

**FICO Realty Group Presents  
21 Gray St. Billerica, MA. 01821**



**TO BE BUILT by Heritage Home Builders on 21 Gray Street, Billerica, MA. 01821. Quality craftsmanship will make this a gorgeous home offering 8 rooms, 4 Bedrooms, 2 1/2 baths with 3 car garage. 1st floor features formal living room with crown molding and chair rail, dining room with crown molding, chair rail, and wainscoting, kitchen with granite, stainless steel appliances, family room with gas fireplace and cathedral ceilings, laundry room. Hardwood throughout. 2nd floor featuring master bedroom with bath, 3 additional bedrooms. Make this your home yours! 21 Gray St. is one of two houses being built.**

**Offered at \$649,000.00**



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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.

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## 21 Gray St. Billerica, MA.

<p><b>Style- Single Family</b>  <b>Year Built- 2016</b>  <b>Rooms- 8</b>  <b>Bedrooms- 4</b>  <b>Bath- 2 ½</b>  <b>Living Area- Approx. 2700 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- 3 Attached</b>  <b>Parking- 7 Off Street</b></p> <p><b><u>SYSTEMS</u></b>  <b>Heat- Gas 2 Zones</b>  <b>Cooling- Central Air 2 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;">Sizes</th> <th style="text-align: left;">FL</th> </tr> </thead> <tbody> <tr> <td>Living Room</td> <td>16x13</td> <td>1</td> </tr> <tr> <td>Dining Room</td> <td>15x12</td> <td>1</td> </tr> <tr> <td>Family Room</td> <td>23x13</td> <td>1</td> </tr> <tr> <td>Kitchen</td> <td>17x15</td> <td>1</td> </tr> <tr> <td>Master Bedroom</td> <td>23x14</td> <td>2</td> </tr> <tr> <td>Bedroom #2</td> <td>15x13</td> <td>2</td> </tr> <tr> <td>Bedroom#3</td> <td>16x13</td> <td>2</td> </tr> <tr> <td>Bedroom#4</td> <td>14x12</td> <td>2</td> </tr> <tr> <td>Master Bath</td> <td></td> <td>2</td> </tr> <tr> <td>Bathroom #1</td> <td>½ Bath</td> <td>1</td> </tr> <tr> <td>Bathroom#2</td> <td></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	Sizes	FL	Living Room	16x13	1	Dining Room	15x12	1	Family Room	23x13	1	Kitchen	17x15	1	Master Bedroom	23x14	2	Bedroom #2	15x13	2	Bedroom#3	16x13	2	Bedroom#4	14x12	2	Master Bath		2	Bathroom #1	½ Bath	1	Bathroom#2		2	Laundry		2
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**For more information visit**  
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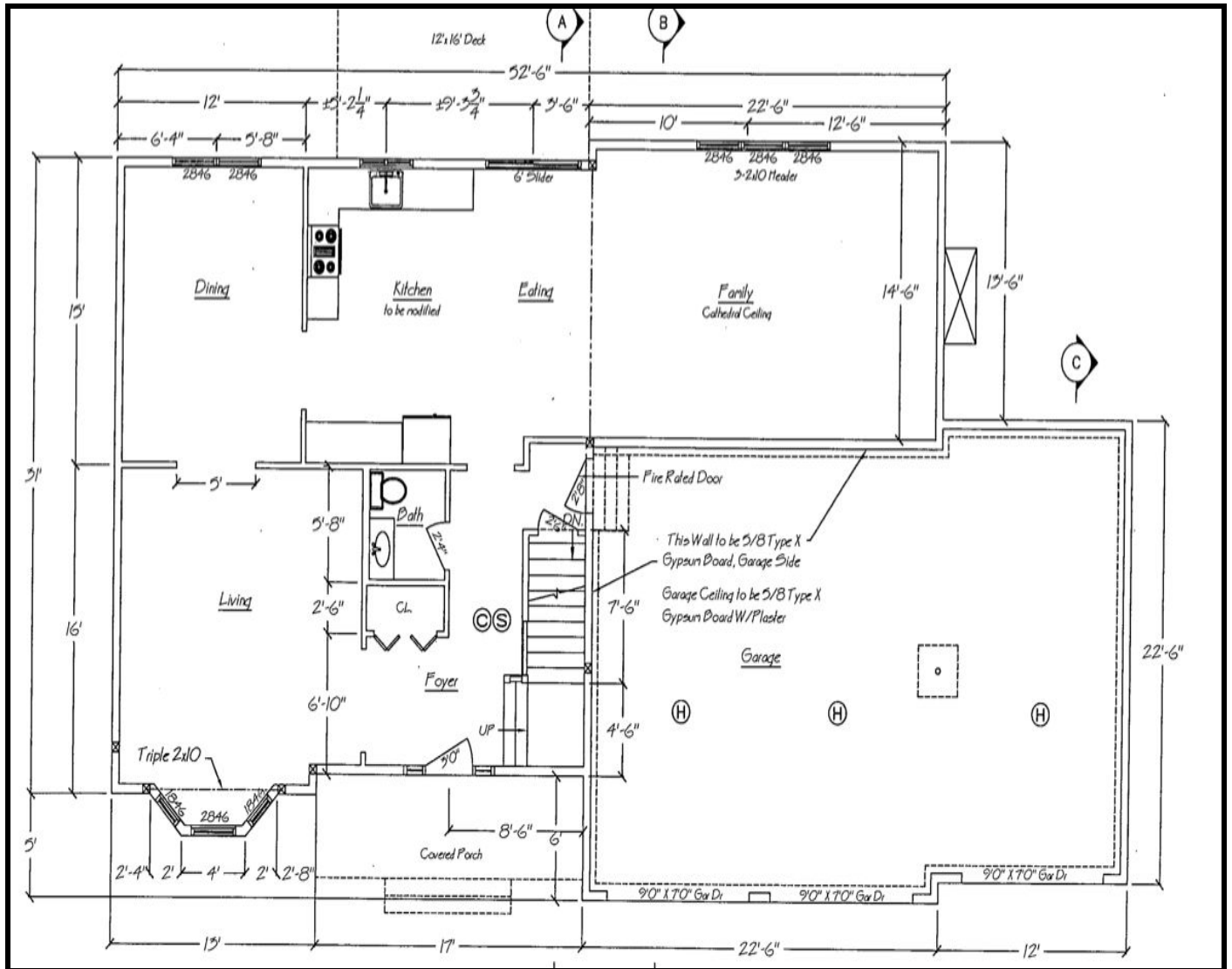


