4 Ossippee Lane Wakefield, MA 01880

sqft. Four (4) Bedroom Colonial, 4 ½ baths, 3 car Garage

*All specifications subject to change by builder * Buyer must use Builders vendors

*All outside color changes before p&s

Fixed Exterior Details

Siding: Cedar Clapboard Repose Grey SW7015

Windows: Pella- Life Style Black

Front Door: Naval SW6244

Roof: Shingles - Timberline Pewter Grey

Garage Doors: Acer SW9170

Trim: Color Acar SW9170- Azac

Deck: timberline family light grey w/ black railings

All Landscaping: Front steps, Granite Mailbox, Retaining Walls, outside lights

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For Virtual Tour of a previous house done by Heritage Builders Click below

Click Here For House Tour

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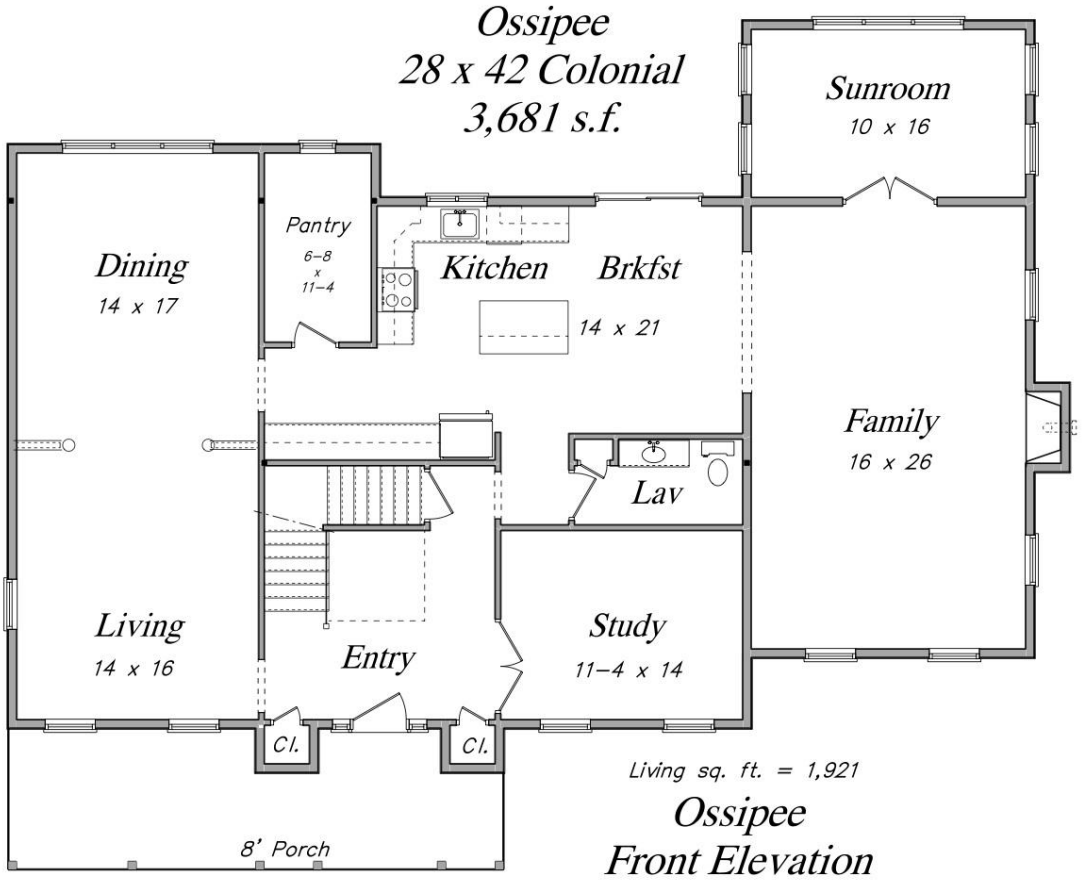

