

633 Grove Street – Newton, MA 02462



Presented by:

Integrated Development Corp

Lillyjoyce Gagliardi

(617) 908-2670

lilly@intdevcorp.com

www.intdevcorp.com



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633 Grove Street, Newton, MA 02462



PROPERTY DESCRIPTION:

Ultra Modern Luxury new construction in sought after Newton Lower Falls area allows for open living on 3 separate levels. Large foyer entry with raised panels throughout leads to large living dining area with high ceilings and private study with custom shelving. Open kitchen and family area with island and floor to ceiling cabinets including waterfall quartz island and quartz counters throughout. Top of the line Thermador appliances create the perfect atmosphere for entertaining and the large attached family room features two sided gas fireplace and wet bar with large windows which leads to peaceful backyard and patio and pristine landscaping. Oversized two car garage leads to mudroom with custom cubbies. Second floor consists of three bedrooms – two oversized bedrooms with en suite baths are is perfect for an in-law master bedroom. Master suite includes his and her walk in closets with custom shelving, bathroom with freestanding tub, his and her sink areas and large glass shower with rainfall head and private balcony and high cathedral ceiling. Walk out Basement is the perfect Au Pair Suite with high ceiling, large bedroom and walk in closet, large play rooms/man cave area with rough plumbing set up for future bar area and full bath with shower. Custom millwork throughout the home and fine attention to detail is seen in every aspect of this home. Prime location with easy access to all highways, public transportation and walking distance to Wellseley and MBTA Green Line station.

FACT SHEET:

Square Footage:	4,540SF
Lot Size:	9,394SF
Total Rooms:	18
Bedrooms:	4
Full Baths:	4
Half Baths:	1
Fireplaces:	1
Heating Zones:	4
Cooling Zones:	4
Garage Spaces:	2 Attached
Parking Space:	4 Off Street
Heating Fuel:	Natural Gas
Electric:	200 amps
Asking Price:	\$2,375,000

See construction specifications for more details and attached representative photos

Buyer's Agent Compensation: 2%



INTEGRATED DEVELOPMENT CORPORATION

633 GROVE STREET
NEWTON, MA

GENERAL CONSTRUCTION SPECIFICATIONS

SITE:

Site is graded per plan with front entry way and back patios constructed of concrete brick pavers
Complete roof drain system is installed and tied into cul tec system per plans
Asphalt driveway and drainage per plans
Landscape includes shrubs and trees, sod, mulch and irrigation system

UTILITIES:

Electric, Cable and Telephone will be accessed overhead, with City sewer and water and Gas via National Grid
Home is Energy Star rated and meets the most recent stringent stretch codes

FOUNDATION:

Foundation constructed of ten inch thick walls with a minimum comprehensive strength of 3,000psi
Footings are three feet wide by one foot thick constructed of 3,000 psi concrete
Perimeter drains are installed around all sides of home at foundation and tied into sump basin with pump
Foundation is damproofed
Basement floor is finished with 4" thick concrete slab floor placed over a minimum 6" of gravel

FRAMING:

All exterior walls are constructed with 2" x 6" studs with zip exterior wall system
Roof shingles are BP Everest with a lifetime warranty
Low Roofs and Balconys are EPDM Rubber roofs

INSULATION:

Exterior walls are insulated to R-21, basement walls to R-15
Garage ceiling is insulated to R-30 and walls in garage are insulated with fire retardant insulation
Attic area is insulated to R-49

SIDING:

Exterior siding is 5 1/4" smooth Hardieplank and shingle style and batten as manufactured by James Hardie
James Hardie trim including soffit overhangs, water table detail, corner boards and decorative window trims
Aluminum seamless gutters and downspouts installed
All exterior siding and trim has a 30 year warranty and will never require painting

WINDOWS:

All windows and sliders are Anderson 400 Wood Windows with screens U-Factor .29 Low-E Insulated Glass

EXTERIOR DOORS:

Front door is Therma Tru Smooth Star with full glass sidelites
Sliding exterior doors to patios and Balcony Doors are Anderson 400

PLUMBING: (Per Attached Selections)

Master bath consists of full shower with custom pan, tile floor and walls and full height frameless glass doors and freestanding tub
Second Floor en suite bathroom contains tile shower with frameless glass doors
Second Floor and basement bathroom has an acrylic tub & tile walls with frameless glass door
Washer and gas dryer hook-up provided in second floor laundry room with external venting
Hot water heater is a hydrid electric high efficiency water heater
All plumbing fixtures are per attached specifications
All bathroom accessories and mirrors, including toilet paper holders and towel bars are provided

ELECTRICAL:

All fixtures are per code
All lighting fixtures are per attached specs
Entire house consists of recessed lighting including exterior overhangs
Kitchen island has pendant lights above island and wet bar has single pendant
Smoke and CO detectors per code
Electrical Service consists of 200 amp with circuit breakers per code
Washer and dryer hook ups power is installed
CAT 5 wiring installed at each bedroom, kitchen, family and living room
EV Charger in garage

HVAC:

Four-zone high-efficiency heating by gas is installed. Four-zone central air conditioning is installed, two separate condensers. Air handlers located in basement and attic
Basement unit has zones for lower level and first floor
Attic unit has zones for master bedroom and balance of second floor

APPLIANCES:

Appliances are per attached

KITCHEN/BATH CABINETS:

Kitchen Cabinets are Wellborn Forest Vail Supreme White
Kitchen Island and Wetbar are Wellborn Forest Vail Black
Pantry Cabinets are Wellborn Forest Vail White
Master Bathroom vanity and cabinets are Wellborn Forest Vail Quicksilver
Full Bathrooms are Wellborn Forest Vail Quicksilver
Powder Room Vanity is Wellborn Forest Vail Polar
Kitchen backsplash is ceramic tile
Kitchen Countertops are white with grey veins, island and wet bar has waterfall feature
Bathroom Countertops are white quartz

INTERIOR DOORS AND TRIM:

All doors and window trim is 4" Windsor style trim with oversized baseboard and custom headers
Doors are solid, smooth, paint grade in bedrooms and bathrooms. Door hardware is matte black
Doors are hollow, smooth, paint grade in other locations with matte black hardware
Stairs have red oak treads and painted risers with metal balusters and oak rails, in post to post style
Family Room Contains Modern crown moulding
Stairways have raised panels throughout
Family Room contains accent wood paneling wall

CEILINGS AND WALLS:

All walls consist of blue-board with a skim coat plaster.
All walls and ceilings consist of smooth coat plaster, closet walls and ceilings to be textured
All ceilings will be painted with ceiling white paint
Interior walls are painted with a primer coat and 2 finish coats
All trim is painted with white semi gloss paint
All paint is Benjamin Moore

FLOORING:

3 1/2" select red oak hardwood flooring is installed on all floors except bathrooms and mud room
Hardwood flooring is sanded and stained with Miniwax Weathered Oak and finished with 2 coats of polyurethane finish
All bathrooms and mud room floors and bath surround are ceramic tile
Basement and Loft has luxury vinyl plank flooring

DECKS/PATIO:

Front deck and balcony are constructed of trex decking and synthetic rails
Backyard patio and front walkway is concrete pavers with granite steps

