

34 Brookside Avenue, Unit 1 – Newton, MA 02460



Presented by:

Integrated Development Corp

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34 Brookside Avenue, Unit 1, Newton, MA 02460



PROPERTY DESCRIPTION:

Stunning brand new construction in highly sought after Newtonville area allows for open living on 3 separate levels. Large foyer entry with raised panels throughout leads to large living dining area with high coffered ceilings. Open kitchen and family area with island and floor to ceiling cabinets including waterfall island quartz and quartz counters throughout. Top of the line Thermador appliances create the perfect atmosphere for entertaining and the attached family room features wet bar, gas fireplace and large windows with unlimited sunlight. One car garage leads to mudroom with custom cubbies and first floor powder. Second floor consists of 3 bedrooms and full bathroom, master suite includes oversized master bathroom with large frameless glass shower with rainfall head. Lower Level is the perfect Au pair or In-law suite with high ceilings, large bedroom and living area with bonus room perfect for workout space. 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 both I-90 and I-95/128, with walking distance Commuter Rail Station and walking distance to Newtonville Shops and Restaurants.

FACT SHEET:

Square Footage:	3,414SF
Lot Size:	10,539SF
Total Rooms:	14
Bedrooms:	4
Full Baths:	3
Fireplaces:	1
Heating Zones:	4
Cooling Zones:	4
Garage Spaces:	1 Attached
Parking Space:	2 Off Street
Heating Fuel:	Natural Gas
Electric:	200 amps
Asking Price:	\$1,848,000

See construction specifications for more details and attached representative photos

Buyer's Agent Compensation: 2%



Integrated Development Corp

INTEGRATED DEVELOPMENT CORPORATION

**34 BROOKSIDE AVENUE
NEWTON, MA**

GENERAL CONSTRUCTION SPECIFICATIONS

SITE:

Site is graded per plan with back patio constructed of concrete brick pavers
Asphalt driveway and drainage per plans
Landscape includes shrubs and small trees, sod, mulch and irrigation system per landscape plan

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 two 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
Basement access through bulkhead with egress windows in basement bedroom

FRAMING:

All exterior walls are constructed with 2" x 6" studs with plywood sheathing and tyvek barrier
Roof shingles are BP Everest with a lifetime warranty

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 straight siding, Panels with Metal Channels and Board and Batten Hardieplank, as manufactured by James Hardie
Azek trim including soffit overhangs, water table detail, corner boards and decorative window trims
Aluminum seamless gutters and downspouts installed
All exterior siding is trim has a 30 year warranty and will never require painting

WINDOWS:

All windows are Anderson 400 Clad 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 door to rear patio is 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
Basement and Second Floor shared 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 two 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

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 CABINETRY:

Kitchen cabinets (including wet bar) are Wellborn Forest Supreme Series
Bathroom vanities are Wellborn Forest Supreme Series
Kitchen backsplash is ceramic tile
All countertops are quartz

INTERIOR DOORS AND TRIM:

All doors and window trim is 4" Windsor style trim with oversized baseboard and custom headers
All doors are solid, smooth, paint grade in bedrooms and bathrooms.
Stairs have red oak treads and painted risers with metal balusters and oak rails, in post to post style

First Floor Family and Kitchen area contains coffered ceilings
Dining area has crown moulding
Stairways have raised panels throughout

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 has luxury vinyl plank flooring

DECKS/PATIO:

Front deck and balcony are constructed of trex decking and synthetic rails
Backyard patio is concrete pavers with trex stairs and landing

GARAGE:

Garage floor consists of finished in concrete, all walls are insulated and plastered
Garage door is Garaga Standard Plus Flush Black with insulated glass
Garage door operator is Liftmaster 8500W sidemount operator

MISC/OTHER:

All walk in closets and pantry are custom with shelving
Fireplace is White Mountain Hearth Loft Series 46" direct vent gas fireplace with glass media

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



Thermador T36BT925NS

Freedom 36 Inch Wide 19.4 Cu. Ft. Energy Star Rated French Door Refrigerator with WIFI