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# 21 Gray St. Billerica, MA.

## 1st Floor

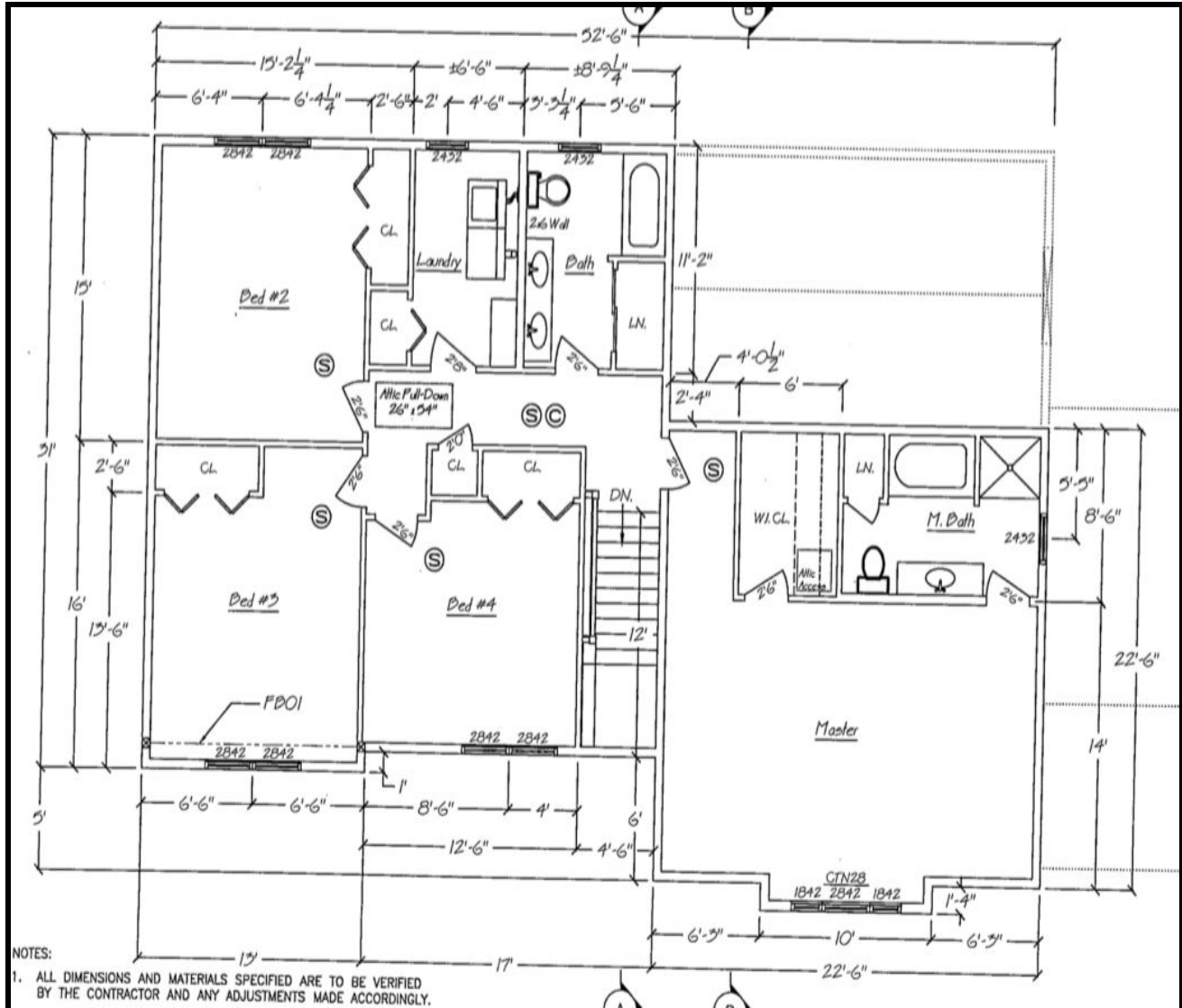


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## 2nd Floor



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# **HERITAGE BUILDERS INC.**

## **Building Specifications - 21 Gray St. Billerica, MA**

**Four (4) Bedroom Colonial, 2 ½ baths, 3 car Garage, approx. 2700 sq.ft.**

### **Kitchen Features & Appliances**

- Stainless steel undermount sink with garbage disposal
- Stainless steel appliances (stove, dishwasher, microwave, exhaust fan)  
\$2,100.00 allowance
- Cabinets (self closing drawers) under cabinet lighting - \$6,000.00 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
- Tub in master bath - \$400.00 allowance
- Ceramic tile in bathrooms & laundry room (floors) \$2,800.00 allowance

### **Flooring**

- Bedrooms (4) - 3" Hardwood
- Stairs - first to second floor - hardwood treads & pine risers
- 3" 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
- Living 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

### **Plumbing**

- All fixtures to be "Eljer" or equivalent, faucets to be "Delta" or equivalent
- Sinks & faucets - \$2,500.00 allowance
- Plumbing for washer, gas or electric hookup for dryer
- Design built to Massachusetts Building Code

### **Heat**

- Forced Hot Air (2 Zones)

### **Air Conditioner**

- 4 Zones

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

### **Gutters with tank**

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## **HERITAGE BUILDERS INC.**

### **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

### **Utilities**

- Water - Public
- Sewer - Public
- Natural Gas

### **Deck**

- the deck will be 12' x 20'

### **Central Vacuum**

- four outlet system with accessories

### **Chimney**

- Zero Clearance

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## **HERITAGE BUILDERS INC.**

### **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

### **Radon pipe for future**

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