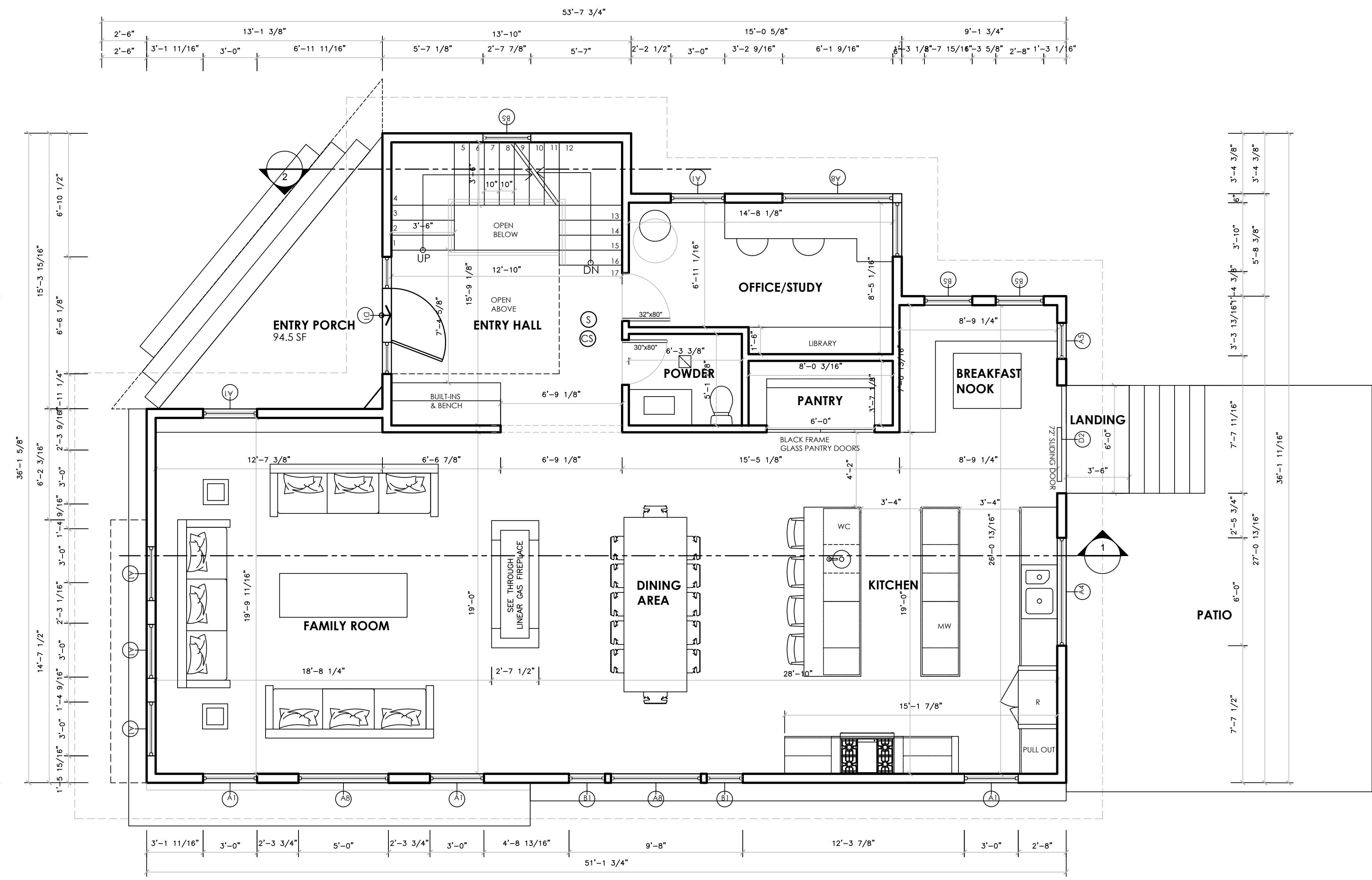
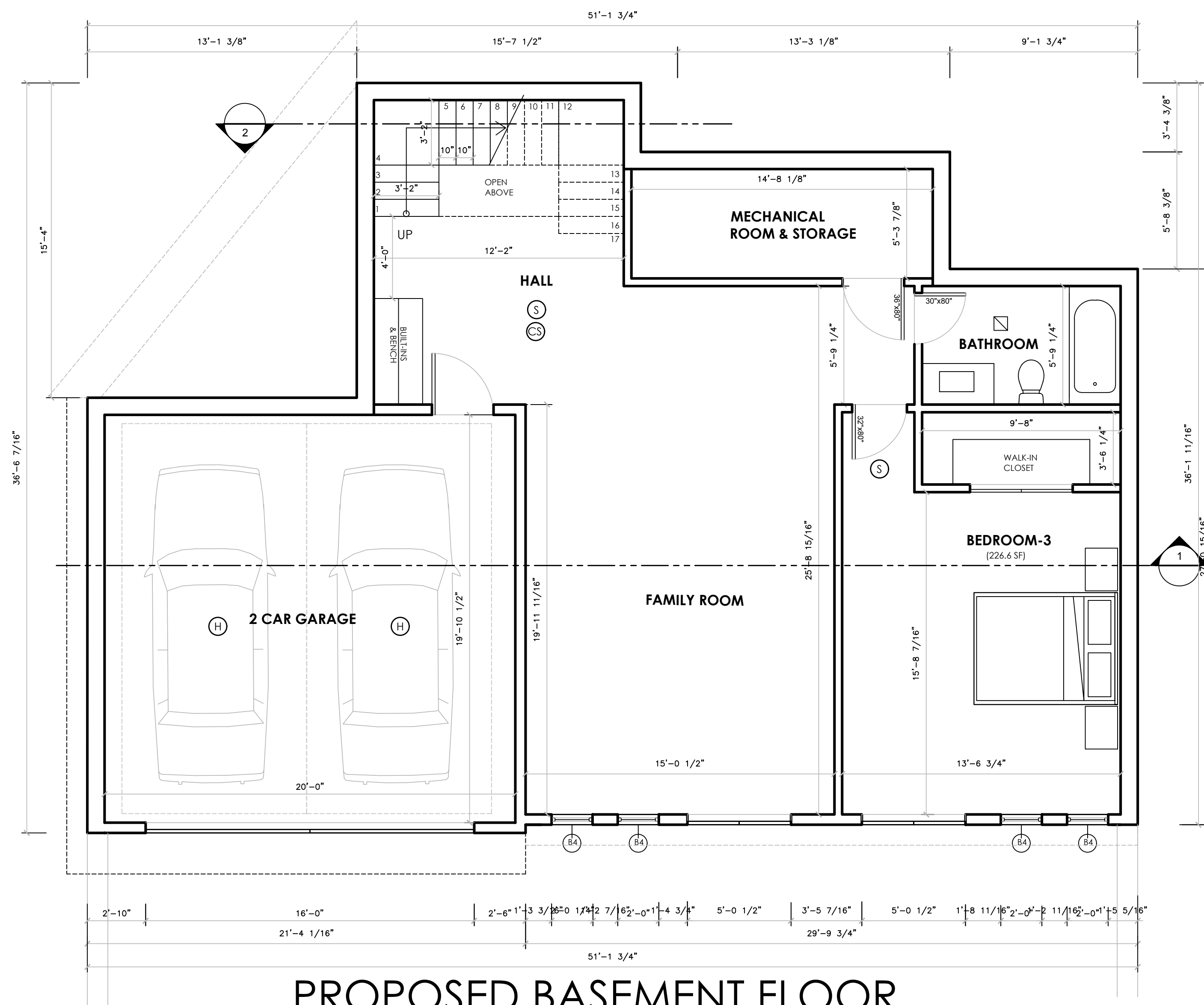
GARAGE:

Garage floor consists of finished in concrete, all walls are insulated and plastered
Garage door is Garaga Standard Plus Black, Contemporary California Design with insulated frosted glass
Garage door operator is Liftmaster 8160W, DC Drive 3/4 HP with keypad

MISC/OTHER:

All walk in closets and pantry are custom with shevling , pantry includes cabinets
Fireplace is Majestic Echelon II 48" See through with tile surround

DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES TO SPECIFICATIONS ALL FINAL FINISHES SHOULD BE REVIEWED FOR DISCREPENCIES PRIOR TO ANY OFFER/CONTRACT/SALE