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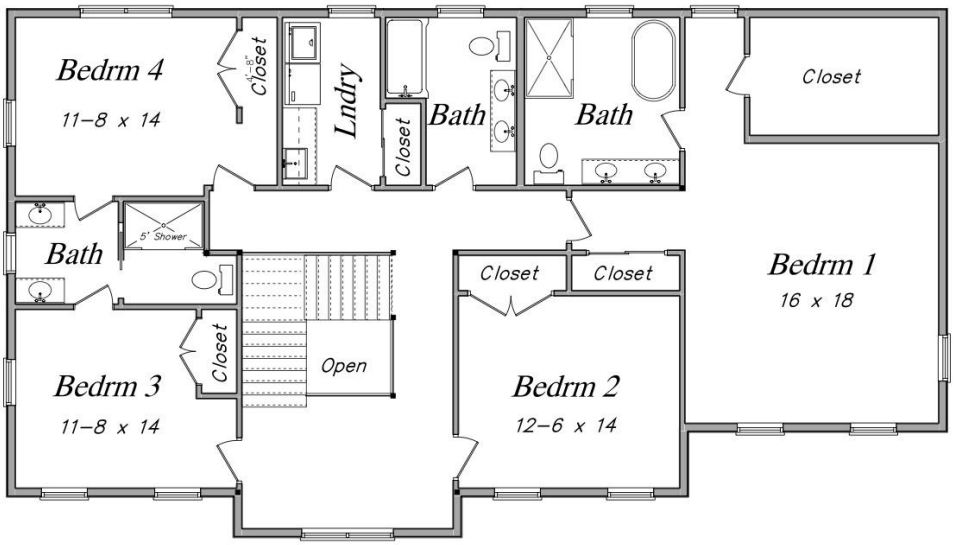
Ossipee
28 x 42 Colonial
3,681 s.f.



Living sq. ft. = 1,760

Ossipee
Front Elevation

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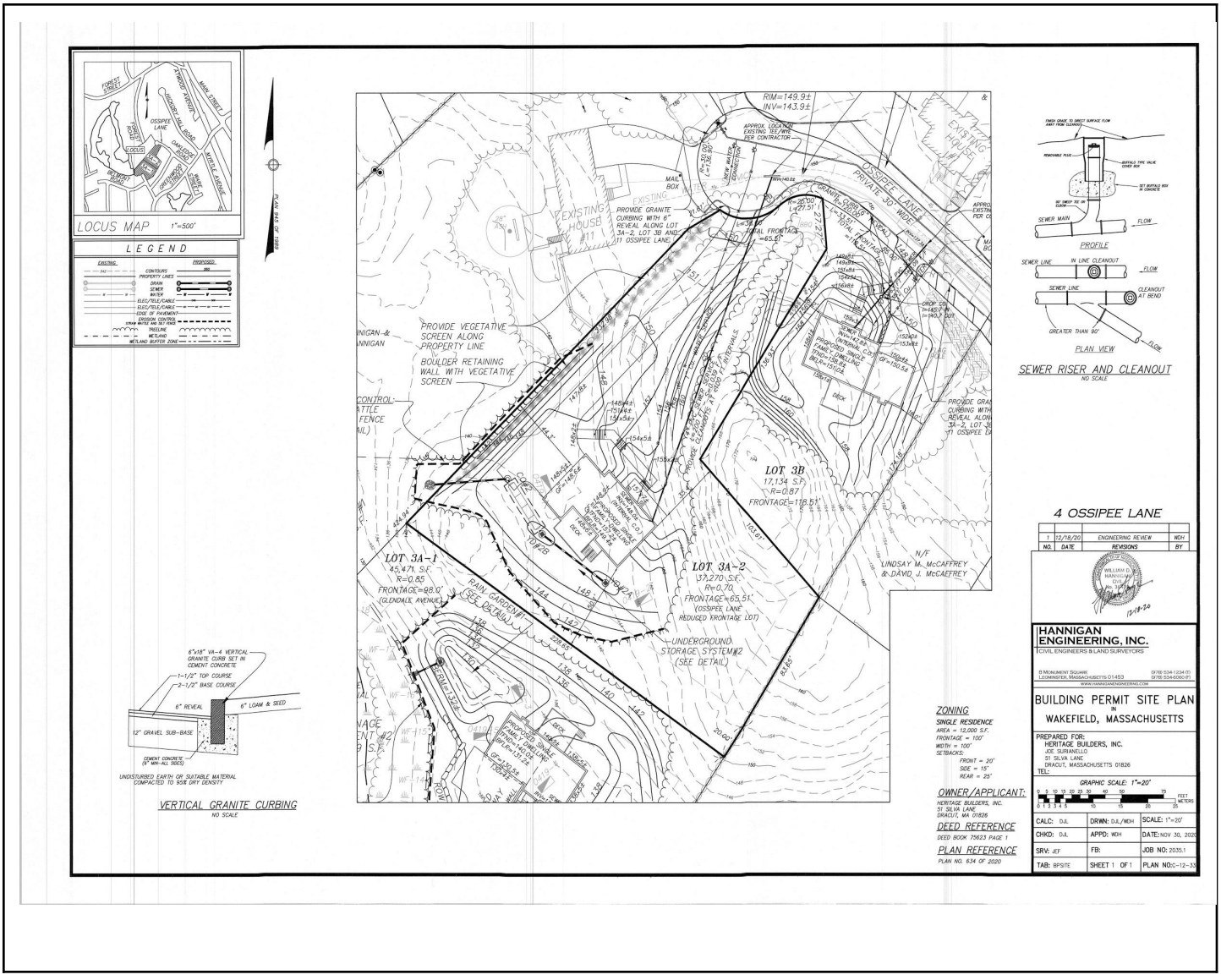