Qty: 1



Thermador PO302W

Professional Series 30 Inch Wide 9 Cu. Ft. Double Electric Oven

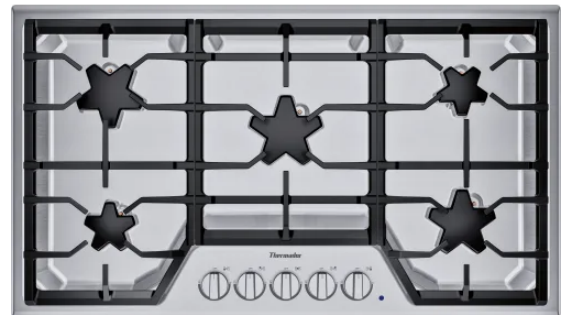
Qty: 1



Thermador MD24WS

24 Inch Wide 1.2 Cu. Ft. 950 Watt Built-In MicroDrawer® Microwave

Qty: 1



Thermador SGS365TS

Masterpiece® 36 Inch Wide 5 Burner Gas Cooktop with Star® Burners

Qty: 1



Thermador DWHD560CFP

Emerald 24 Inch Wide 16 Place Setting Free Standing Top Controls Dishwasher with Professional Series Handle and Sens-A-Touch Controls
Qty: 1



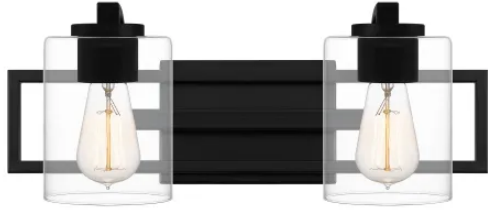
Thermador HMWB36WS

600 CFM 36 Inch Wide Wall Mounted Low-Profile Range Hood
Qty: 1



EdgeStar CWR532SZ

24 Inch Wide 53 Bottle Built-In Single Zone Wine Cooler with Reversible Door and LED Lighting
Qty: 1



Quoizel LANS8618MBK

Lansdowne 2 Light 18" Wide Bathroom Vanity Light

Qty: 2



Millennium Lighting 3395-MB/BN

Single Light 12" Wide Pendant

Qty: 1



Forte Lighting 2758-01-04

Callisto 10" Wide Mini Pendant

Qty: 3



Eglo 92252A

Razoni 1 Light Mini Pendant with Black Finish

Qty: 3



Dainolite AVA-4012C-MB
Ava 12 Light 40" Wide Chandelier

Qty: 1



Dainolite PAL-276C-PC-MB
Paloma 6 Light 27" Wide Taper Candle Chandelier

Qty: 1



Miseno ML62654-PBK
17" Tall Outdoor Wall Sconce

Qty: 3



Visual Comfort 4154301-05
Dex 10" Tall Bathroom Sconce with Frosted Glass Shade

Qty: 2

Comments: Basement bath



Eglo 43576A

Tamallat 9" Wide Commercial Mini Pendant

Qty: 1



Kichler 300032SBK

Volos 48" 3 Blade Hugger Indoor Ceiling Fan - Wall Control Included

Qty: 1



Elkay ELXUDB3620BGCA0

Quartz Luxe 35-7/8" Undermount Single Basin Quartz Composite Kitchen Sink plus Drainboard and Perfect Drain

Qty: 1



InSinkErator IPRO880LTWCORD

Evolution Pro 7/8 HP Continuous Garbage Disposal with Antimicrobial Sink Collar [79062A-ISE]

Qty: 1



Delta 19825LF-BL

Junction 1.8 GPM Single Hole Pull Down Kitchen Faucet With MagnaTite and Touch-Clean Technology