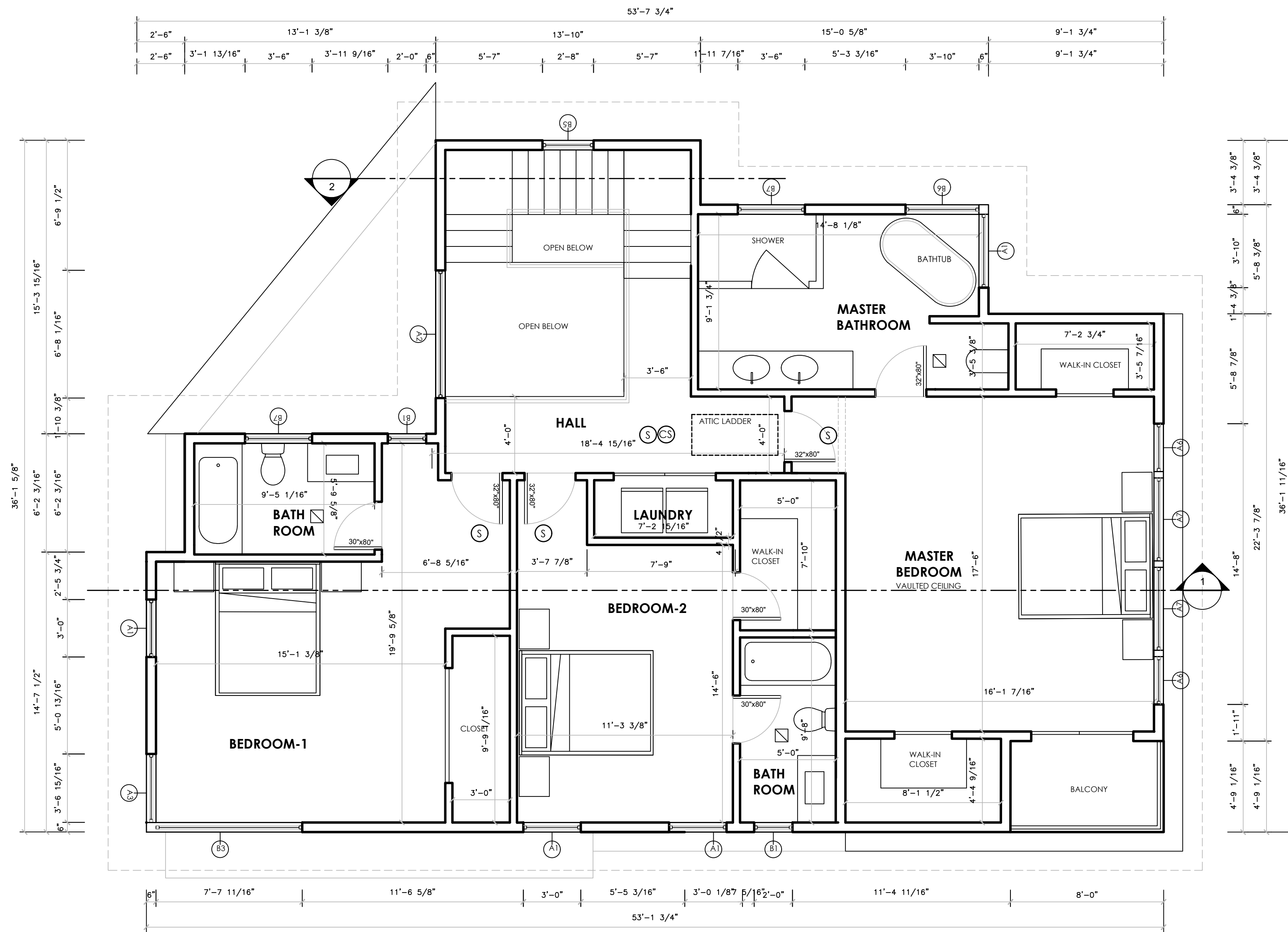


LEGEND

- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- HEAT DETECTOR
- EXHAUST FAN

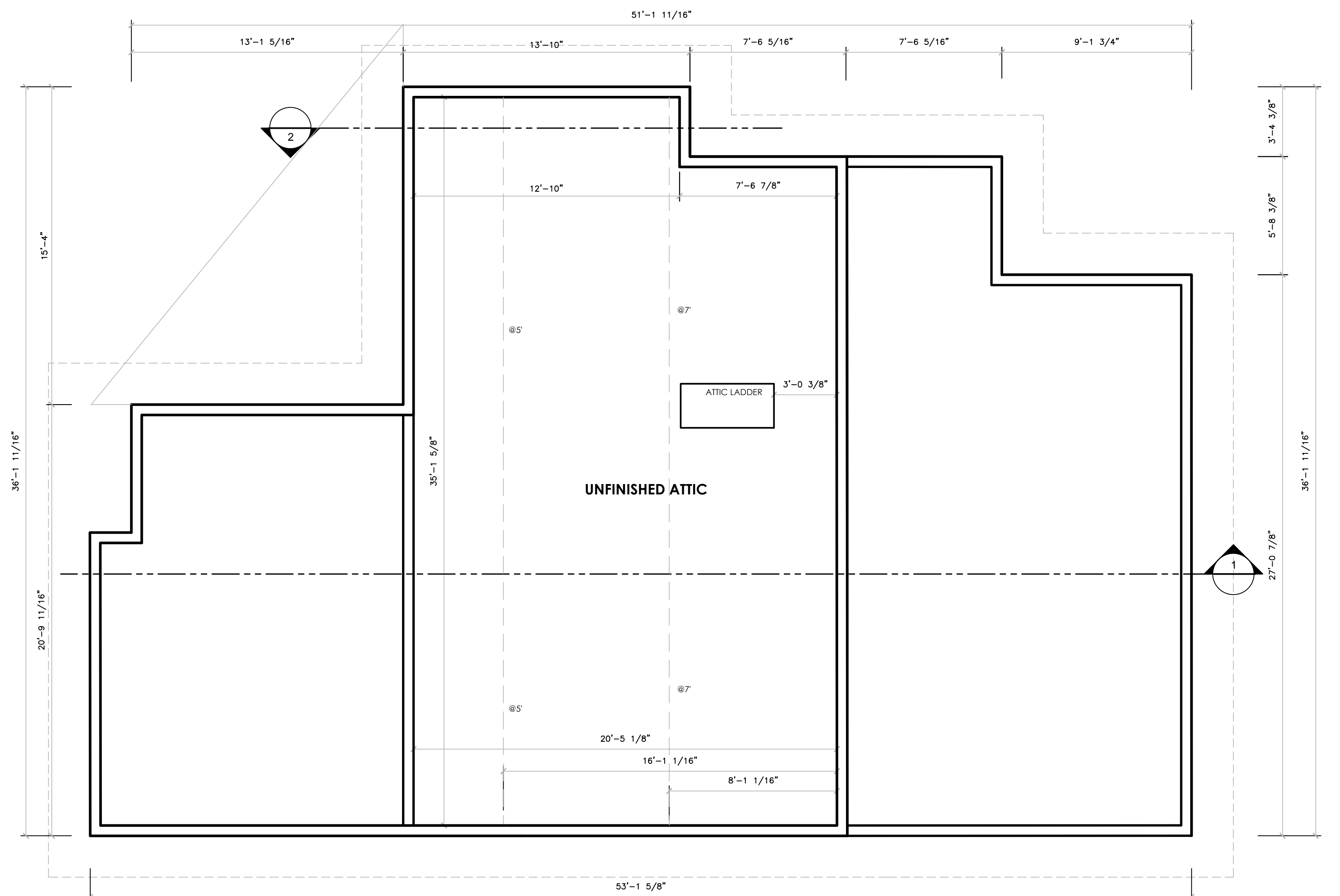
GRAPHIC SCALE
 1" = 4'-0"
 1/4" = 1'-0"

A-002	PROJECT NAME:			SPRUHAN ENGINEERING P.C. 80 JEWETT STREET (SUITE 1) NEWTON MA E-MAIL: edmond@spruhaneng.com TEL: 617 816 07 22		
	633 GROVE STREET NEWTON, MA			SCALE: 1/4"=1'-0"	DATE: 6.2.23	DRAWN BY: PS



