

Collin Farm



Built By

Starr Construction

Exclusive Marketing Agent

Mal Duane

Keller Williams MetroWest

508-416-1800

malduane@malduane.com



Welcome to Collin Farm

Starr Construction Inc. and Keller Williams-Metrowest are pleased to welcome you to Framingham's most anticipated new community.

Stephen Starr, an accomplished builder and developer in the Metrowest region, has carefully selected unique home designs, insuring that the thirteen homes at Collin Farm may offer those amenities and plan ideals sought after by today's new home owners.

This neighborhood's location cannot be surpassed with regard to convenience and recreational amenities. Situated near the Southborough line on the North side of Framingham, these beautifully crafted executive homes offer close proximity to commuting routes including Route 9, Rt 30 and Mass Pike Exit 13.

The area is rich with history.

We're sure you'll be proud to make your home at Collin Farm

Offered by: **MAL DUANE ABR, CRS, GRI, LTG, SRES, E-PRO**

Keller Williams MetroWest

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MEET THE BUILDER, STEPHEN STARR

Ask anyone who has purchased a new home and they will tell you that while price, location, and amenities are important factors to consider, The most critical decision you will make is the builder you choose.

Steve Starr, founder of Starr Construction Inc. has committed to a rare, hands-on, personal approach when crafting new homes. He has spent more than twenty years learning the home building trade from the ground up. His education took place both in the field as a lead carpenter and in the classroom at Wentworth Institute of Technology in Boston. He gained a reputation for keeping his word and providing quality and value in his projects. Steve has broad experience in building, including major remodeling, multi-family rehabilitation, and single family construction.

In 1989, Steve recognized that the construction firm's owner is the ultimate decision maker who determines the value and long-term success of any project. He started Starr Construction Inc., "Builders & Developers of Quality Homes". Steve has dedicated himself to providing Metrowest residents with new homes that they can take pride in. He personally oversees the construction of each home. Steve knows that he is not just building another house; he is helping you create your dream home.

At Collin Farm, you will be working directly with Steve Starr, a builder who has chosen the road of personal service and quality rather than mass production. You won't just build a house; together you'll create a wonderful home of exceptional value, in a new neighborhood that you will be proud to call your own.

Luxury Feature and Options at Collin Farm

Starr Construction, Inc. offers quality homes that include all of the amenities needed for today's lifestyles. The following is a list of standard features included at no additional cost, plus a list of options that you may select.

Standard Features:

- *Central air conditioning
- *Gas fireplaces
- *Plumbing for Ice maker
- *Oak stairs
- *Hardwood floors on 1st floor
(excluding laundry & ½ bath)
- *Garage door openers
- * 2x6 Energy Package
- *Shutters on front of house
- *Ice and water barrier at eaves
- *Interior trim package includes chair rail, picture molding, crown molding in dining room as per plan, period trim headers on all windows and doors on 1st floor
- *Gas heating
- * Five recessed lights
- *Architectural roof shingles
- *Paver walkways
- *Easy-care vinyl siding
- *Gas piping for stove included

Site Features:

- *Town water and sewer
- * Paved driveway
- * Trash pick up
- * Cable available

Options:

- *Additional decking \$28 per square foot
- *Additional recessed lighting (for presales) \$225 per fixture
- *Additional electrical receptacles (for presales) \$75
- *Hardwood flooring \$9.00/square foot
- *Carpet is builder's samples
- *Lighting is according to builder's allowance

Note: consult Realtor for options available on specific floor plans; options must be paid for at the time of commitment to work order. Pricing and plan availability are subject to change without notice. All dimensions listed in this brochure are approximate.

The above specifications and allowances subject to change without notice.