Qty: 2



Delta 1165LF-BL

24" Wall-Mounted Pot Filler

Qty: 1



InSinkErator STP-MTBLK

Disposal Stopper in Matte Black

Qty: 1



InSinkErator FLG-MTBLK

Garbage Disposal Flange

Qty: 1



Elkay LKQS35CA

3-1/2" Basket Strainers

Qty: 1



Elkay ELX1616CA0

Quartz Luxe 15-3/4" Undermount Single Basin Quartz Composite Kitchen Sink

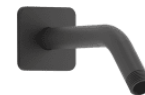
Qty: 1



Delta 3567-BLMPU-DST

Ara 1.2 GPM Widespread Bathroom Faucet - Includes Metal Pop-Up Drain Assembly

Qty: 5



Kohler K-TLS23503-4-BL

Parallel Shower Only Trim Package Shower Head

Qty: 2



Kohler K-23510-BL

Parallel 6-1/4" Integrated Diverter Tub Spout

Qty: 1



Delta RP62283BL

Dryden 2.5 GPM Single Function Shower Head with Touch Clean Technology

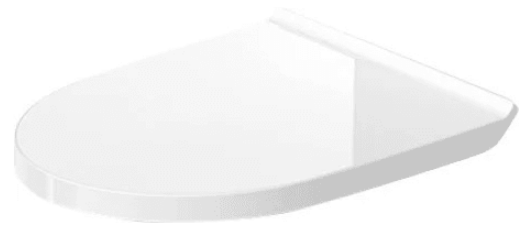
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Duravit 21960100U2

No. 1 0.92/1.32 GPF Dual Flush One Piece Elongated Chair Height Toilet with Top Flush Button - Less Seat

Qty: 4



Duravit 0025210000

No. 1 Toilet Seat and Cover

Qty: 4



Kohler K-72415-BL

Awaken 2 GPM Multi Function Hand Shower

Qty: 1



Kohler K-8593-BL

MasterShower 72" Metal Hand Shower Hose with Swivel Base

Qty: 1



Kohler K-T23509-4-BL

Parallel Transfer Valve Trim Only with Single Lever Handle

Qty: 1



Kohler K-728-K-NA

MasterShower 2- or 3-way Transfer Valve

Qty: 1



Kohler K-76465-G-BL

Awaken 1.75 GPM Rain Shower Head with MasterClean Spray face

Qty: 1



Kohler K-7394-BL

6-3/8" Ceiling Mounted Shower Arm and Flange

Qty: 1



Kohler K-26310-BL

Statement Wall-Mount Handshower Holder with Supply Elbow and Check Valve

Qty: 1



Kohler K-72419-G-BL

Awaken 1.75 GPM Multi Function Shower Head

Qty: 2



Kohler K-23255-4-CP

Honesty 1.2 GPM Widespread Bathroom Faucet with Pop-Up Drain Assembly

Qty: 1



Kohler K-TLS23503-4-CP

Parallel Shower Only Trim Package Shower Head

Qty: 1



Kohler K-22170-CP

Purist 2.5 GPM Multi Function Shower Head with MasterClean and Katalyst Air-Induction Spray Technology