PROPOSED SECOND FLOOR

SECOND FLOOR: 1512.34 SF



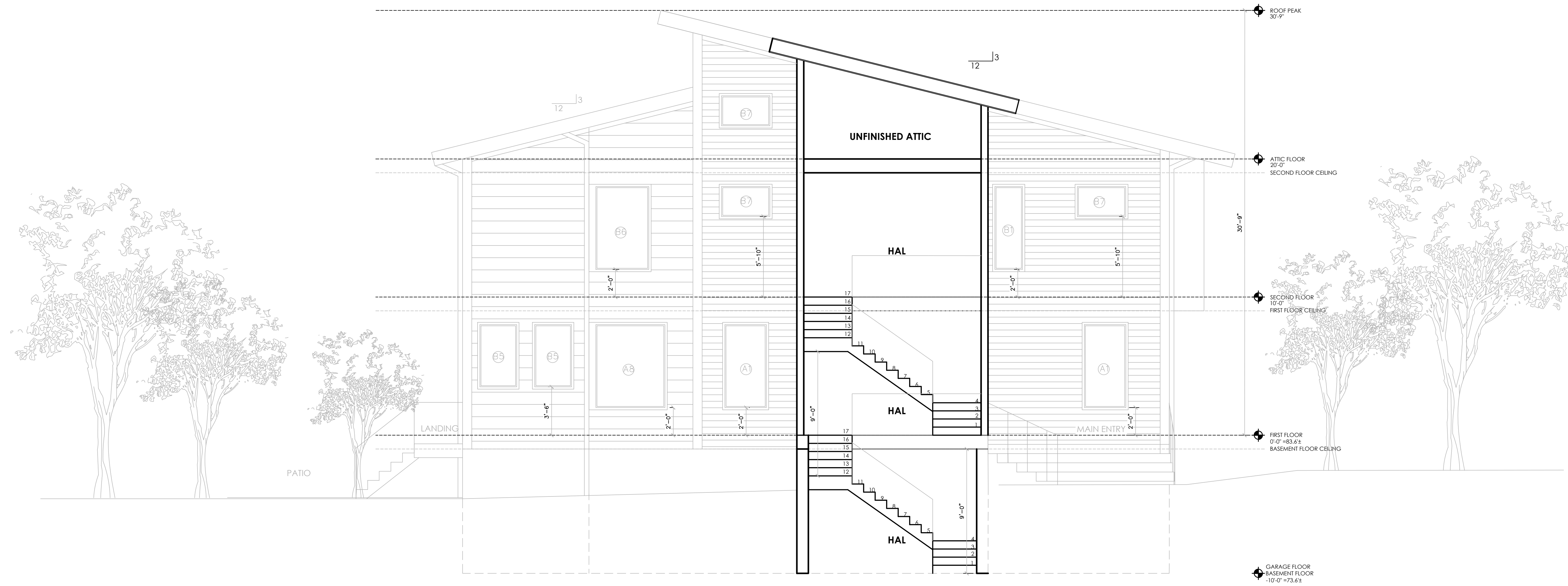
ATTIC

UNFINISHED ATTIC:

Area @7 feet: 258.2 SF
Area @5 feet: 539.3 SF



A-003	PROJECT NAME: 633 GROVE STREET NEWTON, MA			SPRUHAN ENGINEERING P.C.		
				80 JEWETT STREET (SUITE 1) NEWTON MA E-MAIL: edmond@spruhaneng.com TEL: 617 816 07 22		
		SCALE: 1/4"=1'-0"	DATE: 6.2.23	DRAWN BY: PS		



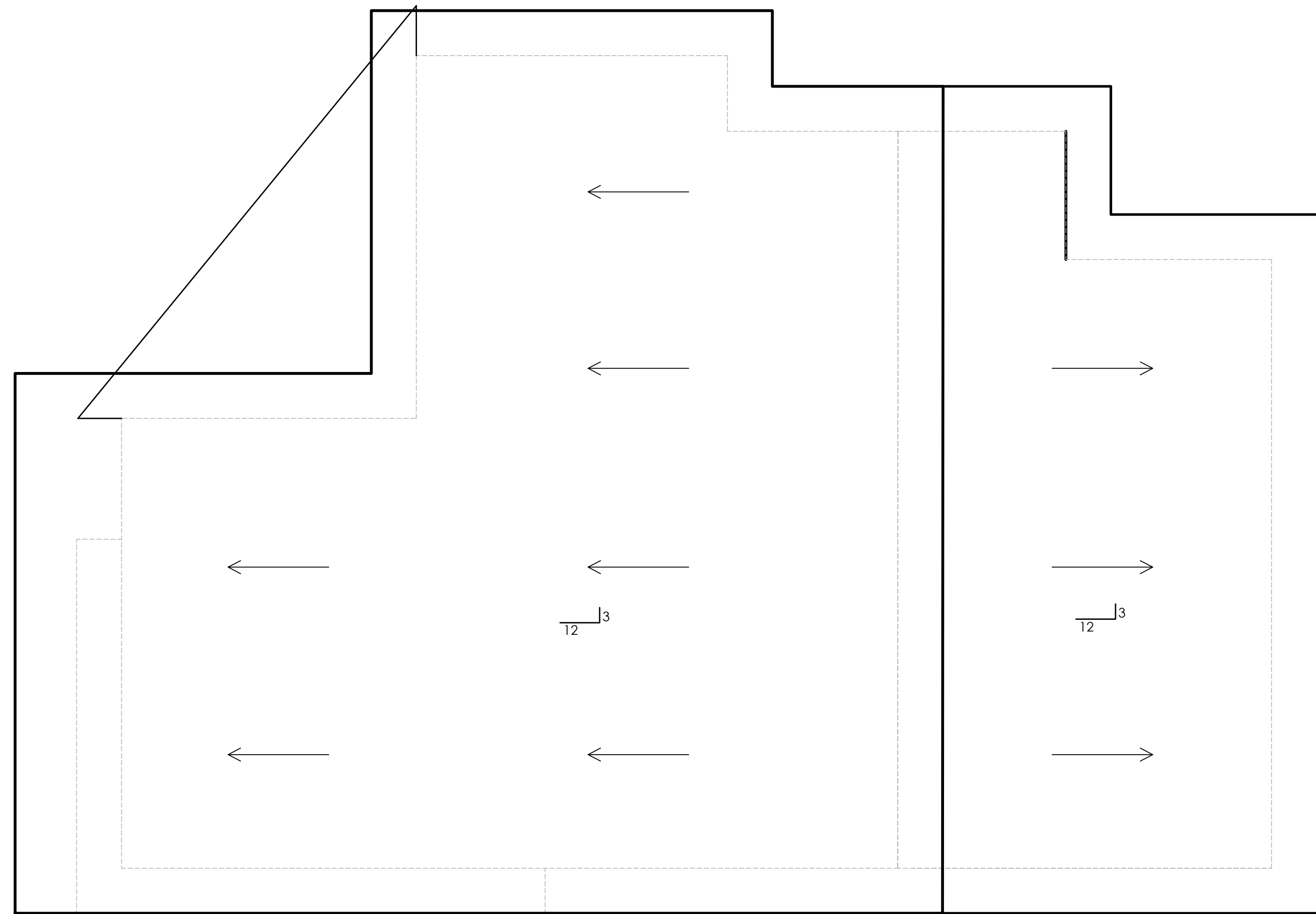
PROPOSED SECTION 2

GRAPHIC SCALE
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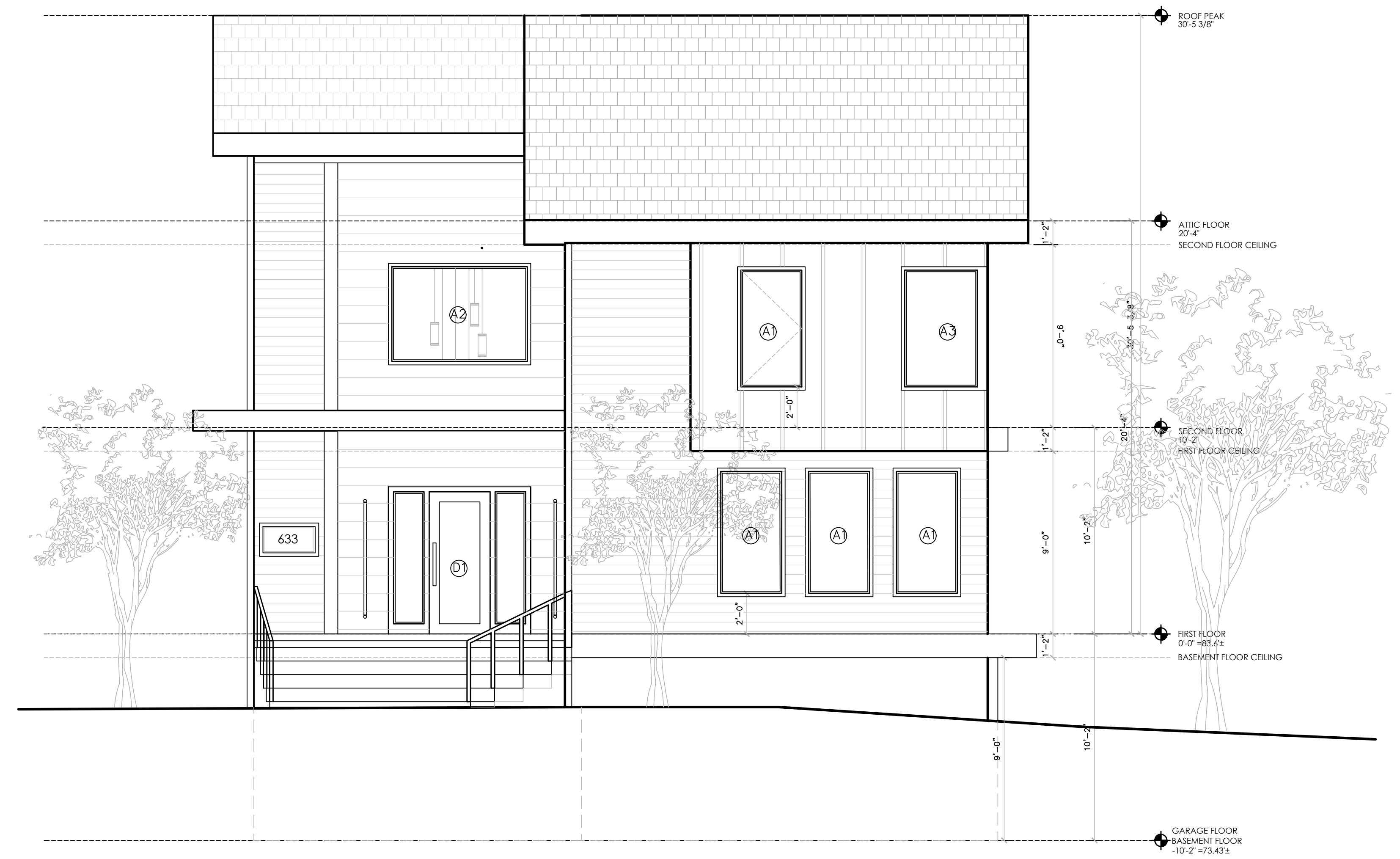
LEGEND

