



BRIER CLIFF
by the Beach

FEATURES & SPECIFICATIONS

FOUNDATION AND CONCRETE SLAB

- 10" thick poured concrete foundation
- Foundation walls coated with water proofing
- Basement with 4" concrete slabs over crushed stone and vapor barrier
- 4" concrete slabs at garages

FRAMING, ROOFING, and SIDING

- Exterior **Zip System** walls framed with 2" x 6" construction
- Plywood subfloor sheathing or equal, glued and nailed
- Siding will be **Hardie** clapboards & shingles, solid color – 25-year warranty
- PVC window & door trim, eaves & soffits
- Lifetime architectural style shingle roofs – **Certainteed**® or equivalent
- Seamless aluminum gutters

WINDOWS & EXTERIOR DOORS

- **Andersen** 400 Series Casement Windows – *Energy Star* rated with Low E Argon gas, TruScene screens, corrosion resistant hardware
- Exterior **Therma-Tru** fiberglass front door
- Steel insulated rear door
- Insulated pre-finished carriage style overhead garage doors with **Liftmaster** openers

FLOORING FINISHES

- Pre-finished 3 ¼" x ¾" Red Oak hardwood flooring in foyer, living room, dining room, kitchen, all bedrooms
- Main Stairs – Red Oak field finished, painted risers and balusters
- 12"x24" Tile flooring in bathrooms, mudroom, laundry room

INTERIOR FINISHES

- First Floor – all doors, windows, and cased openings: 1" x 4" flat vertical casing with 1" x 5" flat casing and band molding header
- First Floor – 5 ¼" baseboards
- Second Floor – all doors, windows, and cased openings: 1" x 4" flat vertical casing with 1" x 5" flat casing and band molding header
- Second Floor – 5 ¼" baseboards
- Stained oak newel posts and painted poplar balusters with stain finish handrails
- Solid core, 2 panel, interior passage doors with smooth finish and Brushed Nickel round knobs
- 12" ventilated vinyl coated wire closet shelving with rod
- **Heatilator** gas fireplace with tile surround and standard wood mantel

Life is Better by the Beach



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KITCHEN

- **Wellborn Forest** – Elite Series – Dover doors with soft close dovetail drawers – 30" high upper cabinets – Painted 3 color choices
- Granite/Quartz (2 choices each) countertops and 4" backsplashes with under-mount stainless steel sink
- **Kohler**® brushed nickel pull-out faucet
- **Elkay** stainless steel undermount sink
- **General Electric**® **Profile** stainless steel appliances:
 - Refrigerator – 36" PFE28KYNFS
 - 30" Gas slide in range JS645SLSS
 - Microwave above range – recirculating hood PVM9005SJSS
 - Dishwasher – 24" GDT565SSNSS

BATHROOMS

- **Wellborn Forest** -Elite series vanity with granite countertops and 4" backsplashes with under-mount sinks
- **Kohler**® fixtures and faucets
- **Toto**® white elongated/comfort height toilets
- Tile tub/shower in bathrooms – 3"x5" white subway tiles
- 2'x3' flat plate mirror

HEATING & AIR CONDITIONING – Unico

- **Unico** Electric Heat Pump High Efficiency Heating and Air Conditioning
- 2 Zones – **Honeywell** programable thermostats
- **Navien** tankless water heater

ELECTRICAL

- **200** Amp electrical service
- Cable television outlets in Living Room, Master Bedroom, Guest Bedroom,
- (1) Telephone jack 1st & 2nd Floor
- Lighting per plan
- Efficient LED lighting per Builder's layout
- Qty 2 pendants over kitchen island (fixture supplied by homeowner)
- Central surface mounted light fixtures in bedrooms, hallways.
- Central light junction box in foyer and dining room (fixture supplied by homeowner)
- Vanity fixture in master bath, guest bath, and powder room

View from Cliff Road



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INSULATION, BLUEBOARD & PLASTERING

- Open Cell spray foam and **Owens Corning** fiberglass insulation provided to meet the State Energy Code
- Interior blue board and plaster for all living areas
- Ceilings smooth finish

PAINTING

- Walls primed and painted with two coats of flat finish latex – **Benjamin Moore** Linen White
- Ceilings and closets primed and painted flat white – **Benjamin Moore** Ceiling White
- Interior trim painted with two coats of semi-gloss paint – **Benjamin Moore** China White
- walk-in closets

LANDSCAPING/DECKS

- Professionally landscaped
- Front walk pavers and composite decking per Builders layout
- Rear decks – maintenance free composite decking with PVC top railing, stainless steel cable rail

UTILITIES

- Electric – National Grid 800-322-3223
- Water – City of Gloucester 978-325-5600
- Sewer – City of Gloucester 978-325-5600
- Gas – National Grid 800-233-5325
- Cable/Internet - TBD

View from Thatcher Road



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