

**UNIT 17**  
**BEARFOOT CREEK**  
**BARTLETT, NEW HAMPSHIRE**

**HOUSE SPECIFICATIONS**

December 2, 2009

**EXTERIOR MATERIALS**

1. Framing: All exterior walls framed with 2' x 6' studs
2. Exterior Siding: Stained white cedar shingles
3. Exterior Trim: Painted cedar
4. Roof: Architectural asphalt shingles
5. Exterior decks: Fir railings with mahogany decking
6. Concrete foundation with full walk-out Lower Level

**INSULATION**

1. All exterior walls R-19
2. All attic ceilings R-30
3. All interior walls and ceilings insulated for sound reduction

**WINDOWS AND DOORS**

1. Jeld Wen divided lights, double glazed.
2. Front Door: Natural wood door with sidelights
3. Jeld Wen Patio Doors
4. Garage Doors: Carriage style. Two (2) doors complete with electric door openers.
5. Interior doors are solid core natural pine 3' x 6'8" with Baldwin hardware

**CEILING HEIGHT**

1. First Floor and Lower Level finished ceiling height 9'4"
2. Second Floor finished ceiling height 10'4"
3. Vaulted ceiling in First Floor Great Room, Master Bedroom and Master Bath

**INTERIOR FINISH**

1. Smooth drywall finish on all walls. Natural pine wood ceilings throughout First Floor and Master Bedroom
2. Window and door casings: 3-1/2' Natural Pine
3. Baseboard: 7" Natural Pine
4. Crown moldings surrounding Kitchen cabinet

**FLOORING**

1. First Floor Kitchen and Great Room and upstairs hallway finished with wide pine wood flooring
2. All Bedrooms will be carpeted
3. All Baths have earth-tone natural stone floors and shower surrounds
4. The Master Bath shower and tub surround is natural stone with decorative trim details
5. Slate tile in First Floor Bath and Ski Locker Room

**FIREPLACES (FOUR)**

1. Two-story, natural stone fireplace facing Great Room with oversized firebox
2. Floor-to-ceiling stone fireplace facing Dining Room with oversized firebox
3. Floor-to-ceiling stone fireplace in Lower Level Family Room.
4. Gas piping in Second Floor Master Bedroom is in place.

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**STAIRWAY**

1. Open three-story staircase with pine stair treads and fir stair rails

**KITCHEN CABINETRY AND BATH VANITIES**

1. Cabico Kitchen cabinets are cherry with an Autumn stain. Island cabinet is maple with black distressed stain
2. Cabinets are frameless design with concealed hinges
3. Crown moldings above cabinets
4. Refrigerator, dishwasher and compactor covered with cherry panels to match cabinetry
5. Farmer's sink in Kitchen
6. Stone tile backsplash
7. Granite counter tops in Kitchen, Bathrooms and Laundry Room
8. Master Bath vanities are cherry wood. Lower Level and Second Floor Baths and Laundry Room are maple cabinets

**PLUMBING**

1. Toilets and sinks are Kohler
2. Kohler shower valves and faucets
3. Hot water: 120 gallon, gas-fired hot water tank
4. Kohler jacuzzi tub in Master Bath
5. Washer and Dryer installed are Whirlpool Duets

**ELECTRIC**

1. 200 AMP electric service
2. Recessed lighting in Kitchen, Hallways, Baths
3. Outlets and decor switches per Code
4. Sconce lights on Second Floor stair landing
5. Exterior lighting includes First and Second Floor decks, garage lights and porch light

**HEATING AND COOLING**

1. Multi-zoned air conditioning on First and Second Levels
2. Separate baseboard heat on First and Second Floors
3. Radiant in-floor heating throughout Lower Level and in Master Bath

**APPLIANCES**

1. Viking six burner gas stove
2. Bosch dishwasher
3. Sub Zero 36" refrigerator
4. Kitchen Aid 15" trash compactor
5. Sharp under-the-cabinet microwave

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**WASHER/DRYER**

1. Whirlpool Duets

**SECURITY ALARM**

Napco Gemini 20 zone system with key pad monitoring all doors, 3 motion detectors and low temperature sensor. First year monitoring of system included

**SOUND SYSTEM**

1. 42" High Definition Plasma TV in Lower Level Family Room with complete surround sound system
2. Ceiling speakers in Kitchen, Dining Room, Great Room, Master Bedroom and Master Bath
3. Separate volume controls for each room

**FURNISHINGS**

1. Leather sofa, Tahoe Mission chairs and leather chairs with sofa table, coffee table and end tables in Great Room
2. Dining Room table (44 x 114) with 8 chairs plus 2 arm chairs
3. Three (3) leather chairs at kitchen counter
4. Cherry king sleigh bed in Master Bedroom with two (2) matching cherry nightstands and cherry dresser and two (2) leather chairs and a side table
5. Both Second Floor bedrooms furnished with queen bed and two (2) single beds respectively Includes dressers and nightstands in each bedroom
6. Leather sectional in Lower Level with side tables plus two (2) leather swivel chairs and a game table with four (4) chairs
7. Lower level bedroom with queen bed, two (2) bedside tables and dresser
8. Front entry sitting area with two (2) chairs and ottomans with side table

**SPECIALTIES**

1. Spectacular view to the top of Bear Peak from Great Room, Kitchen and Master Bedroom
2. Large mahogany deck off Great Room overlooking ski trail
3. Large covered front porch with natural limestone deck
4. Master Bedroom covered deck overlooks ski trail
5. First Floor Ski Locker Room for ski equipment and outerwear with easy access to ski trail.

The above specifications are subject to substitution or change depending on availability of materials and other factors.