

# Weatherstone ESTATES



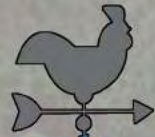
**BERKSHIRE HATHAWAY**  
HomeServices  
Verani Realty

Call Cheryl Lang today (603) 440-8449 (Mobile) (603) 845-2129 (Office)

 **Stabile Homes**  
*Quality Homes for Today's Lifestyles*



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Woodburn Rd.

NH Rte 102



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- Available
- Pending
- Sold

**88-1** Lot No.  
(1.03) Acreage  
34 Street No.



Since the company was founded in 1973, Stabile has built more than 4,000 homes throughout New Hampshire and Massachusetts. Along the way, the company has also built a reputation for quality and reliability. This reputation has earned Stabile numerous awards, but more importantly, it has also earned the loyalty of thousands of satisfied home buyers.

Stabile Homes was founded by John P. Stabile, a second-generation home builder. Today, Stabile homes remains a family owned business that values personal relationships and is committed to customer satisfaction. Only first-rate materials and the highest standards of workmanship are acceptable. The company backs up its commitment to quality with the Stabile Warranty Program, one of the most complete homeowner protection programs in the industry.

The company places a priority on being a good corporate citizen, whether by helping out non-profit organizations, taking an active role in the community, or by painstakingly reserving the natural beauty of the land during construction.



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## The Abbey I

**TOTAL SQUARE FOOTAGE: 2414**

Square Footage & all room dimensions are approximate. Floor plans, exterior renderings & landscaping are conceptual only and may differ from actual construction. Pricing & options are subject to change without notice. Builder reserves right to alter plans during construction.

*\*Cabinet layout is a suggested layout and may exceed cabinet allowance*



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## The Cheshire I

**TOTAL SQUARE FOOTAGE: 2553**

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**First Floor**

1657 square feet



**Second Floor**

896 square feet



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## The Cheshire II

**TOTAL SQUARE FOOTAGE: 2553**

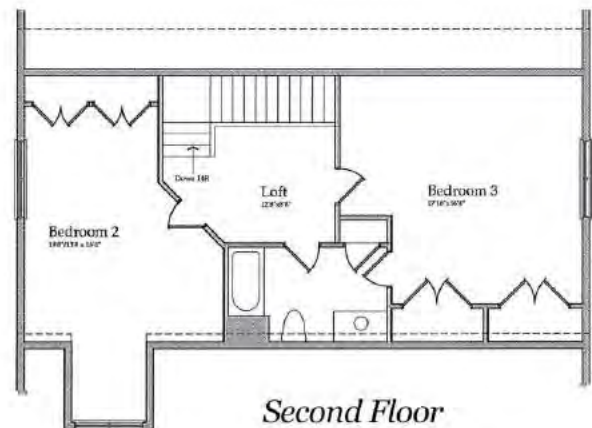
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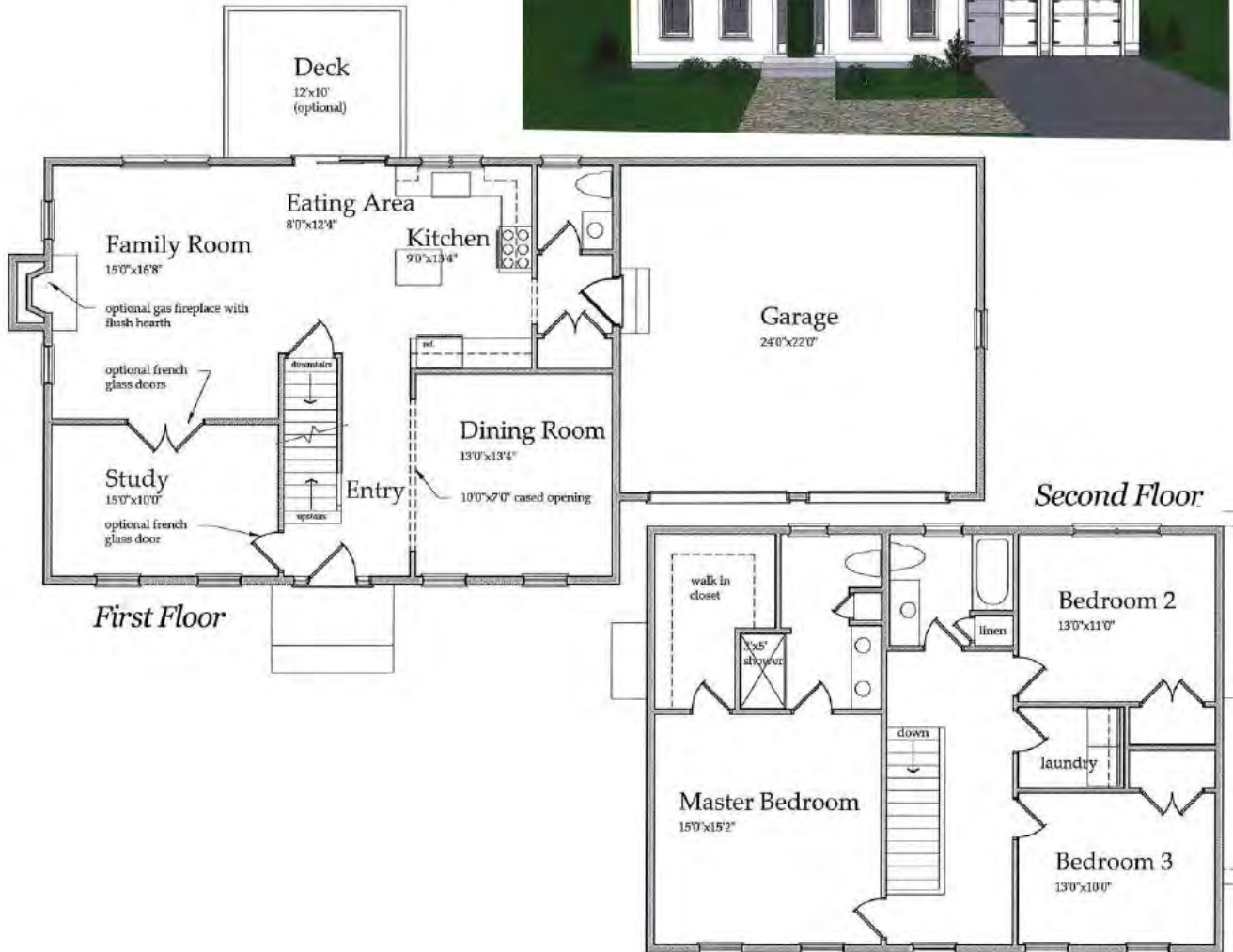
## The Kingsley I

