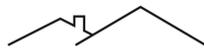


THE VILLAGE AT HARLOW BROOK

DUXBURY



GRANDIS HOMES

THE GUIMARES GROUP **JACK CONWAY**



We are thrilled to have you at the Village at Harlow Brook. We represent Builders and Buyers with their new construction/home building needs. With almost 20 years of experience, and more than 200 new home builds behind our team, our expertise helps to make sure the process is educational, exciting, and enjoyable.

There is a lot to know about building, and no buyer should be left without the right support during the process. We created this booklet to outline the building process here at Harlow Brook so that you can know what to expect throughout our time working together. We have a deep appreciation of the community and are eager to answer any questions you might have.

Cheers,
The Guimares Group

WELCOME HOME



ABOUT THE BUILDER

Grandis Homes

We are a full service real estate development and construction company specializing in residential homes in the Boston Metro-West and South Shore areas. When it comes to designing and building your dream home, our promise is to always put every effort into meeting and exceeding your expectations.

We are truly passionate about what we do, offering special attention to detail and a better standard specifications list. Join us at our showroom to choose your finishings, and you will be able to see and appreciate the difference for yourself.

Grandis Homes

MEET YOUR TEAM



Mike Guimares

Broker, Team Lead, REALTOR®

✉ mike@guimaresgroup.com

Mike is a 20-year veteran in residential and commercial real estate, with a specialty in land development, new construction, and investment properties. Having been a Broker/Owner for more than 10 years, Mike has proven to be an innovated leader in the industry. He is always looking for strategic ways to provide greater service to his clients, with the main goal of providing them with a stress-free and enjoyable journey.



Alana White

Director of Operations, REALTOR®

✉ alana@guimaresgroup.com

Alana is a passionate service-driven professional focused on providing a seamless experience and white-glove service for her clients. She prides herself on her ability to effectively manage transactions and to navigate complex real estate agreements. She is highly organized, detail-oriented, and has strong interpersonal skills.



Connor Guimares

REALTOR®

✉ connor@guimaresgroup.com

Connor is a dedicated professional with deep knowledge of the local real estate markets. He is truly passionate about helping people achieve their real estate dreams and making the buying or selling process as smooth as possible.



Jenn Ryan

REALTOR®

✉ Jenn@guimaresgroup.com

If you're looking for a real estate expert who takes a compassionate, people-first approach to buying or selling a home, Jenn is the perfect candidate. She believes in the power of personal service and strives every day to provide an exceptional experience that leaves her clients truly satisfied.

STANDARD SPECIFICATIONS

UTILITIES

Water	Town Water
Sewer	Private - Shared
Electric	Eversource
Cable	Comcast

FOUNDATION

Poured Concrete	3000 PSI
Footings	20" x 10" +/-
Foundation Walls	10" walls +/-, Foundation Wall Height is 7'10" +/-
Garage & Basement	3.5" - 4" Concrete Floor

Inside perimeter drain in stone and sump pump bucket under basement slab. Vapor barrier under basement slab.

EXTERIOR ELEMENTS

Sheathing	7/16" ZIP System
Roofing	Certaiteed Landmark
Gutters & Spouts	Seamless Aluminum
Windows	Pella 250 Series
Slider	Pella 250 Series
Siding	James Hardie Fiber Cement
Ceiling Height	8'3" Ceilings on 1 st Floor, 8' on 2 nd Floor

DOORS

Front Door	Therma-Tru Smooth Star Fiberglass Insulated
Interior Bed/Bath Doors	2, 4, or 6 Panel Solid Core Masonite
Interior Closet Doors	2, 4, or 6 Panel Hollow Core Masonite
Garage Doors	Cloplay Metal Insulated with Liftmaster Opener and Exterior Keypad

DECK & PORCH

Front Porch	Trex composite decking with white vinyl or black aluminum railing - if required by code
Back Deck	Composite with white vinyl and capped railing

