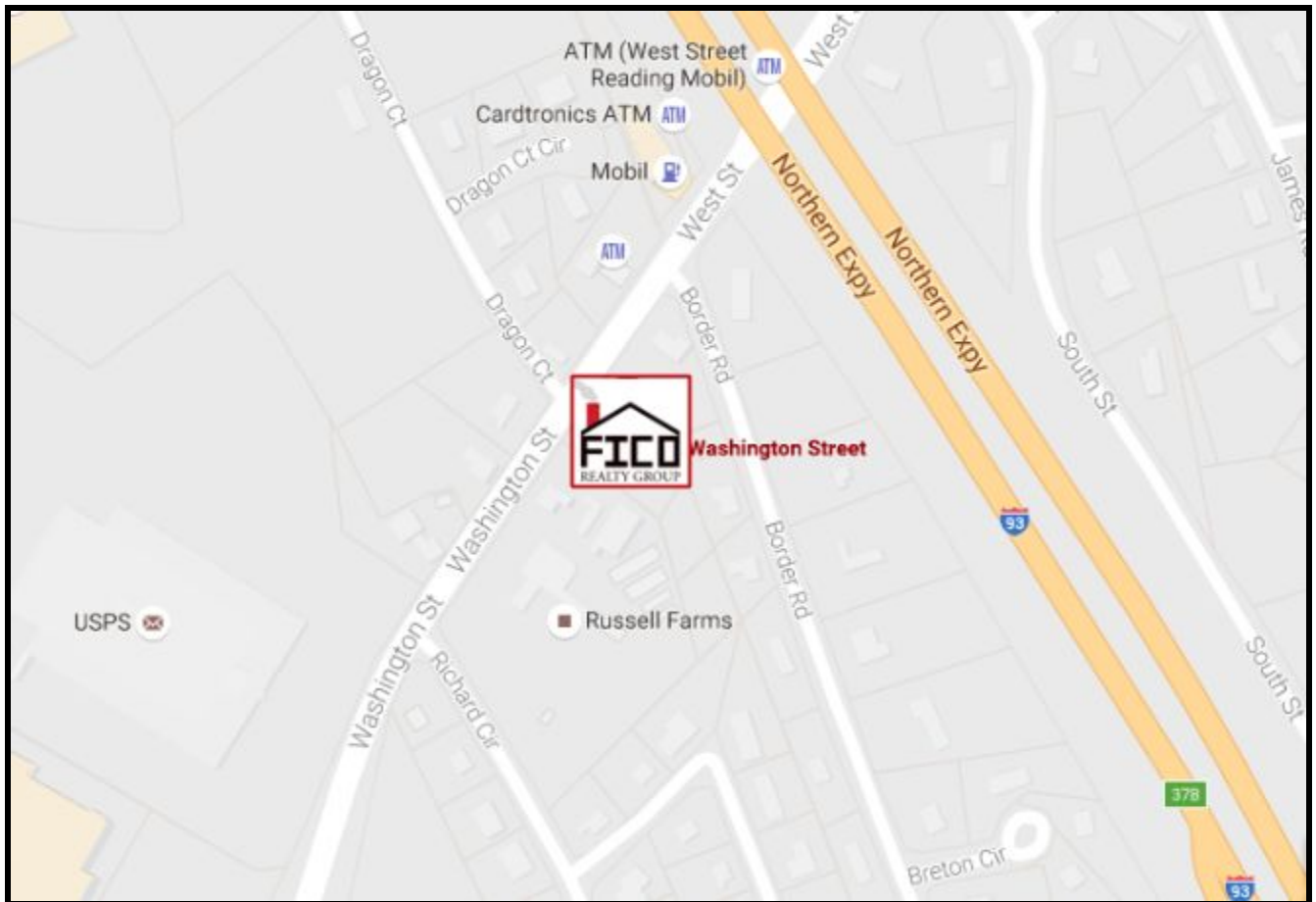
485 Washington Street Woburn MA 01801

| <p>Style- Single Family Year Built- 2016- to be built Rooms- 8 Bedrooms- 4 Bath- 2 ½ Living Area- Approx. 2,758 sq.ft</p> <p><u>STRUCTURE</u> Foundation- Poured Concrete Exterior- Vinyl Flooring- Hardwood Basement- Yes Garage- 2 Parking- 4 Off Street</p> <p><u>SYSTEMS</u> Heat- Gas 3 Zones Cooling- Central Air 3 Zones Water- City/Town Sewer- City/Town</p> <p><u>LEGAL</u> Zoning- Res</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>15x12</td> <td>1</td> </tr> <tr> <td>Family Room</td> <td>20x14</td> <td>1</td> </tr> <tr> <td>Kitchen</td> <td>18x15</td> <td>1</td> </tr> <tr> <td>Living Room</td> <td>15x13</td> <td>1</td> </tr> <tr> <td>Foyer</td> <td></td> <td>1</td> </tr> <tr> <td>Master Bedroom</td> <td>26x18</td> <td>2</td> </tr> <tr> <td>Master Bathroom</td> <td></td> <td>2</td> </tr> <tr> <td>Bedroom #2</td> <td>15x13</td> <td>2</td> </tr> <tr> <td>Bedroom #3</td> <td>14x13</td> <td>2</td> </tr> <tr> <td>Bedroom #4</td> <td>12x12</td> <td>2</td> </tr> <tr> <td>Bathroom#2</td> <td></td> <td>2</td> </tr> <tr> <td>Bathroom#3</td> <td>Half Bath</td> <td>1</td> </tr> <tr> <td>Laundry</td> <td></td> <td>2</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p style="color: red; text-align: center;">All measurements +or -</p> | Rooms | Size | FL | Dining Room | 15x12 | 1 | Family Room | 20x14 | 1 | Kitchen | 18x15 | 1 | Living Room | 15x13 | 1 | Foyer | | 1 | Master Bedroom | 26x18 | 2 | Master Bathroom | | 2 | Bedroom #2 | 15x13 | 2 | Bedroom #3 | 14x13 | 2 | Bedroom #4 | 12x12 | 2 | Bathroom#2 | | 2 | Bathroom#3 | Half Bath | 1 | Laundry | | 2 | | | |