**TOTAL SQUARE FOOTAGE: 2128**

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## The Kingsley II



*Second Floor* 1064 square feet



**TOTAL SQUARE FOOTAGE: 2268**  
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Price List 3/7/18

Model Name	Description	Square Footage	Base Price
Abbey I	Colonial	2,414 sf	\$499,900
Abbey II	w/ Bonus Room	2,814 sf	\$516,100
Cheshire I	1st FL Master, loft & 1BR	2,553 sf	\$489,900
Cheshire II	1st FL Master, loft & 2BR	2,553 sf	\$489,900
Kingsley I	Colonial	2,128 sf	\$459,900
Kingsley II	w/ Expanded Eating Area	2,268 sf	\$484,400
Yorkshire	Ranch	1,954 sf	\$464,900

Lots 88-1 through 88-4 Base Price  
Lots 88-5 through 88-9 + \$2,500 Premium  
Lots 88-13 & 88-14 + \$5,000 Premium

Prices subject to change.

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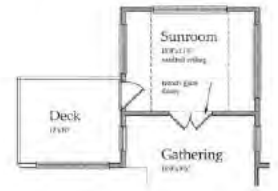
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## The Yorkshire

**TOTAL SQUARE FOOTAGE: 1954**  
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Main Floor Plan w/ Sunroom  
OPTION

Main Floor Plan  
Concept - A



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## BUILDING SPECIFICATIONS

Weatherstone, Litchfield, NH

February 12, 2018

### FOUNDATION & FRAMING:

- 3,000 psi concrete walls, footings and slab. 4,000 psi garage slab.
- Concrete walls are reinforced and waterproofed.
- Bulkheads and interior metal door at base of bulkhead steps.

### FRAMING & ROOF:

- Exterior Walls 2x6 @ 16" o.c. Garages 2x4 @ 16" o.c.
- Wall and Roof Sheathing Oriented Strand Board
- Floor Joists 2x10 @ 16" o.c. or engineered wood per plan.
- Decking 3/4" tongue & groove
- Ceiling Joists 2x6 & 2x8 @ 16" o.c.
- Rafters 2x10 @ 16" o.c. or Engineered Roof trusses.
- Interior Partitions 2x4 @ 16" o.c
- Architectural shingles. 36" course of ice & water shield. Rain diverters.
- Ridge vent & Continuous soffit vent.

