

Private Unit Features and Finishes

Flooring

Entrance Floor:

Eko Marrone, Matt by Element for Design

Hardwood Flooring - 1st Level

(Living, Dining, Kitchen, Pantry, Media Room, Den)
Engineered Hard Wood Floors with an underlayment that includes soundproofing

Hardwood Floor Underlayment

Mohawk; Moisture Guard Underlayment

Wood Base

Horner Millwork, 6" Speed Base, 9/16" x 5.25" WMSBASEMDF
Horner Millwork, 8" Speed Base, 9/16" x 7.25" WMBASEMDF

Crown Molding

High Ceiling: Horner Millwork, 9/16" x 2 3/4" WM47
Other Ceiling: Horner Millwork, 9/16" x 6 1/8" N-1605

Carpeting

(Master bedroom & Walk-In closet, 2nd floor Bedrooms, Den, Home Office, Unit Stair & Mezzanine Hallway)
C-2 Carpet: Hudson Valley Masland Carpet Collection, 9520-876 Stony Point

Fireplace

Wall Tile

Eko Antaracite, Polished by Element for Design

Stone Mantel

Kitchen

Kitchen Countertop

Caiacata Verona
European Alleanza Quartz

Kitchen Backsplash

B1 Stot Herringbone Polished Card #2465

Kitchen Cabinets: Metropolitan

Maple Frosty White

Bathroom and Laundry

Floor and Base

Eko Ecru Matte by Element for Design

Shower Wall

Taha & Talha, Design Blanco

Shower Floor

Level Pebble, Antique Timor White

Tub Wall Tile

Daltile Rittenhouse Square, White 0100 (Non-Bevel) 3x6

Bathroom Cabinet:

Metropolitan Nickel Cherry

Bathroom Countertop:

Caiacata Verona
European Alleanza Quartz

Unit Appliances, Windows, Fixtures and Insulation:

Marvin Windows: wood window with aluminum clad and simulated divided light with double glazed insulated glass

Bosch Appliance Package - 5 burner stove

HVAC: Daikin heat pump and air conditioning

Hot Water Heaters: HTP Phoenix, Common gas fired hot water

Gas Fireplace: Majestic corner fireplace

Plumbing Fixtures: Kohler

Gypsum wallboard and fiberglass insulation. Smooth ceilings.

Note: Finishes Subject to Change During Construction.

4/17/18



For More Information:
The Cronin Team | RE/MAX On the River
11 Market Square, Newburyport, MA 01950

(978) 499-8640



Public Space Finishes

Public Hallway

Building Entrance

Eko Antaracite, Textured by Element for Design

Public Hallway

C-1 Carpet, Interface Flor - Aiki Ni II Collection

Option: Bento 101781

Option: Miso 101773

Wood Base

Horner Millwork, 6" Speed Base 9/16" x 5.25"

Public Stair

Landing

Armstrong Flooring, Standard Excelon, VCT, 51942,
Curried Caramel

Wall Base

Johnsonite Traditional Wall Base, 130 Sisal

Stair Treads and Risers

Mannington Commercial Colorscape, Sierra 917

Garage Elevator Lobby

Floor

Eko Antaracite, Textured by Element for Design

Wood Base

Horner Millwork, 6" Speed Base 9/16" x 5.25"

Elevator Cab

Wall Panel

Wilsonart - Wild Cherry, Matte Finish

Door & Ceiling

Stainless Steel

Carpet

C-1 Carpet, Interface Flor - Aiki Ni II Collection

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THE CONDOMINIUMS
at
THE KELLEY SCHOOL
NEWBURYPORT, MA

Specifications

SERVICES

Electric – National Grid
Gas – National Grid
Water – Town of Newburyport
Sewer – Town of Newburyport
Internet/TV/phone – Comcast
Trash - TBD FRAMING/STRUCTURE
All framing to meet or exceed MA building code
Roof - Certain Teed architectural shingles

ELECTRICAL

Each unit separately metered
125 amp service to each unit
Switches and outlets per MA code and plan
Cable/telephone outlets in bedrooms and living room.

WINDOWS AND DOORS

Marvin windows – wood window with aluminum clad and simulated divided light with double glazed insulated glass

HVAC

Daikin heat pump and air conditioning
6 zones – except unit 3A which has 5.

PLUMBING

Pex tubing for water line
Cast iron drain piping for drains and vents
Gas fired common hot water heater – HTP Phoenix
Fixture detail attached

INSULATION

Fiberglass insulation
Exterior Walls – R-13
Interior Walls – R-11
Ceilings – R-11
Garage ceiling R-30
Roof lines (penthouse units) – R-38 icynen closed cell spray foam

MOLDINGS

High Ceiling – 3 5/8"
Baseboard moldings – 6"

INTERIOR WALLS & CEILINGS

Ceiling heights differ per room
Painted drywall
Smooth finish interior walls
Ceilings are either bottom of wood decking or painted drywall
INTERIOR FINISH WORK
Doors – 2 panel solid core Masonite

CLOSETS

Master bedroom closet - \$2,500 allowance
Shelf and pole in all other closets

FLOORING

Carpet – bedrooms, den, home office, unit stair & mezzanine hallway
Hardwood floor – 1st floor – living room, dining room, kitchen
Baths and Laundry – tile
PAINT
Walls – primed and 2 coats of paint
Doors & Trim – primed and 2 coats of paint

KITCHEN CABINETS, VANITIES, COUNTERTOPS

Kitchens and vanities are from Metropolitan Cabinet
Quartz countertops
Quartz group 7
Silestone group 6

FIREPLACE

Gas fireplace – Superior

LIGHTING

Varies by room

APPLIANCES

Bosch appliance package

BALCONY

Azak decking
Railings are decorative steel – first two floors.

EXTERIOR

Landscaping per plan

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Condo Management provided by Gemini Properties

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