|---|--|-------|------|----|-------------|-------|---|-------------|-------|---|---------|-------|---|-------------|-------|---|-------|--|---|----------------|-------|---|-----------------|--|---|------------|-------|---|------------|-------|---|------------|-------|---|------------|--|---|------------|-----------|---|---------|--|---|--|--|--|
| Rooms | Size | FL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dining Room | 15x12 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Family Room | 20x14 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Kitchen | 18x15 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Living Room | 15x13 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foyer | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Master Bedroom | 26x18 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Master Bathroom | | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bedroom #2 | 15x13 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bedroom #3 | 14x13 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bedroom #4 | 12x12 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bathroom#2 | | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bathroom#3 | Half Bath | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Laundry | | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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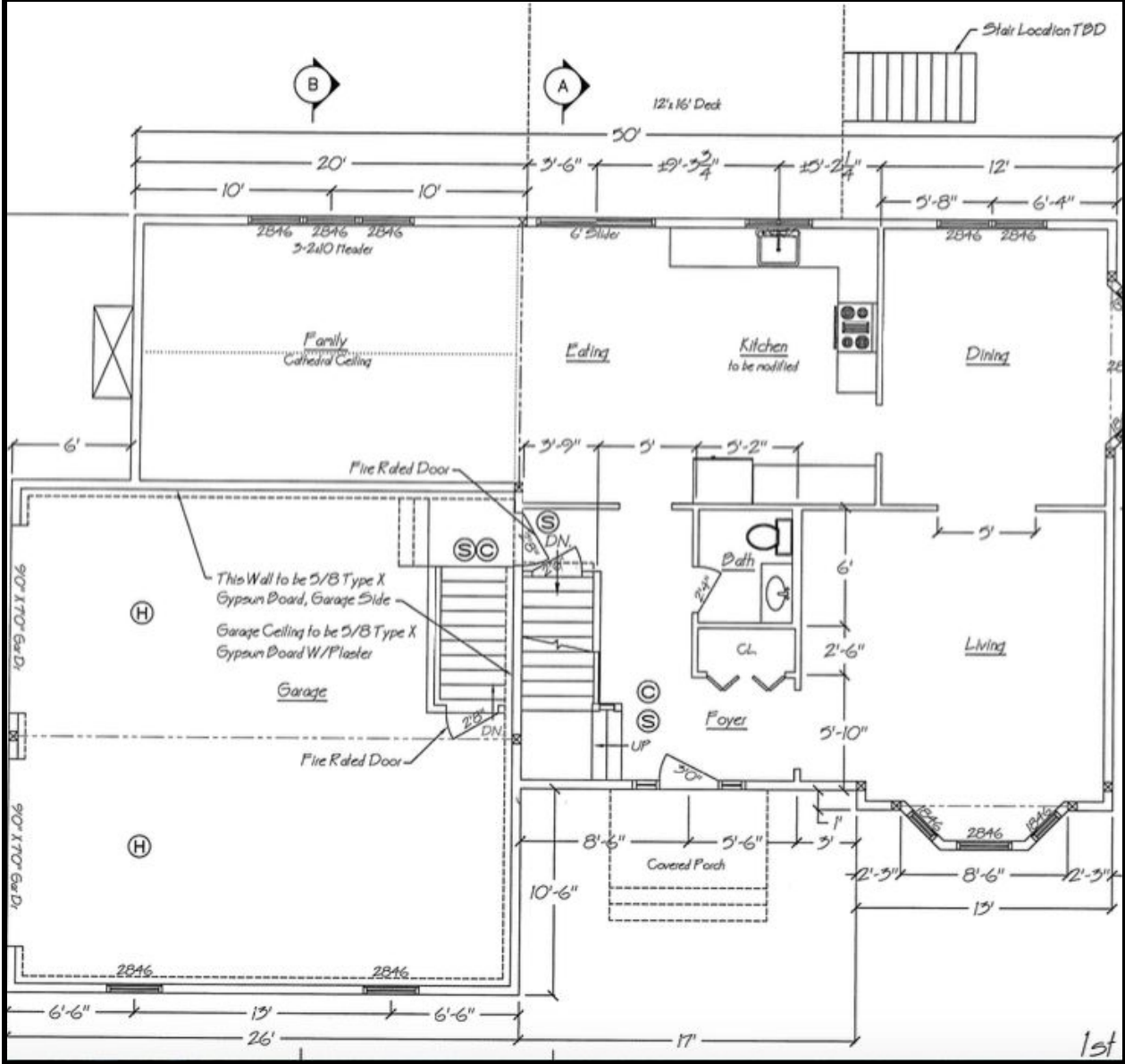