INTERIOR FINISH

Trim	Upgraded Trim Package - 7 ¼" Baseboard, 3 ½" Stafford Casing
Walls	Smooth coat of plaster over blue board
Ceilings	Textured coat of plaster over blue board
Closets	Textured coat of plaster over blue board
	Linen closets to have 4 wire shelves. Other closets to have one standard shelf with hanging rod
Stairs to 2nd Level	Carpeted Stairs
Garage	Insulated and sheet-rocked, textured plaster

STANDARD SPECIFICATIONS

PLUMBING

Kitchen Sink	Large Single Bowl, Stainless Steel
Kitchen Faucet	Kohler - Single Hole
Hall/Downstairs Bathroom Sinks	Oval Single Bowl Porcelain
Primary Bathroom	Faucets - Kohler. Lavatories - Kohler, elongated porcelain, white, comfort height. Shower Unit - Fiberglass Pan, white/tiled walls
Hall/Main Bathroom	Tub-shower unit fiberglass - white
Laundry	Hookup for washer and electric dryer with vent
Exterior spigots	2 - to be located by plumber
Icemaker	Hookup included
Hot Water Heater	Hybrid Electric - 50 gallon

ELECTRICAL

Service	200 amps
Cable & Phone	4 locations
Doorbell Electrical	Included - Standard Specs
Outlets Exterior	Per code 2 outdoor outlets (location by electrician)
Outlets Switches	Toggle, white
Fans	All bathrooms to have exhaust fans per code

HEATING/COOLING

Single unit heating/cooling system 3 zones by electronic damper
High efficiency heat pump

CABINETRY & COUNTERTOPS

Kitchen Cabinets	Soft close hardware. 36" upper cabinets with crown. Built-in trash unit is included. Cabinets to be selected from Builder's options.
Kitchen Island	48" kitchen island plus two overhangs
Bathroom Vanities	Soft close hardware. Cabinets to be selected from Builder's options. Basic mirrors included, selected by Builder
Countertops	Granite countertops from Builder's selection

PAINTING

Interior Walls Interior	Two coats of latex paint, one color
Trim/Doors	Two coats paint, satin white
Closets	Primed only

STANDARD SPECIFICATIONS

FLOORING

Tile	Bathrooms, Pantry & Laundry rooms are tiled, tile from Builder's selection
Hardwood	5 ¼" white oak pre-finished engineered hardwood flooring in the family room, kitchen, dining, foyer, office (if applicable)
Carpet	All bedrooms, stairs to 2 nd floor, upstairs loft (if applicable). Color from Builder's selection

APPLIANCES

Oven	Bosch Freestanding Electric Range with Convection Oven
Dishwasher	Bosch Dishwasher
Microwave/Oven	Bosch Over-the-Range Microwave

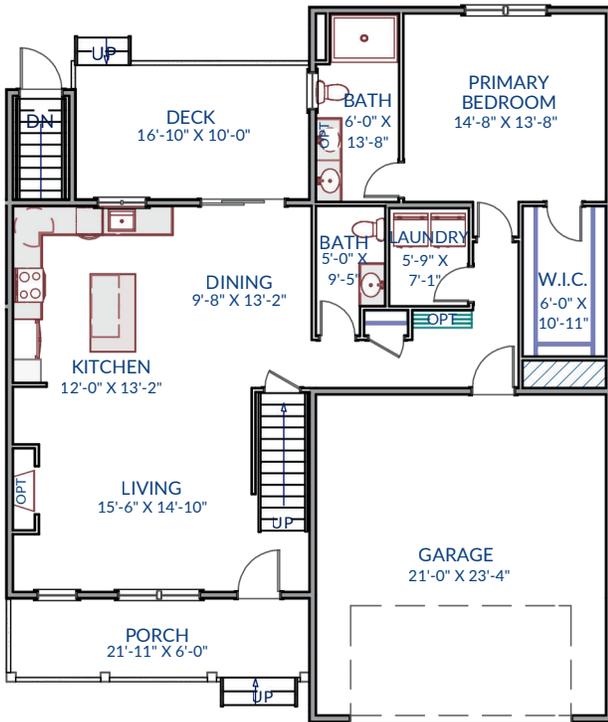
LANDSCAPING

Loam and hydroseed disturbed areas around house. Shrubs in mulch bed (selected by Builder) and one tree (location by Builder). Pavers from garage to front door (Builder's choice). Each unit will have a defined exclusive use backyard area with privacy fences included.