- (CS) CARBON MONOXIDE DETECTOR
- (S) SMOKE DETECTOR
- (H) HEAT DETECTOR

A-004	PROJECT NAME: 633 GROVE STREET NEWTON, MA			SPRUHAN ENGINEERING P.C. 80 JEWETT STREET (SUITE 1) NEWTON MA E-MAIL: edmond@spruhaneng.com TEL: 617 816 07 22
	SCALE: 1/4"=1'-0"			DATE: 7.29.22



PROPOSED ROOF PLAN



PROPOSED FRONT ELEVATION

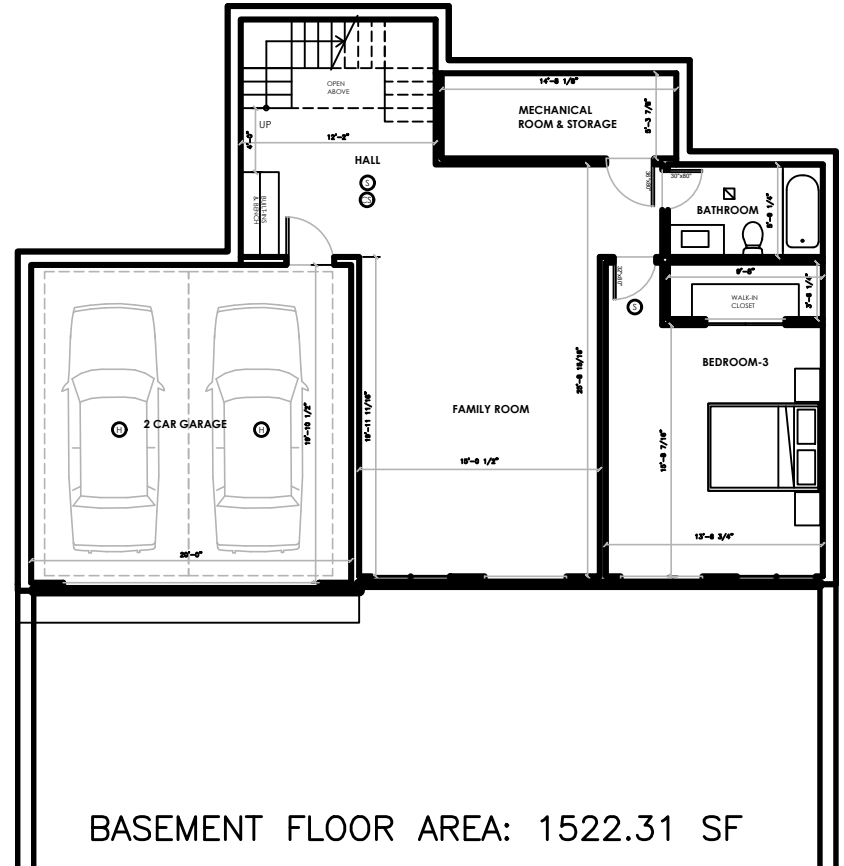
GRAPHIC SCALE
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LEGEND

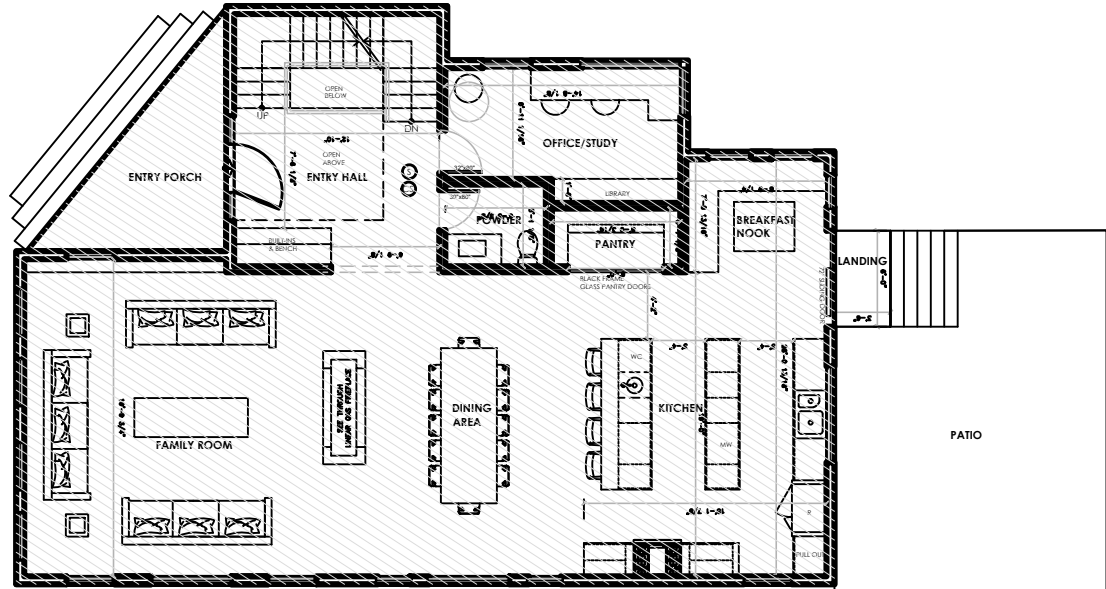
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- (S) SMOKE DETECTOR
- (H) HEAT DETECTOR

A-005	PROJECT NAME: 633 GROVE STREET NEWTON, MA			SPRUHAN ENGINEERING P.C.		
	80 JEWETT STREET (SUITE 1) NEWTON MA E-MAIL: edmond@spruhaneng.com TEL: 617 816 07 22					
		SCALE: 1/4"=1'-0"	DATE: 7.29.22	DRAWN BY: PS		