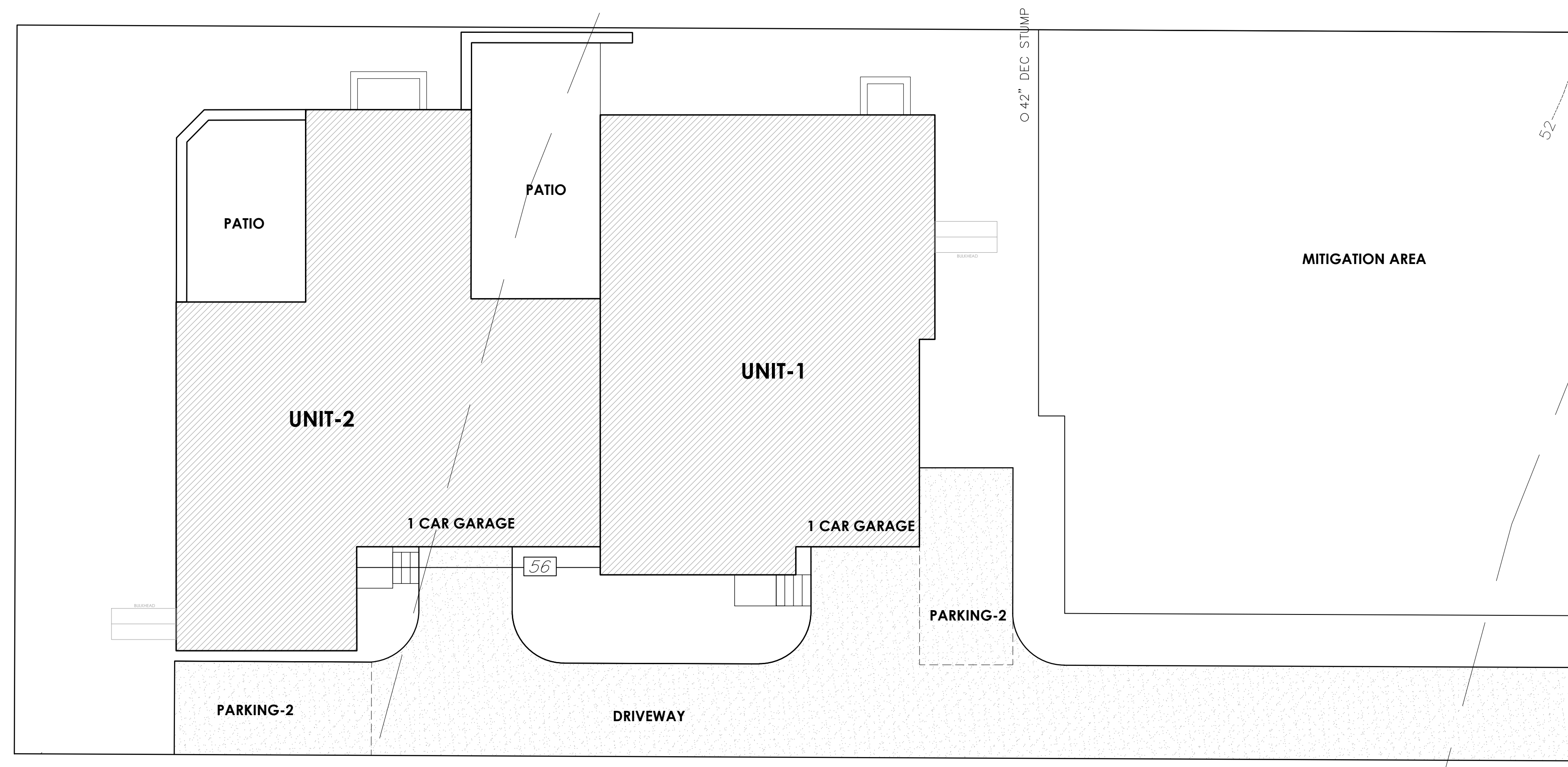
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Kohler K-97089-CP

Pitch 6" Integrated Diverter Tub Spout

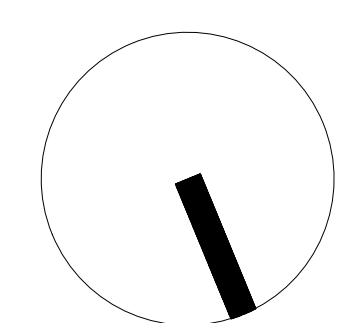
Qty: 1



PROPOSED SITE PLAN

GRAPHIC SCALE
 1" = 10'-0"
 1/4" = 1'-0"

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



A-001	PROJECT NAME: 34 BROOKSIDE AVE 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: 8.29.22	DRAWN BY: PS	
	Revised bulkhead			10/14/22	PS	
	Revised office&storage	11/29/22	PS			