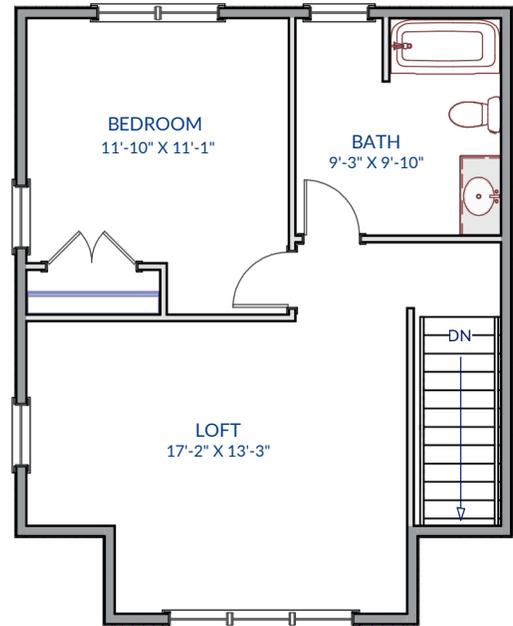
Harlow Brook LLC reserves the right to make changes to these specifications to an equal or better product. Any changes requested by the homeowner must be in writing and agreed to by Harlow Brook LLC.



THE FALMOUTH



FIRST FLOOR



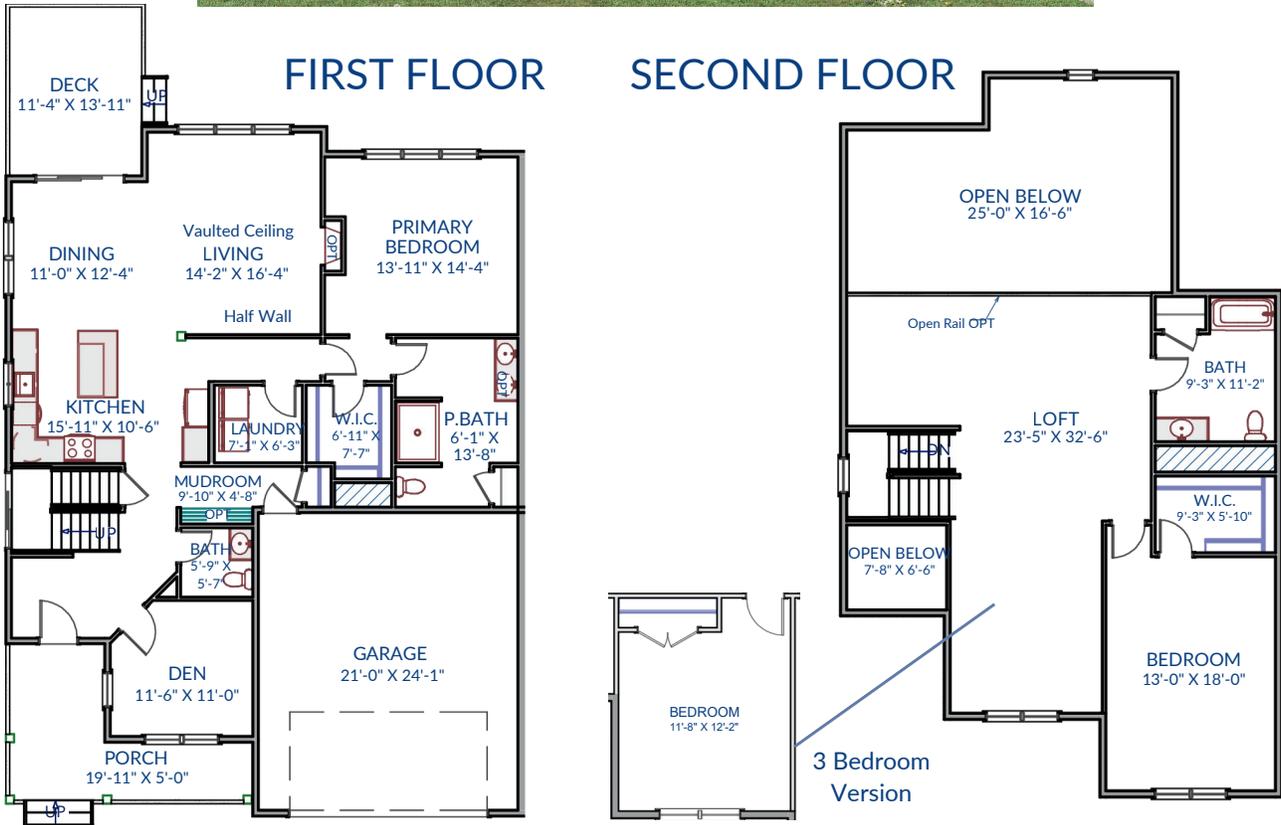
SECOND FLOOR

Area Breakdown	
First Floor	1,253 SF
Second Floor	579 SF
Total Area	1,832 SF

House Features	
Bedrooms	2
Bathrooms	2.5
Garage	2 Car

Note: These plans & elevations are schematic & are subject to minor change. Some options/upgrades are shown

THE CHATHAM



Area Breakdown		House Features	
First Floor	1,547 SF	Bedrooms	2-3
Second Floor	1,124 SF	Bathrooms	2.5
Total Area	2,671 SF	Garage	2 Car

Note: These plans & elevations are schematic & are subject to minor change. Some options/upgrades are shown