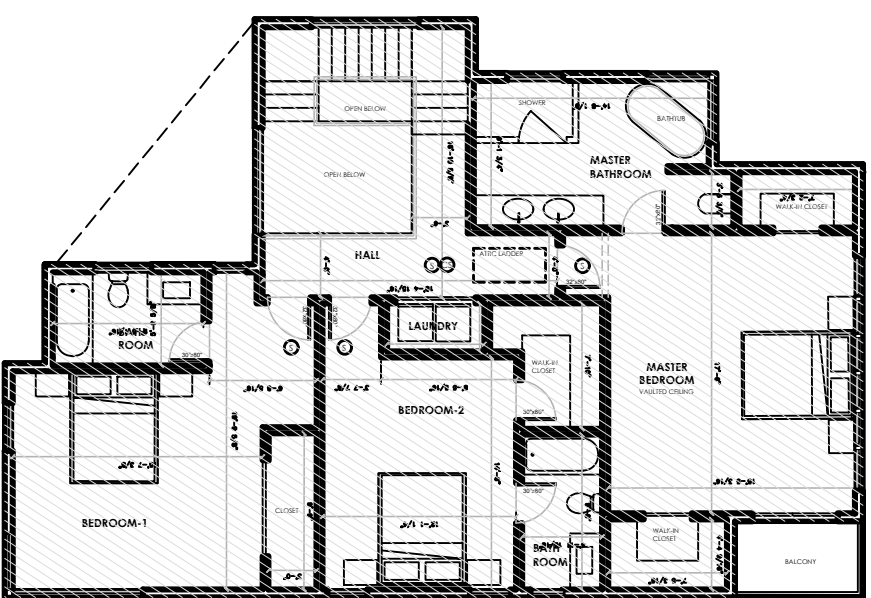
FAR CALCULATIONS



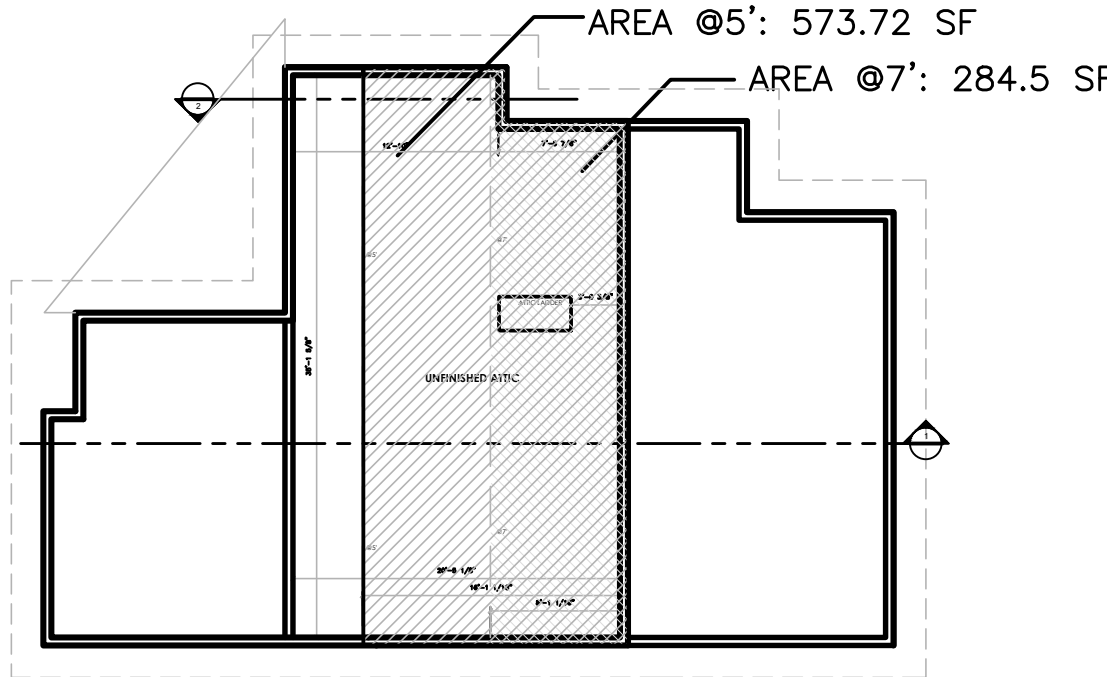
BASEMENT FLOOR AREA: 1522.31 SF
 BASEMENT PERIMETER : 175.37 SF
 4'+ WALL PERIMETER : 49.49 SF
 BASEMENT FLOOR FAR: 429.60 SF



FIRST FLOOR FAR: 1513.63 SF
 PORCH FAR: 94.26 SF



SECOND FLOOR FAR: 1512.34 SF



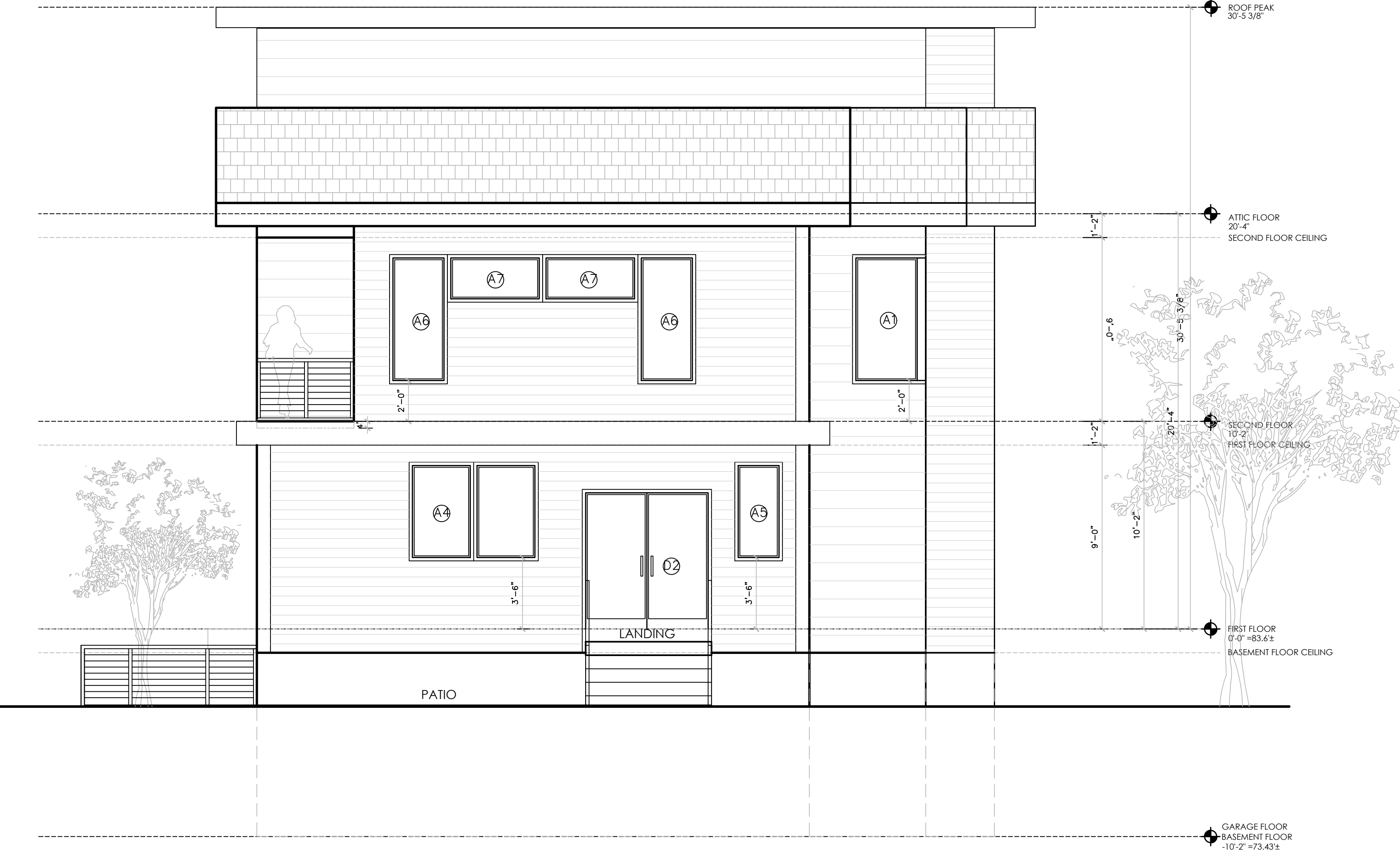
AREA @5': 573.72 SF
 AREA @7': 284.5 SF
 50% OF 5' AREA: 286.86 SF
 ATTIC FAR: 0 SF

FAR CALCULATIONS

MAX. FAR = 0.42
 LOT AREA = 9,393 SF
 ALLOWABLE FAR = 3,945.06 SF

PROPOSED

FIRST FLOOR AREA RATIO = 1,513.63 SF
 SECOND FLOOR AREA RATIO = 1,512.34 SF
 BASEMENT FLOOR AREA RATIO = 429.60 SF
 ATTIC FLOOR AREA RATIO = 0 SF
 PORCH = 94.5 SF
 TOTAL PROPOSED FAR = 3,550.07 SF