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485 Washington Street Woburn MA 01801
(All Plans Subject to change)
1st Floor

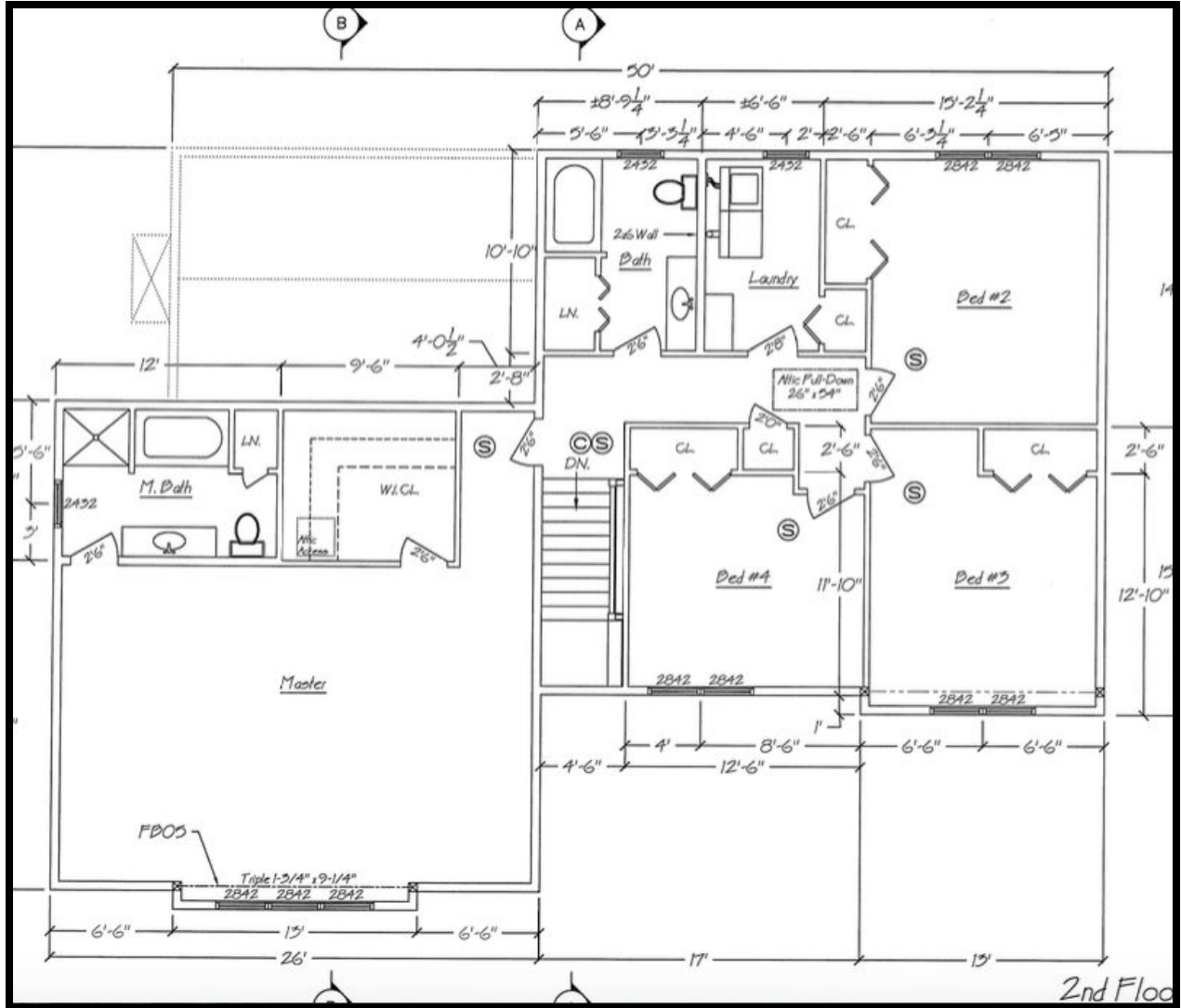


