



## 33 JOHN STREET, UNIT 2

4 bedrooms                      3,971 square feet  
3 bathrooms                    2 parking spaces  
2 half bathrooms

### / BASIC SPECS

Style: Townhouse

Units in Complex: Two (2)

Condo Docs: To be drafted

Condo Fee: To be determined

Pets Allowed: To be determined

Tax: To be determined

Roof Material: Asphalt, Metal, Rubber

Heat Type: Forced Hot Air

Basement: Poured Concrete

Water + Sewer Utilities: City, individually metered

Unit 2 Placement: Right

Total Rooms: Nine (9)

Bedrooms: Four (4)

Bathrooms: Three (3)

Half Bathrooms: Two (2)

Living Area: 3,971 Sq. Ft.

Flooring: Hardwood, Vinyl Plank, Tile

Parking: One (1) Garage, One (1) Driveway

Appliances: Refrigerator, Range, Hood Vent,

Dishwasher, Microwave, Wine Fridge

All Specifications, architectural plans, site plans, finish details, separate renderings or artwork depicting the property are provided for informational use only and are subject to change during construction.



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# 33 John Street, Unit 2

Newton MA



# All The Specs



33 John Street, Unit 1, Newton MA

## / SITE

- Asphalt driveway with trench drain
- One car garage with black garage door and 4 glass lites
- Tiered perimeter walls
- Stone veneer on front facing foundation wall

## / STRUCTURE

- 10 inch thick poured concrete foundation
- 14 inch separating wall between townhouses
- Rebar reinforcement
- CertainTeed Moire black asphalt architectural shingles on main roof
- Metal standing seam roof over front porch

## / EXTERIOR FEATURES

- Artic White James Hardie® lap siding with Artic White Hardie® accents
- White PVC trim boards through out
- Front and rear porches, and third floor roof deck
- TimberTech® PVC decking in slate gray
- Black TimberTech® aluminum railings
- Harvey Classics windows with black exterior/white interior
- White gutters and downspouts

## / INSULATION

- Full and Spray foam

## / ELECTRICAL

- 200 amp electric service
- 60 inch electric fireplace
- Interior recessed lighting
- Under cabinet kitchen lighting
- Garage wired for electric car charging station
- Coaxial cable wiring in first floor living area, office, basement playroom, second and third floor bedrooms
- Low voltage smoke and carbon monoxide detectors
- Electric dryer hookup

## / PLUMBING

- Gas Range
- Pot filler
- Navien high efficiency hot water heater
- Two exterior water spigots

## / HVAC

- Forced hot air heating system by natural gas with air-conditioning
- Three zones of air conditioning and heating
- Heated flooring with thermostat in primary bathroom

## / FINISHES

- 3¼ inch white oak hardwood floors with stain and satin finish on first, second, and third floors
- Vertical black metal balusters combined with modern white oak handrails
- Luxury vinyl plank flooring in basement
- Quartz counter tops with tiled kitchen backsplash and waterfall island
- Perimeter and island kitchen cabinetry with soft close doors and drawers
- Fully tiled bathrooms with glass shower enclosures in the primary and third floor bathrooms

## / MILLWORK AND FINISHES

- Window and door trim: 3½ inch flat casing
- Baseboard trim: 5½ inches and 7 inches with flat profile
- Tray ceiling with inset LED accent lighting and decorative headboard wall in primary bedroom
- Custom cabinetry in foyer and mudroom

## / WALLS AND CEILINGS

- Skim coat plaster over blueboard walls and smooth ceilings on all floors
- First and second floor ceiling heights approx. 9 ft.
- Basement ceiling height approx. 8 ft.

## / APPLIANCES

- Dishwasher: Bosch 24" panel ready
- Hood Vent: Zephyr 36" insert with custom built hood vent mounted above range
- Microwave: XO 24" microwave drawer in kitchen island
- Range: Gas Fisher and Paykel 5 burner 36" stainless steel
- Refrigerator: Fisher and Paykel 36" French door panel ready with Freezer on bottom
- Wine fridge: Frigidaire or similar 24"

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Get in touch

 <http://33johnstreet.com>

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