### INSULATION:

- Exterior walls (R-21) fiberglass insulation w/ vapor barrier.
- Attic ceiling (R-49) blown-in cellulose on flat ceilings. (R-38) Batt in Sloped Ceilings.
- Basement Ceiling (R-30) fiberglass insulation.
- Bathroom Walls 3-1/2" (R-11) fiberglass insulation installed

### MECHANICAL/HVAC:

- High efficiency direct vent forced warm air natural gas
- Central Air Conditioning
- Two Zone System for two story One Zone for single story
- Programmable Thermostat
- Rinnai natural gas tankless hot water heater

### PLUMBING:

- Sinks white porcelain under mount unless pedestal.
- White fiberglass Tub or Shower per plan.
- Shower 4' or 5' (per plan) fiberglass one-piece with one seat
- White Kohler Elongated toilet with seat cover
- Faucets will be chrome
- Kitchen sink double bowl undermount stainless steel  
Ice maker line included



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## ELECTRICAL:

- Outlets, switches and GFI installed per code.
- Each bedroom and living room, family room will have one half switched outlet.
- Wiring for a fan/light combination on switch when a cathedral ceiling is offered for living rm.
- Cable TV jack provided in Family room and Master bedroom
- Phone jack installed in Kitchen and Master Bedroom
- Surface mounted light centered in each hallway, mudroom
- Four recessed Can lights for kitchen
- One surface mounted light over kitchen the sink.
- Range and dryer to be wired for a "4-wire" connection.
- Door chimes located in corner of hallway wall.
- Wiring for future chandelier in Dining room
- Exhaust fan with light installed in bathrooms
- Vanity lights in bathrooms
- Only walk-in closets receive a surface mounted light with a switch
- One porcelain light located at the top of attic scuttle hole w/ switch.
- Basement; one switched porcelain light at top of stairs and one at furnace area. One outlet
- Garage wired for door openers. Two porcelain lights.
- Exterior lights: front garage, front entry one for each additional exterior door
- Two exterior GFI outlets
- One hard-wired smoke detector with battery backup installed on each floor level and one in each bedroom according to local codes

## EXTERIOR :

- Vinyl Siding "Certainteed Mainstreet". Vinyl louvered shutters if shown on plan.
- 6" Vinyl corner boards. Aluminum wrapped Rakes and Fascia.
- Front Porch (if shown on plan) composite decking, white vinyl rail & balusters if needed.
- Rear deck pressure treated includes stairs if at grade level. Not painted.
- Double hung Vinyl windows w/ screens & grills.
- Vinyl casement windows over kitchen sink.
- Front entry door is ThermaTru insulated door, with insulated half or full sidelites.
- Side/Back Door ThermaTru 9- light insulated door.
- Sliding glass doors are vinyl w/screens & grills. Refer to plans.
- 2 Vinyl foundation tilt windows for basement.
- Garage: Two 9' x 7' steel insulated overhead doors installed, one uninsulated double hung window. Side entry option provides two double hung windows with shutters.
- Driveway paved. 22' wide at garage doors tapered to 10'-12'
- Loam & Seed disturbed areas.
- Six to eight shrubs provided bark mulch spread around.
- Concrete front walkway. Broom finish.
- Pre-cast concrete step with iron rails at front entry or wood front porches as indicated by the plans.
- Granite post for mailbox.
- Two frost free silcocks (front and back)



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## INTERIOR FINISH:

- Doors: Six panel Masonite hardboard.
- Trim: Baseboard Moldings 3 1/2" colonial. Window and door casings 2 1/2" colonial.
- Stairs: oak newel posts, oak rails with 2 coats clear poly, baluster painted white.
- Fireplace: natural gas direct vent with Prefab mantle surround
- Paint: Walls to have one prime coat and one finish coat of Benjamin Moore Regal latex paint flat finish. Bathroom & kitchen areas receive eggshell finish.
- Trim is pre-primed, and will receive two coats of finish semi-gloss
- Ceilings to have a random roll finish.
- Flooring: Tile for bathrooms, mudroom and laundry area.
- Hardwood: Kitchen/eating area, Dining rm and Living rm.
- Carpet: All other finished areas of the house including the stairs.
- Bathroom Mirrors 42" rectangular or oval over pedestal

## KITCHEN/CABINETS/COUNTERS

- Contractor's Choice Cabinetry; Raised panel Oak, Maple, Hickory and white Thermofoil
- Granite counter tops
- Stainless Steel General Electric Range, microwave and dishwasher include.

<b>WATER SUPPLY:</b>	Public Water
<b>SEWER:</b>	Private Septic
<b>GAS:</b>	Natural gas
<b>ELECTRIC:</b>	Eversource
<b>CABLE:</b>	Comcast
<b>PHONE:</b>	Fairpoint

Please Note: Subject to change. A more detailed list is available. Not all house plans receive all items. Buyers must refer to their specific house plans.

