

260 Main Street

Spec Sheet

SPEC SHEET 260 Main Street, Blackstone MA – Bittersweet Meadows

Duplex Townhomes

- 1319 square feet of living area with 2 bedrooms and 2.5 bathrooms
- Public Water & Sewer

EXTERIOR GROUNDS

- Asphalt Paved Driveway and Common Parking Area
- Front Walkway and Covered Entry
- Loam and seed disturbed areas and shrubs provided per plan.

EXTERIOR HOUSE

- Foundation: Poured Concrete 10" wide wall on 24" footing, 3000 psi concrete and 7'10" height
- Damp proofing sealer on foundation below grade
- Perimeter Drain around Foundation
- Roof – Mfg. (to be determined) 30-year manufacturer warranty Architectural Style
- Vinyl Siding with Aluminum Trim per builder
- Windows: Vinyl Windows, insulated energy efficient insulated – per builder
- Gutters and Downspouts:
- Electrical service with circuit breakers
- Electrical outlets, water spigots (front and rear)
- Garage door opener

INTERIOR HOUSE

- Walls: Blue board with skim coat plaster, smooth walls, textured ceilings
- PAINTED WALLS AND WOODWORK – BENJAMIN MOORE – TO BE DETERMINED – Woodwork and Doors Painted White. Darker colors may be upgrade.
- High Efficiency Mini-Split HEATING & AIR CONDITIONING
- Walk-in shower in master – tub/shower fiberglass unit in 2nd bathroom
- Subway tile behind kitchen appliances on backsplash (builder choice)
- STAINLESS APPLIANCES – Electric Stove, Dishwasher, Microwave and Fridge – supplied by builder.
- FLOORING – Engineered wood floors to be determined. Oak Stairs to 2nd Floor per builder
- WHITE WOOD KITCHEN CABINETS AND BATHROOM VANITIES – SUPPLIED BY BUILDER.



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- GRANITE COUNTERTOPS- supplied by builder.
- PLUMBING - Single Bowl Kitchen Sink, Bathroom and Kitchen Faucets, - CHOSEN AND SUPPLIED BY BUILDER
- LIGHTS AND FANS SELECTED AND INSTALLED BY BUILDER
- INSULATION as per building codes
- CABLE (2) connections per builder
- Hallways and Bedrooms all wired for center ceiling lighting.
- Smoke & Carbon Detectors per code

INCLUDED IN SALE

- Ceiling exhaust fan/light in ALL bathrooms
- All Lighting fixtures including exterior lighting.
- Washer/dryer hookups
- Exterior light fixtures
- Recessed lighting per builder
- Landscape all disturbed areas per plan.
- Stainless Appliance Package
- Window Screens
- White wire shelving inside closets,
- ONE YEAR BUILDER WARRANTY

ALL SPECIFICATIONS, DESIGNS AND PRICING SUBJECT TO CHANGE AT BUILDER'S DISCRETION - ALL UPGRADES TO BE PAID FOR DIRECT TO BUILDER OR SUPPLIER AT TIME OF SELECTION.

AGENT:

Kim Poirier, ERA Key Realty

16 E. Main Street, Milford MA 01757

508-473-9000 cell kimp@erakey.com



Scan the code for more pictures of the property!
Contact me today if you have any questions or want more
information!



Features

Bittersweet Meadows, Blackstone

- 6 Duplex Townhomes w/12 Individual Units
- 5 Rm, 2 Bdrm, 2.5 Bath, 1319sf Living Area
- Customized Exterior Colors Vinyl Sided
- 9' Ceiling Height on Main Level
- Underground Utilities
- Public Water and Sewer
- Excellent Commuter Location
- Exterior lighting in rear
- Direct Access to Blackstone Heritage Corridor Bike Trail
- Direct Access to Blackstone River Canal
- High Efficiency 80 Gallon Hybrid Hot Water Heaters
- High Efficiency Mini-Split Units for Heat and AC
- Stainless Steel Appliances, Fridges & Garbage Dis
- Oversized Pressure Treated Rear Decks
- Full One-Car Garage with Direct Entry into Mud Room
- Granite Countertops
- Wood Flooring & First Floor Laundry Hook-ups
- Beautifully Designed, Customized Units and Finishes



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