KITCHENS

THE CHATHAM 2 BED - STANDARD KITCHEN



THE CHATHAM 3 BED - STANDARD KITCHEN



THE FALMOUTH - STANDARD KITCHEN



STANDARD APPLIANCE PACKAGE



Bosch 24" Recessed Handle Dishwasher
100 Series - Stainless Steel
SHE41CM5N



Bosch 30" Electric Slide-In Range
100 Series - Stainless Steel
HEF105MU



Bosch 30" Over the Range Microwave
100 Series - Stainless Steel
HMV1055U

UPGRADE 1 APPLIANCE PACKAGE



Bosch 24" Recessed Handle Dishwasher
300 Series - Stainless Steel
SHE43DM5N



Bosch 30" Electric Slide-In Range
100 Series - Stainless Steel
HEF105MU



Bosch 30" Microwave Combo Oven
500 Series - Stainless Steel
HBL57M52UC



Zephyr Ombra 30" Range Hood with
Silver or Black Stainless Steel
ZOM-E30BBS

UPGRADE 2 APPLIANCE PACKAGE



Thermador Emerald 6-Program
Dishwasher
DWHD640EFP



Thermador 36" Stainless Steel
French Door Bottom Freezer
T36FT820NS



Thermador 30" Double Built In-Oven
Masterpiece® Collection
ME302YP



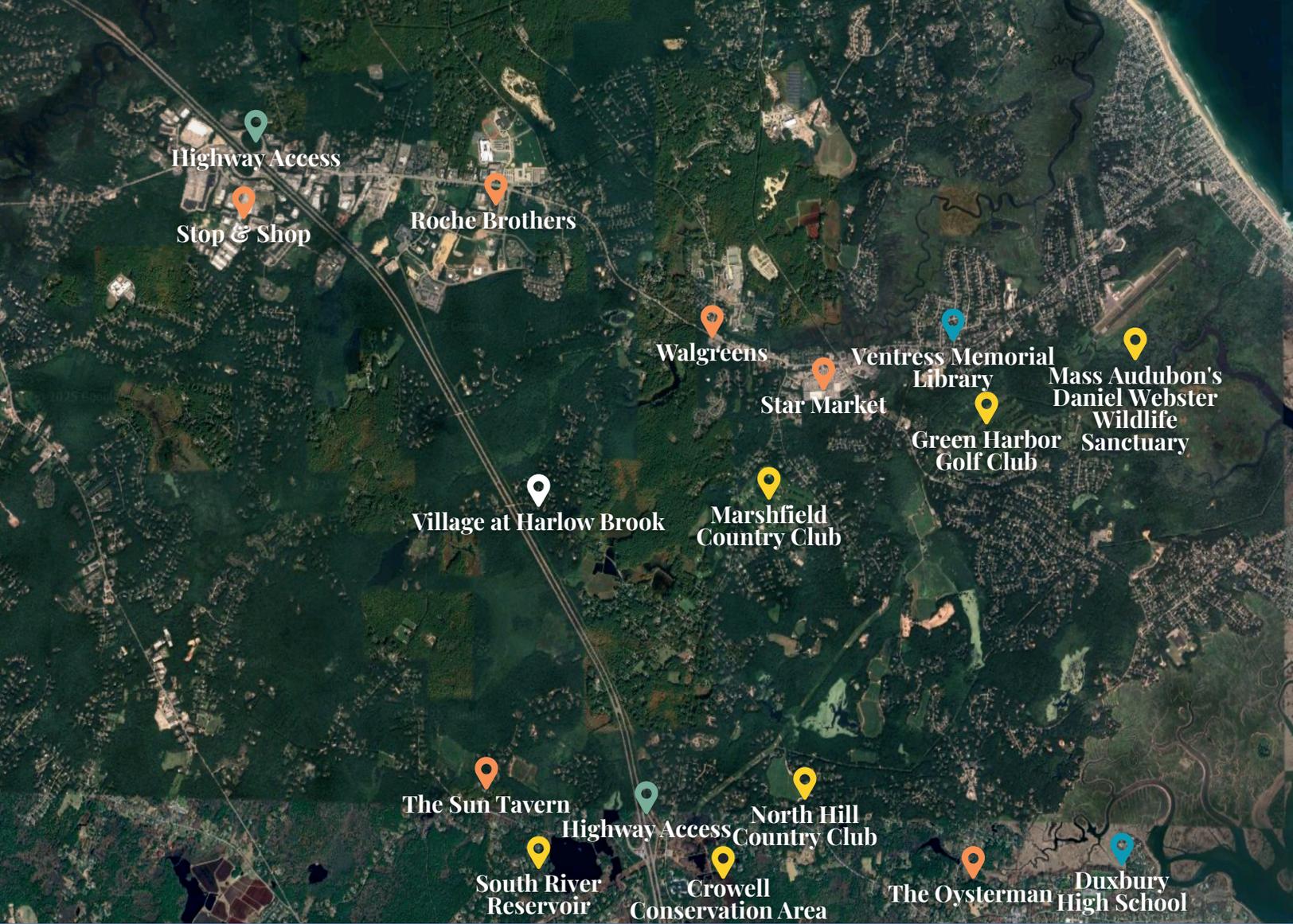
Zephyr Ombra 30" Range Hood with
Silver or Black Stainless Steel
ZOM-E30BBS



Thermador 30" Induction Cooktop
Masterpiece® Black Glass, Frameless
CIT304BB



Thermador 24" Microdrawer®
Masterpiece® Collection
MD24BS



— VILLAGE AT HARLOW BROOK —
DUXBURY, MA

 You are Here - Village at Harlow Brook

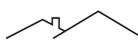
 Walking/Hiking Trails
Parks, Golf Courses

 Convenience, Grocery,
Restaurants, Shopping

 Public Transit &
Highway Access

 Public Schools &
Libraries

The Village at Harlow Brook, Duxbury | www.Harlow Brook.info | The Guimares Group | team@guimaresgroup.com


GRANDIS HOMES

THE GUIMARES
GROUP

JACK
CONWAY