

227 Cedar St. Unit Specifications and Amenities

This outline is a representation of the developer's intent on finishes and specifications. The developer reserves the right to modify any of the below specifications with equal or better quality.

Interior Finishes

Wall Finish	Smooth finish gypsum board and plaster
Interior Trim	Painted wood baseboards and door/window trim
Interior Doors	Brockway-Smith Shaker double panel with matte black hardware
Flooring	Oak hardwood throughout except bathrooms. Minwax stain – Special Walnut
Windows	Integrity by Marvin Ultrex casement windows; Velux skylights
Sliding Doors	Integrity by Marvin Ultrex
Entry Doors	Therma-Tru Smooth-Star
Paint	Benjamin Moore Stonington Gray (HC-170) eggshell finish on all walls Sherwin Williams Marvin/Integrity white semi-gloss trim paint

Light

5" LED recessed lighting throughout the unit
Pendants over kitchen island and bath vanity sconces

Kitchen

Cabinets	White Shaker maple cabinets
Counter Tops	Calacatta Marrata Quartz
Backsplash	Calacatta Marrata Quartz slab
Kitchen Sink	Stainless steel undermount sink bowl
Sink Faucet	Kohler Simplice with pulldown sprayer
Stove	Kitchenaid stainless steel slide-in range featuring five burners and a convection oven
Refrigerator	Kitchenaid counter-depth stainless steel with French doors and freezer drawer, automatic ice maker and interior water dispenser
Dishwasher	Kitchenaid stainless steel exterior and interior with one touch ProWash cycle
Microwave	Kitchenaid 30" stainless steel with 7 sensor functions
Disposal	Insinkerator Badger 5 ½ horsepower garbage disposal
Range Hood	Kitchenaid stainless steel 30"



Master Bathroom

Vanity	Full vanity with solid wood construction – Dark Gray
Vanity Top	Marrara Quartz
Sink	Rectangular vitreous china basin
Sink Faucet	Kohler Elmbrook widespread
Mirror	Provided in all bathrooms
Shower	Antonia Mayfair Suave Bianco 24" x 48"
Shower Door	Frameless Glass
Shower Fixture	Kohler Purist with Kohler Awaken handheld shower and rain shower head
Flooring	Antonia Mayfair Suave Bianco 12" x 24"
Toilet	Kohler Wellworth elongated bowl

Full Bathroom

Vanity	Full vanity with solid wood construction – Dark Gray
Vanity Top	Light Perla White Quartz
Sink	Rectangular vitreous china basin
Sink Faucet	Kohler Rubicon widespread
Mirror	Provided in all bathrooms
Tub	Americast Deep 5'
Tub/Shower Fixture	Kohler Rubicon
Shower Tile	Valmori Cotton White Pillow 2" x 16"
Flooring	Anatonia Davenport Mica 12" x 24"
Toilet	Kohler Wellworth elongated bowl

Half Bath

Pedestal Sink	Kohler Cimarron Single Hole
Faucet	Kohler Rubicon Single Handle
Toilet	Kohler Wellworth elongated bowl

Laundry

All units have been furnished with a single lever laundry box (HW/CW supply and drain) and hard ducted dryer exhaust vented to exterior.



Exterior Finishes

Siding	James Hardie smooth sided cement clapboard – Gray Slate & Light Mist, Atas corrugated siding – Sandstone
Trim Board	Azek – varying sizes
Roof	Main Roofs – Rubber, Head Houses – corrugated metal

Utility Services and Connections

Data (Cat5e)	Multi-function jacks installed in each bedroom and living room
Cable (RG6)	Home runs to living room
Electricity	100-amp electrical service with individual circuit-breaker panel in unit; units individually metered by Eversource
Gas	Unit individually metered by Eversource
Water and Sewer	Individually metered by the City of Somerville

Mechanical

HVAC	Goodman Energy Star-rated individual forced air heating/cooling system with NEST programmable thermostat
Hot Water	Navien 95% efficient gas-fired, instantaneous boiler
Ventilation	Panasonic whisper-quiet ceiling exhaust fan in bathrooms; kitchen exhaust and dryer exhaust vented to exterior

Parking

Each condominium includes one garage parking space. Additional parking spaces may be available for purchase after all units are sold. Four outdoor guest spaces are provided for guests of Cedar Place residents.

Electric Car-Charging

Garage car-charging stations will be priced upon request. Car-charging station available in guest parking area.

Intercom

All units have a state-of-the-art smart video doorbell intercom system.



Decks, Porches and Railings

Decking	Azek Mahogany Composite
Cable Rail System	Atlantis Rail Systems – Spectrum
Top Rail	Mahogany

Outdoor Spaces

All units feature private exclusive use spaces.
 All units share common landscaped gathering space and patio area.

Sound Transmission

Construction methods have been employed to meet or exceed the MA state STC (sound transmission class) standards between adjoining units. Low sound transmission is achieved at party walls through a double layer shaft wall system. Floor and ceiling transmission is achieved through multiple sub-floors and acoustic matting, R30 Insulation, resilient sound clips, acoustic channel and two layers of ceiling gypsum board.

Bike Parking

There will be a total of 26 covered bike racks, all of which will be located off the common green.

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