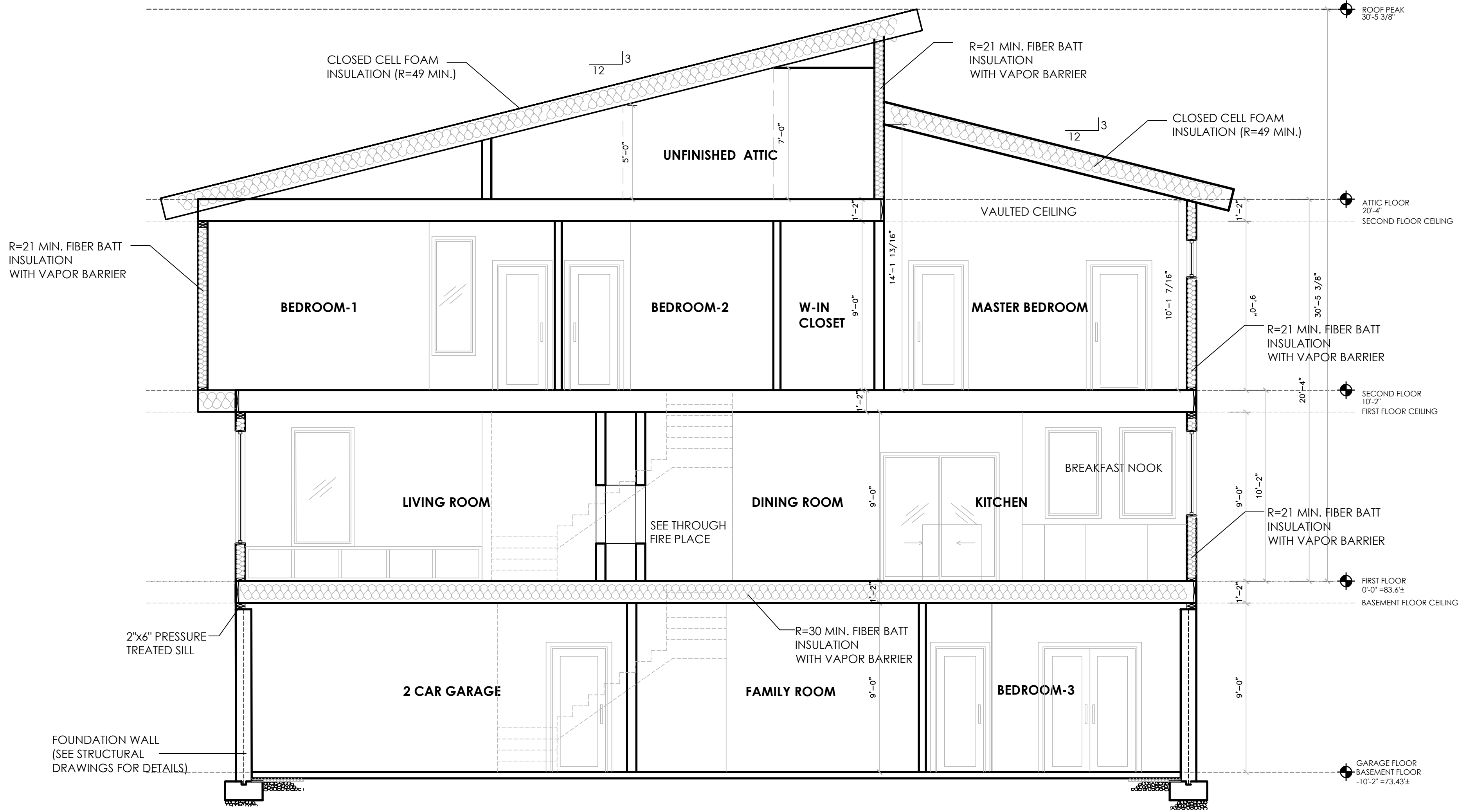
PROPOSED REAR ELEVATION

GRAPHIC SCALE
 1" = 4'-0"

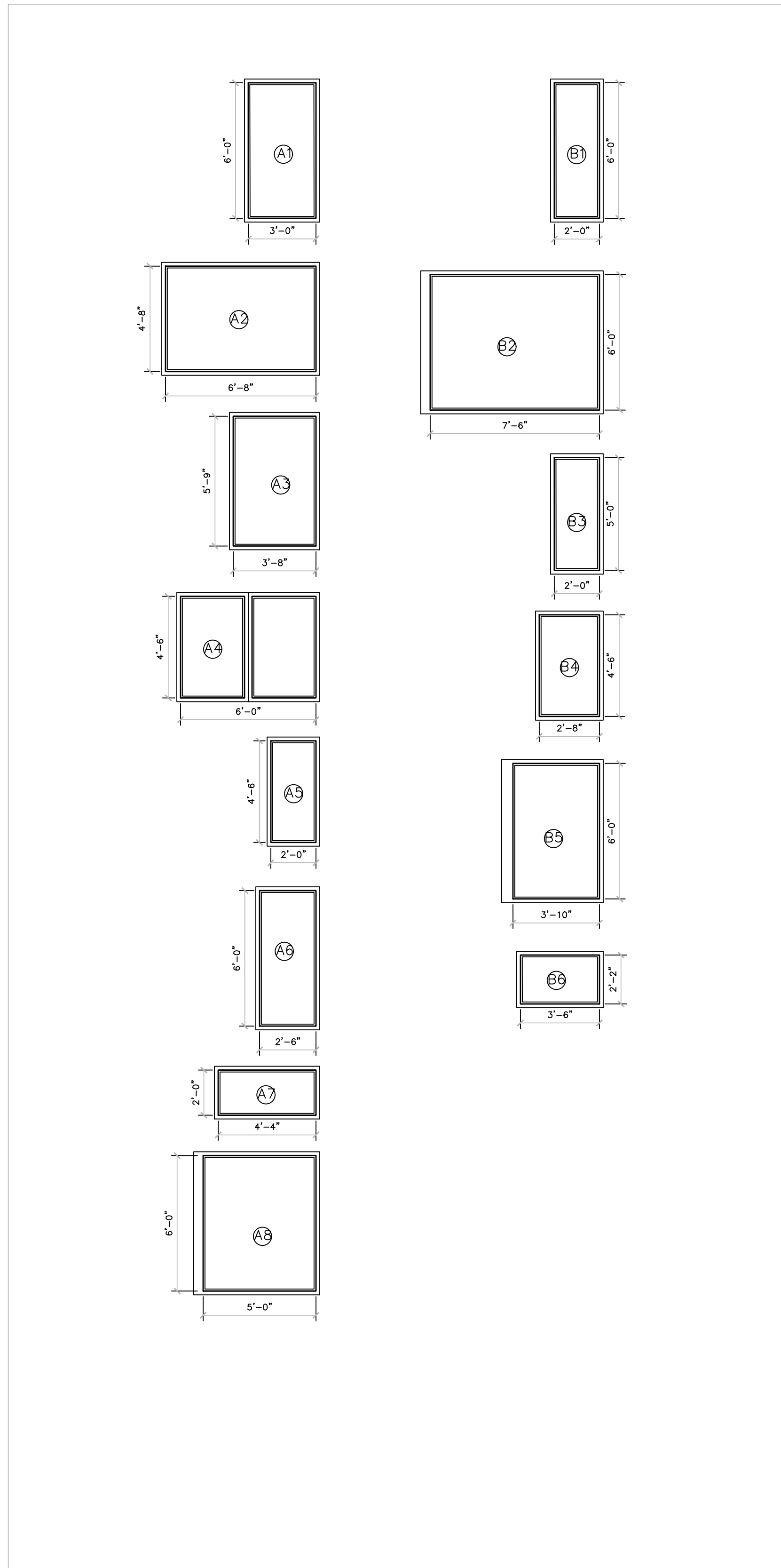
LEGEND
 (CS) CARBON MONOXIDE DETECTOR
 (S) SMOKE DETECTOR
 (H) HEAT DETECTOR

A-006	PROJECT NAME: 633 GROVE STREET NEWTON, MA			SPRUHAN ENGINEERING P.C. 80 JEWETT STREET (SUITE 1) NEWTON MA E-MAIL: edmond@spruhaneng.com TEL: 617 816 07 22		
	SCALE: 1/4"=1'-0"			DATE: 7.29.22	DRAWN BY: PS	

WINDOW SCHEDULE





PROPOSED SECTION-1



GRAPHIC SCALE
1" = 4'-0"