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2nd Floor



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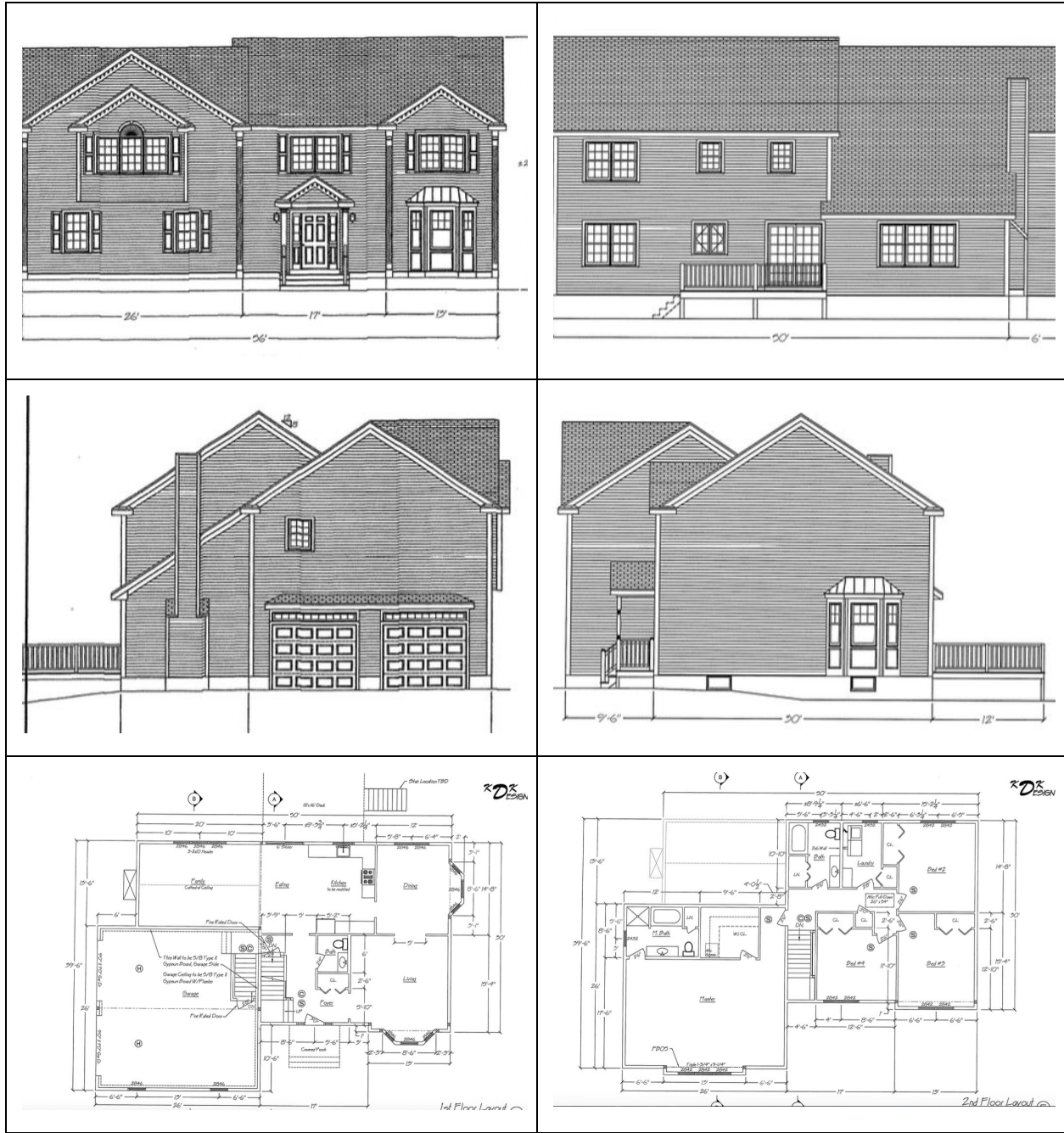
Plot Plan



