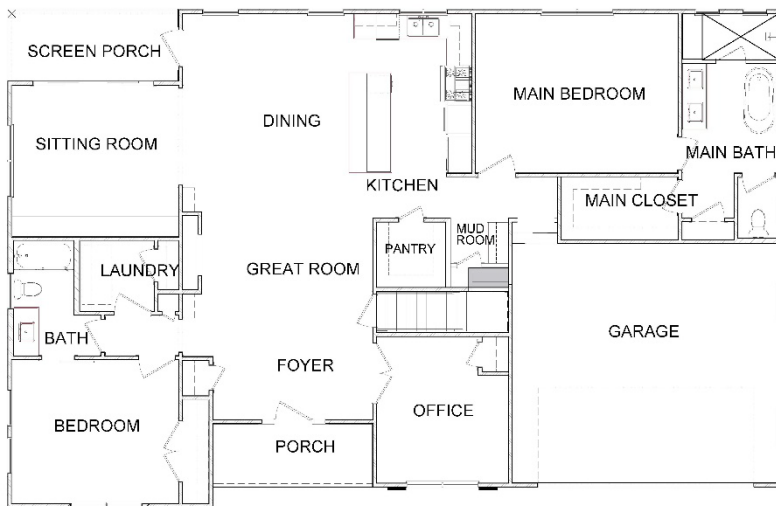


# THE MACOUN

Mallard Lane, Bolton, MA 01740



MODERN FARMHOUSE ELEVATION



FIRST FLOOR

NE CLASSIC BUILDERS RESERVE THE RIGHT TO MODIFY OR CHANGE THE FLOOR PLANS, HOME SPECIFICATIONS, DESIGNS, FEATURES, OPTIONS, PRICES, OR TERMS WITHOUT NOTICE OR OBLIGATION. HOME SQUARE FOOTAGES ARE APPROXIMATES AND ARE SUBJECT TO CHANGE. ALL BASE PRICES FOR HOME WILL NEED TO BE REPRICED FOR ANY FUTURE BUILD. REV. 7/15/22

## THE MACOUN HIGHLIGHTS

- DETACHED HOME
- 2009 SQFT - SINGLE STORY
- 2009 SQFT - BASEMENT (UNFINISHED)
- 2 BEDROOMS
- 2.5 BATHS
- 2 CAR GARAGE
- COVERED FRONT AND REAR PORCHES
- PRIVATE WELL
- SHARED SEPTIC
- 2X6 FRAMING
- OPEN FLOOR PLAN
- LOTS OF NECB DETAIL

## BUDGET BREAKDOWN

BASE PRICE \$910,00.00

"Bolton is a suburb of Boston with a population of 5,606. Bolton is in Worcester County and is one of the best places to live in Massachusetts. Living in Bolton offers residents a rural feel, and most own homes. In Bolton, there are a lot of parks. Many families live in Bolton, and residents tend to have moderate political views. The public schools in Bolton are highly rated." (According to the Niche ranking system)

## MONTHLY CONDOMINIUM FEES INCLUDE:

- ✓ Professional Management
- ✓ Master Insurance
- ✓ Landscaping
- ✓ Road & Sidewalk Maintenance
- ✓ Snow Removal from Road Sidewalks and Driveways
- ✓ Trash Removal

[www.necbpros.com](http://www.necbpros.com)

774-696-2246

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# SPECIFICATIONS

- 2x6 Frame Construction
- R-23 Insulation on Exterior walls
- Architectural Roof Singles
- Cement Vertical Siding and Trim
- Anderson Windows
- Solid interior doors
- Kitchen Cabinets per plans, Real wood, Soft Close Doors, and Draws
- Granite Kitchen and Bath Countertops
- Stainless Steel Undermount Kitchen Sink
- High-End Kitchen Appliances: Propane gas cooktop, Stainless Steel Stove, Dishwasher, Refrigerator, and Microwave
- Refrigerator with Ice Maker and Waterline
- Tub with Tile Wall Surround
- 5 Piece Main Bath as Shown on Plans
- Kohler Faucets and Shower Control
- Decorative light Fixtures with recessed lighting in the Kitchen
- 3/4" Pre-Finished Hardwood Flooring in Entry, Living Room, and Kitchen
- Hardwood flooring throughout
- Carpet in Bedrooms
- Ceramic Tile in all Bathrooms
- Propane Gas Fired High-Efficiency Forced Hot Air Furnace with Central Air Conditioning
- Propane Gas fired on Demand Hot Water Heater
- In-home washer / electric dryer hookup
- Insulated Garage Door with Electric Opener
- Gas Fireplace with Remote
- Prewired for Connection to Verizon or Comcast (1 Phone Jack, Cable Jacks in Living Room & Bedrooms)

## POPULAR UPGRADES

- Partially finished basement
- Screened rear porch
- Workshop in the basement
- 2<sup>nd</sup> office in basement