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Building Specifications – 4 Ossipee Lane, Wakefield, MA 01880

Four (4) Bedroom Colonial, 3 ½ baths, 3 car Garage
(All specifications subject to change by builder)

Kitchen Features & Appliances

- Stainless steel undermount sink with garbage disposal
- Stainless steel appliances (electric double wall oven, gas cooktop, dishwasher, microwave, mini bar fridge, exhaust fan over stove)
- Medallion Cabinets and Vanities (self-closing drawers) under cabinet lighting
- Medallion Cabinet and Vanity Hardware (knobs and handles)
- Tile backsplash and quartz countertops (kitchen & baths)

Bathroom Features

- Vanities with quartz counter tops
- Bathtub - cast iron tub/shower (combo) with tile in Guest bathroom
- Shower door enclosures installed in the master bathroom
- Mirrors to be installed in bathrooms
- Half bath will have a (1st floor) pedestal sink
- Ceramic tile in bathrooms, laundry room and (fireplace in family room)

Flooring

- Hardwood throughout 4" White Oak
- Stairs - first to second floor - hardwood treads & pine risers

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Doors, Windows & Trim

- Interior doors - two panel with 3 ½" colonial casing
- Baseboard - speed base
- Dining Room and Study - Crown molding, chair rail & wainscoting
- Foyer - Crown molding, chair rail, wainscoting
- Front door - see picture #1
- Side door - see pictures #2
- Sliders- or single door- see pictures #3
- Garage door- see picture #4

Framing

- All construction will conform to State & Local Building Codes

Insulation

- Per Massachusetts Building Code

Interior

- Walls - plastered with 2 coats of paint
- Wood Trim colonial casing with 2 coats of paint
- Ceilings - plastered- smooth

Heat - Forced Hot Air - (TBD # Zones)

Air Conditioner - (TBD # Zones)

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Plumbing

- All fixtures to be Eljer, Kohler, Delta or equivalent. Faucets to be Delta or equivalent
- Sinks & faucets (see pictures)
- 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 . Cat 5 in Study
- (2) Outside Lights; (2) Chandeliers; (2) Fans; (3) Bathroom Sconces
- Recessed lights throughout entire house
- Cable & phone outlets in all bedrooms and family room.
- 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.
- Alarm System will be installed (buyer to obtain service)
- Decora wall switches

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Closets
- Wire shelving in closets
- Master- see sample (wood shelving)

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

Utilities
- Water - Public
- Sewer - Public
- Propane

Deck - vinyl rail and composite decking

Central Vacuum
- System installed with accessories and vac pan

Gutters with tank

Driveway - Hot Top

Front Walk - Pavers

Radon Mitigation System

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(All specifications subject to change by builder)

Vendor Contact Information:

MICHAEL JAMES DESIGN
All Sinks, Cabinets, Hardware, Countertops, finalize appliances

Michael Hovnanian
michael@michaeljamesdesign.com
234 Pleasant St Methuen MA 01844
978-689-4724

BARON'S MAJOR BRAND APPLIANCES
Appliances
344 S Broadway Salem, NH 03079
603-893-9131

TONYS' TILE
(Backsplash, Bath tile, Laundry tile)
607 Main St. Stoneham MA 02180
781- 438- 5790

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Kitchen

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Kitchen

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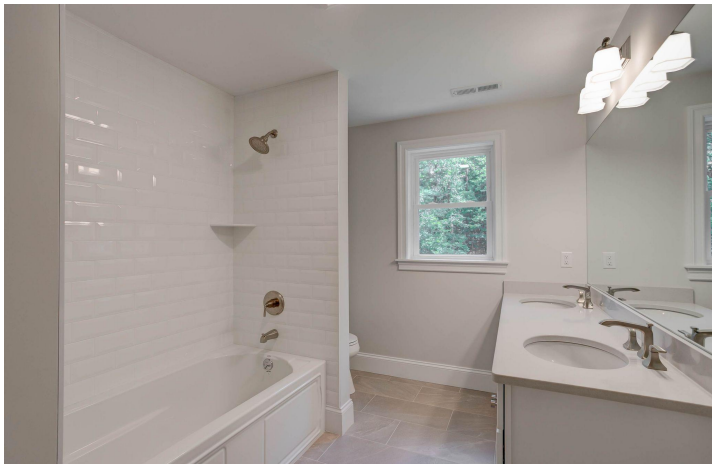

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