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HERITAGE BUILDERS INC.

Building Specifications - 485 Washington St. Woburn, MA

Four (4) Bedroom Colonial, 2 ½ baths, 2 car Garage

(All specifications subject to change by builder)

Kitchen Features & Appliances

- Stainless steel undermount sink with garbage disposal
- Stainless steel appliances (electric wall oven, gas cook top, dishwasher, microwave, exhaust fan over Stove) \$4,600.00 allowance
- Cabinets and Vanities (self closing drawers) under cabinet lighting - \$8,000.00 allowance
- Cabinet and Vanity Hardware (knobs and handles) \$250.00
- Granite Counter Tops (kitchen & baths) \$4,000.00 allowance

Bathroom Features

- Vanities with granite counter tops (2nd floor) within allowance
- Bathtub - Fiberglass tub/shower (combo) - \$450.00 allowance
- Mirrors to be installed in bathrooms - \$400.00 allowance
- Half bath will have a pedestal sink
- Tub in master bath - \$500.00 allowance
- Ceramic tile in bathrooms, laundry room and fireplace \$3,000.00 material and \$3,000.00 labor

Flooring

- Hardwood Floor throughout Red Oak (2 room inlay)
- Stairs - first to second floor - hardwood treads & pine risers
- Bathroom and Laundry room tile (see above in bathroom features)

BUYER CHANGE ORDERS

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(All specifications subject to change by builder)

Doors, Windows & Trim

- Interior doors - four panel with 3 ½" colonial casing
- Baseboard - 5 ¼" speed base
- Dining Room - Crown molding, chair rail & wainscoting
- Foyer - Crown molding, chair rail, wainscoting
- Front door - \$1,500.00 allowance
- Side door- \$500.00 allowance
- Sliders- or single door- \$1,000.00 allowance
- Garage door- \$950.00 allowance per door with openers
- Brushed nickel hardware- interior

Framing

- Exterior Walls-2x6 construction, 16" on center with ½ plywood
- Interior walls - 2x4 construction, 16" on center
- 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- smooth

Heat - Forced Hot Air (3 Zones)

Air Conditioner - 3 Zones

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(All specifications subject to change by builder)

Plumbing

- All fixtures to be Eljer, Kohler, Delta or equivalent. Faucets to be Delta or equivalent
- Sinks & faucets - \$3,200.00 allowance (toilets, valves, membrane, no towel or toilet paper hanger, no soap dispensers)
- Plumbing for washer, gas or electric hookup for dryer
- Rough plumbing in basement for future bath
- 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 - \$ 1,500.00
- 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 (in allowance) & fan/light combo on the ceiling
- House will be pre-wired for alarm system
- Decora wall switches

Exterior

- Vinyl Siding

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Closets

- wire shelving in closets- \$500.00 allowance

Fire Protection

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

Utilities

- Water - Public
- Sewer - Public
- Natural Gas

Deck - the deck will be 12' x 16' with vinyl rail and recyclable decking

Central Vacuum

- four outlet system with accessories and vac pan

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

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French drain inside & outside foundation

Gutters with tank

Driveway- Hot Top

Front Walk- Aggregated concrete

Radon pipe for future

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