



## Three Bedroom Condominium Features, Floor Plans A&B, C

### Structural Features:

Wood-frame construction (2" x 6") on concrete slab  
Approximately 2079 square feet of living space for end units, 2000 for interior units  
Approximately 400 square feet of unfinished attic space  
One-car weather-tight garage  
12' x 12' patio off rear slider with pavers, no railing  
Vinyl-clad insulated sliding glass door and tilt-in double-hung windows for easy cleaning  
Cedar impression vinyl on front and sides of building and clapboard style on rear  
All exterior trim to be maintenance free white "Permatrim"  
Roof shingles to be 30-year architectural shingles with 3' of ice & water shield  
Front & sides of building to have shutters as per plan  
Gutters and downspout on front & rear of house  
100-amp electrical service  
Gas-fired water heater  
Central air conditioning  
Gas-fired forced hot-air heating system - 90% efficient

**Prices Starting at \$365,900**  
**Come In Now, Limited Availability**

### Atlantic Breeze Communities

170 Beach Road, Salisbury, MA 01952  
Michael Webber GRI, ABR, Broker - Stone Ridge Properties  
Direct Line: (978) 992-4253  
Model & Sales Office: (978) 463 - 6970  
[www.atlanticbreezeliving.com](http://www.atlanticbreezeliving.com)

### Interior Features:

2 1/2 baths  
All kitchen & bath counters to be granite  
Recessed lighting in kitchen - 5 total  
Microwave, dishwasher, range & refrigerator package  
Kitchen & bath cabinetry to be Legacy "select series" Oak, Maple or White  
Undermount Stainless Steel sink in kitchen with garbage disposal  
Master bath to have 2-person whirlpool tub and oversized walk-in shower  
Kitchen & entry flooring to be ceramic  
Living room / dining flooring to be carpet  
Bathroom & laundry flooring to be ceramic  
Bedrooms, closets, hallways to be carpet  
Stairs to be carpeted with oak handrail and painted balusters  
Standard lighting package includes ceiling fan/light combination in Master bedroom  
One telephone & cable hookup in living, dining, kitchen, and each bedroom  
Plumbing fixtures to be Kohler quality or equal  
Washer/dryer closet on second floor with gas service ready for dryer hook-up  
Gas fireplace with custom mantel in living room  
Interior doors to be 6-panel masonite  
Baseboard to be 3.5" paint-grade colonial base  
All windows to be picture framed, no sills  
Interior trim package to be 2.5" paint grade colonial casing  
Interior walls & ceilings to be smooth finish  
Closets to be standard pole & shelf or "closet maid" type system - builders' discretion  
All doors & trim to receive one coat of primer and one coat of finish - Sherman Williams semi-gloss "white"  
Interior walls to receive one coat of tinted primer and one coat of finish - Sherman Williams builders solution flat "china white"  
Garage door to be insulated aluminum, pre-finished with automatic opener

Builder reserves the right to substitute equivalent fixtures and appliances for all brand names listed and make changes without prior notice.