Value Added Specifications at Collin Farm

Foundation:

Poured concrete
10" walls on footings
Damp-proof walls
Perimeter drain, of 4" pipe laid in stone

Landscaping:

Planting minimum of 4 shrubs in front of house
Mulch and other ground coverings at discretion of builder
Paving consists of binder and finish coats of bituminous concrete
Walkway is stone pavers per plan

Exterior Finish:

Every home has a covered entry
Siding is vinyl
Trim is vinyl and white aluminum
Shutters are supplied for front of house
Roof is asphalt or fiberglass architectural shingle – 30 year warranty from manufacturer
Decks are constructed from pressure treated framing and railing system
Ice and water barrier is used at eaves
Front porch (depending on home plan) is trex Composite.

Doors and Windows

Raised panel garage door
Vinyl windows with grids in insulated glass and screens
Exterior doors are fiberglass
Sliding doors are vinyl, insulated glass with screens
Interior doors are two panel molded with nickel hardware
Period trim on all windows and doors on first floor

Insulation

Insulation (all numbers used are a minimum) is applied according to Mass. State building code
Floors are insulated to minimum of R-30 over unconditioned space
Walls are insulated to R-19
Ceilings are insulated to R-38

Flooring

Traditional solid oak, finished in place flooring stained in Dark Walnut
Carpeting in all finished areas unless otherwise specified
Ceramic tile in baths, ceramic tile or hardwood in kitchen and foyer

Painting

Exterior trim not covered by aluminum will be painted with two (2) coats of paint
Interior walls receive (2) coats of flat elegant decorator latex paint Putnam Ivory
Interior trim receives two (2) coats of semi-gloss white latex paint

***The above specifications and allowances subject to change without notice.
Specifications may vary dependent on house plan to be followed***

Interior Finish

Walls are skim coat plastered over ½” blue board, smooth finish; except for garage, closets & basement stairs

Ceilings are skim coat plastered over ½” blue board, smooth finish

3-1/2” finger jointed custom Stafford colonial casing as supplied by builder on doors and

Windows. First floor 5/4”x6” Header with 5/8” band molding

8” custom baseboard

Bead board in powder room to compliment pedestal sink-mirror and brush nickel accessories installed.

Kitchen cabinets from Kitchen Views with brush nickel hardware, soft close doors and drawers

Kitchen and bath counter tops are granite

Fireplace is gas with granite surrounds and hearth, unless otherwise noted on plan

Fireplace mantel trim

Interior trim package includes chair rail, picture molding, two piece crown molding in dining room as per plan

Front door sidelights

Electrical

Service is 200 amps

Two phone jacks are provided

Five cable jacks are provided

Smoke/Carbon monoxide detectors are hardwired as required by the latest Mass. State Building Code

Wiring for front door bell is included

Gas Stove

Five recessed lights in kitchen and two pendulums

Cable available

Two garage door openers

Plumbing

Kitchen sink is stainless steel double bowl, single lever faucet

Master bath includes white toilet & double sink vanity, granite countertop, mirrors

And soaking tub and a separate four foot shower

Pedestal sink in ½ bath

Full bath has single sink vanity, granite countertop, mirror and 5 foot tub/shower combination

A fan/light unit vented to the exterior is supplied for each bathroom

Washer/dryer hookup is provided for electrical appliances

Water heater by gas, forty (40) gallons

Heating/Cooling

Home is heated by gas warm air 2 zones

Central air conditioning

Allowances

Electric light fixtures \$2000 includes light bulbs, chimes and tax

Appliances Builder stainless steel appliance package

Tile \$4.00 per sq. ft., taxes inclusive

Carpeting \$23.00 per sq. yard; installed (padding & labor inclusive)

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Carpeting

Framingham Carpet
881 Waverly Street, Center
Framingham, MA
(508) 879-2044
Chuck Sears or Carol

Appliances

Belchers Appliance
120 Fountain Street
Framingham, MA
Greg Belcher
(508) 626-2321

Cabinets

Kitchen Designs at national Lumber
15 Needham St, Newton
617-244-8020
Jim Marrazzo

Electrical Fixtures

Savio Lighting
30 Wexford St
Needham, MA
Matt
(508)875-8818

Tile

Tiles Plus
309 Worcester Road
Natick, MA
Scott
(508) 653-4252