



## BLACK BIRCH CONCORD

# Features

### Black Birch Amenities

- Twenty five homes nestled on approximately 15 wooded acres with a community gazebo, walking trails and lush landscaping
- More than half the neighborhood preserved as open space
- Close to fabulous "farm to table" local restaurants, shopping & commuter rail
- Adjacent to the Thoreau Club, for fitness, tennis, swimming, and spa
- Living in a town with rich historic and literary traditions

### Home Features

- 4 bright, open floor plans ranging from approximately 1,860 – 2,600 SF
- 1st floor masters w/ options to fit your lifestyle
- Two-car garages with custom carriage style doors
- Custom built-ins and elegant trim throughout
- 9' and volume ceilings in most residences
- Dramatic oversized Pella windows provide sun-filled rooms
- Gas fireplaces with custom mantel and coordinating surround
- 3 ¼" Armstrong Oak hardwood floors in multiple color palettes
- Top quality Sherwin Williams paint & Schlage hardware throughout
- 9' foundation walls for endless lower level possibilities
- Security and fire safety systems
- Extensive storage in every plan

### Kitchen Features

- Custom recessed paneled cabinetry with soft-close doors and drawers
- Under cabinet lighting
- Quartz countertops complimented by a sleek under-mount sink and faucet
- Stainless Steel, French door, Bosch refrigerator
- 30" Bosch wall oven with conveniently located convection microwave above
- Bosch 30" gas cooktop, Bosch hood, plus quiet Bosch dishwasher
- Generous pantries for storage enhanced by overhead lighting
- Kitchen islands for additional entertaining space and dining

### Bath Features

- Elegant custom vanities, quartz countertops, double sinks in master baths
- Well-appointed Kohler fixtures and accessories
- Stylish frameless glass shower enclosures with tiled walls and floors

### Exterior Features

- Low maintenance Hardie shingles and Hardie clapboard siding
- 30 year architectural roof shingles
- Generous patios and decks to provide outdoor entertaining space
- Privacy fences per plan
- Irrigation system for seasonal beauty

### Green Features

- Community designed to preserve conservation land and open space
- Rheem 95% high efficiency HVAC system; tankless, on-demand hot water
- State-of-the-art building systems to prevent air infiltration
- Blown-in and foam insulation to keep your home warm in the winter and cool in the summer
- Huber Zip System wall sheathing plus Ice and Water Shield on entire roof for moisture prevention
- Locally sourced materials
- Native and drought tolerant landscape plantings

Features may vary or change without notice.