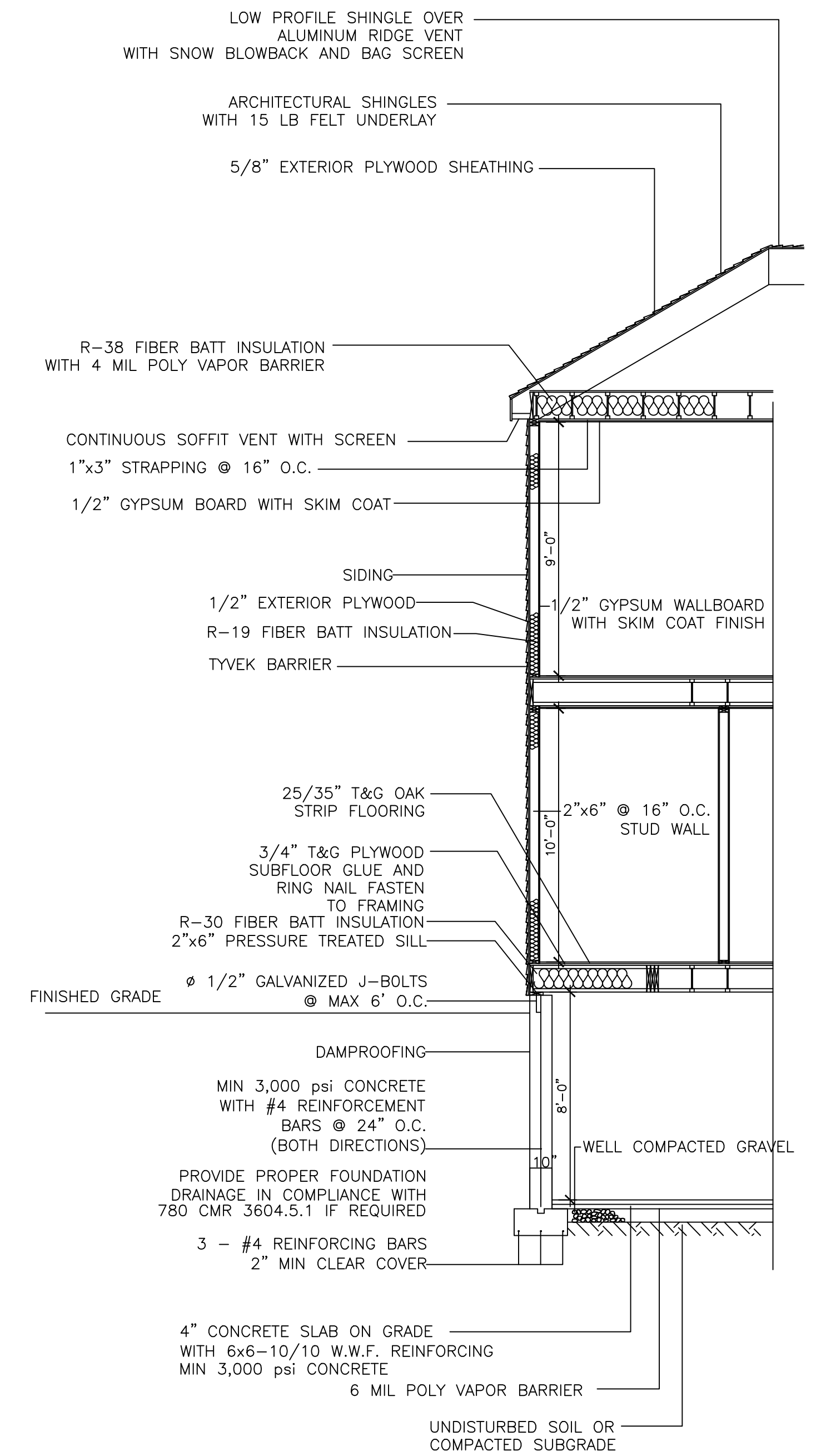
LEGEND

- Ⓢ CARBON MONOXIDE DETECTOR
- Ⓞ SMOKE DETECTOR
- Ⓜ HEAT DETECTOR

A-007	PROJECT NAME:	 	SPRUHAN ENGINEERING P.C.	
	633 GROVE STREET NEWTON, MA		80 JEWETT STREET (SUITE 1) NEWTON MA E-MAIL: edmond@spruhaneng.com TEL: 617 816 07 22	
SCALE: 1/4"=1'-0"		DATE: 7.29.22	DRAWN BY: PS	



PROPOSED RIGHT ELEVATION

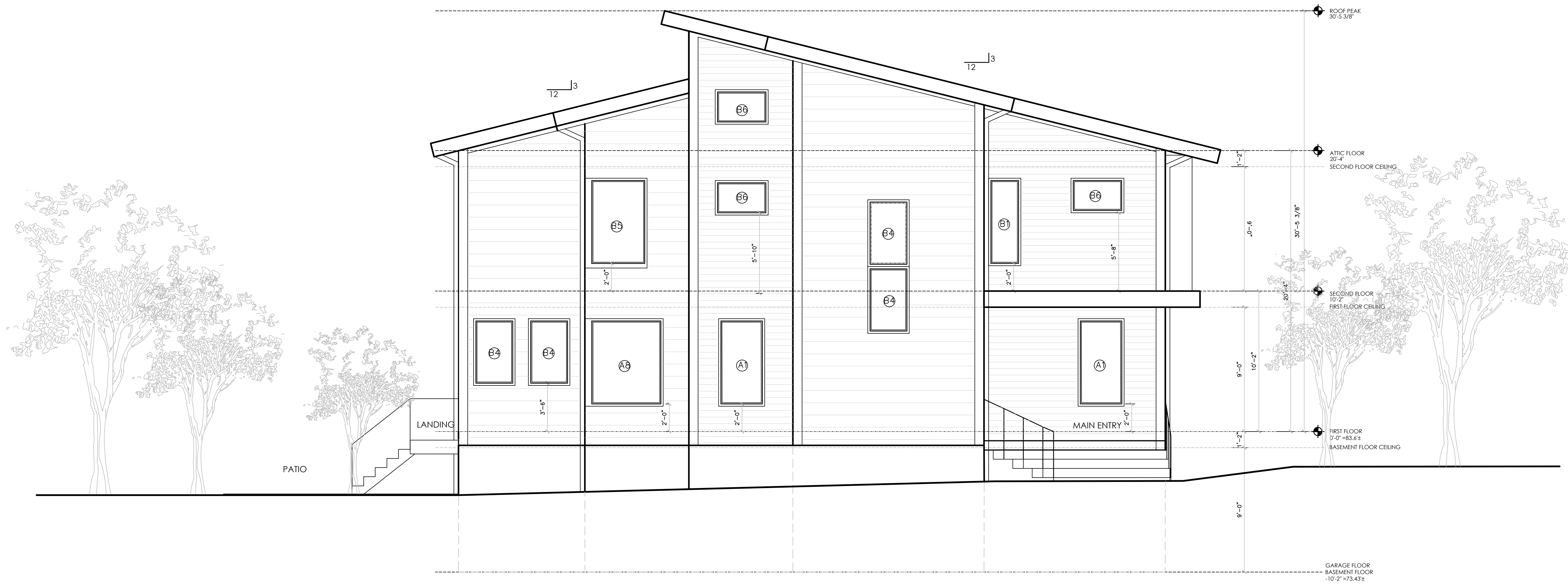


TYPICAL CROSS SECTION

GRAPHIC SCALE
1" = 1'-0"

LEGEND
 (CS) CARBON MONOXIDE DETECTOR
 (S) SMOKE DETECTOR
 (H) HEAT DETECTOR

A-008	PROJECT NAME: 633 GROVE STREET NEWTON, MA			SPRUHAN ENGINEERING P.C. 80 JEWETT STREET (SUITE 1) NEWTON MA E-MAIL: edmond@spruhaneng.com TEL: 617 816 07 22
	SCALE: 1/4"=1'-0"			DATE: 7.29.22



PROPOSED LEFT ELEVATION

GRAPHIC SCALE

 1" = 1'-0"

LEGEND
 (CS) CARBON MONOXIDE DETECTOR
 (S) SMOKE DETECTOR
 (H) HEAT DETECTOR

A-009	PROJECT NAME: 633 GROVE STREET NEWTON, MA	 	SPRUHAN ENGINEERING P.C. 80 JEWETT STREET (SUITE 1) NEWTON MA E-MAIL: edmond@spruhaneng.com TEL: 617 816 07 22
	SCALE: 1/4"=1'-0"		DATE: 7.29.22