BROOKSIDE AVENUE

FAR CALCULATIONS

MAX. FAR = 0.48

LOT AREA = 10,539 SF

ALLOW. FAR = 5,058.72 SF

PROPOSED

FIRST FLOOR AREA RATIO = 2,797.7 SF

SECOND FLOOR AREA RATIO = 2,260.7 SF

BASEMENT FLOOR AREA RATIO = 0 SF

ATTIC FLOOR AREA RATIO = 0 SF

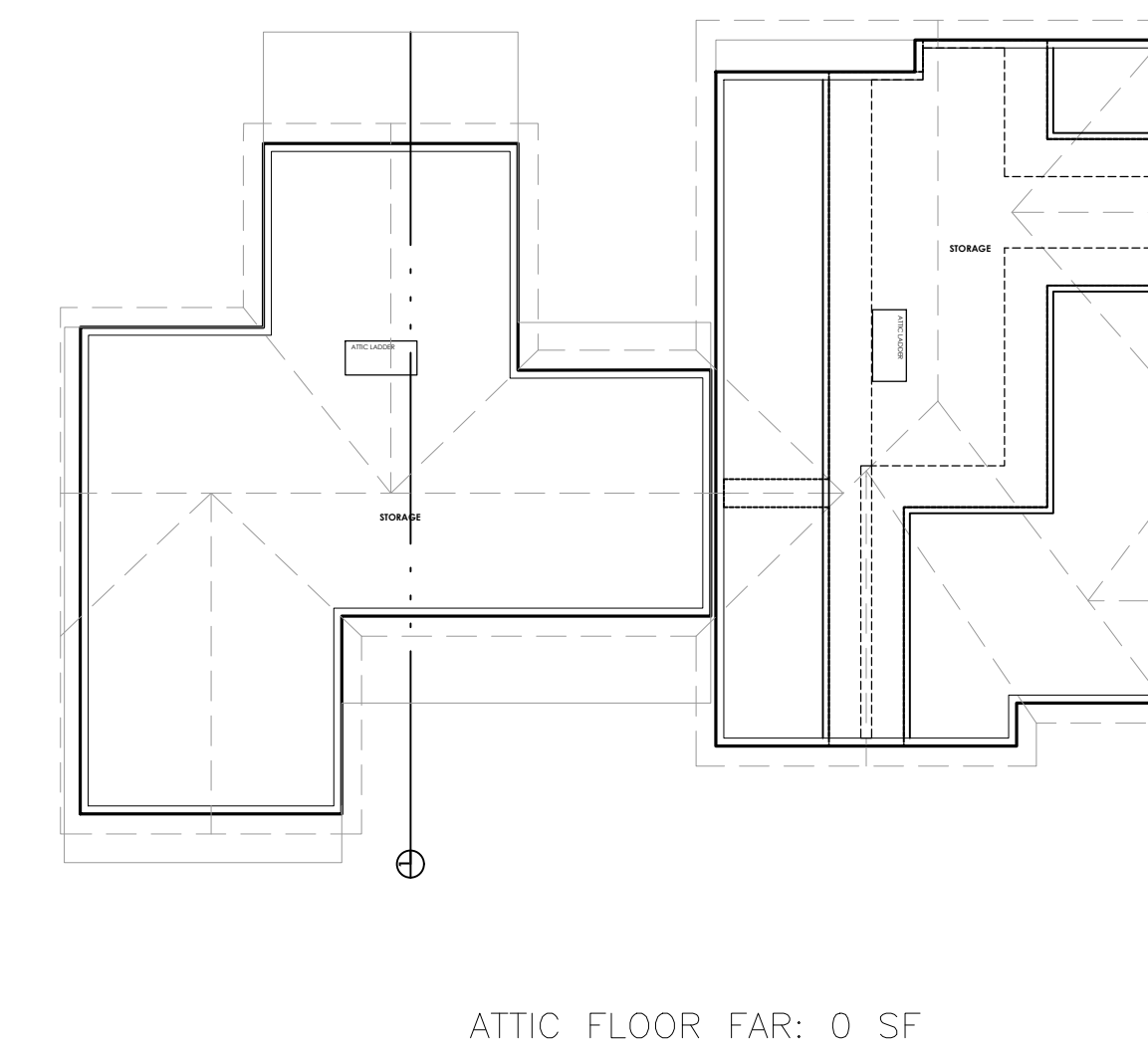
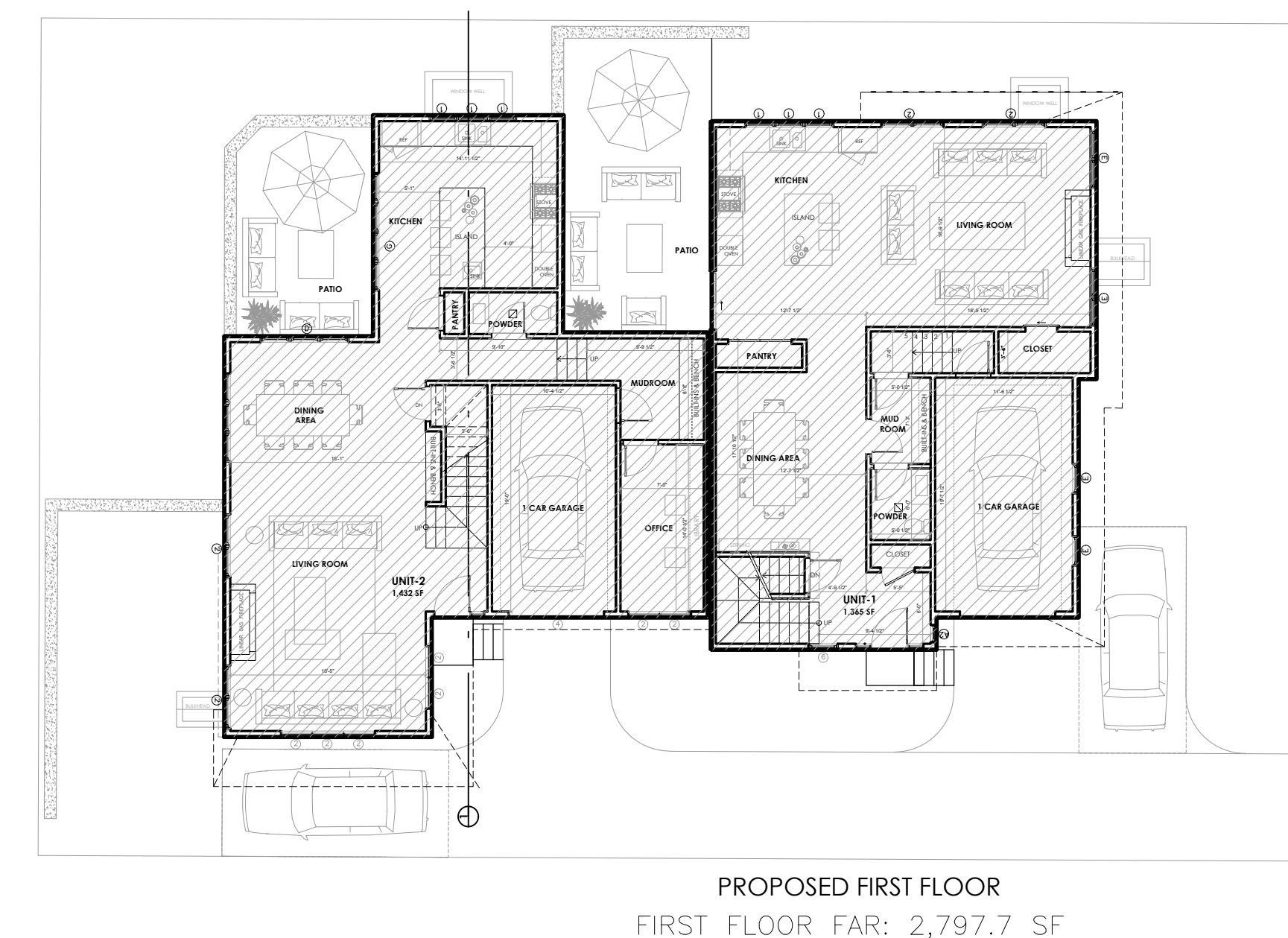
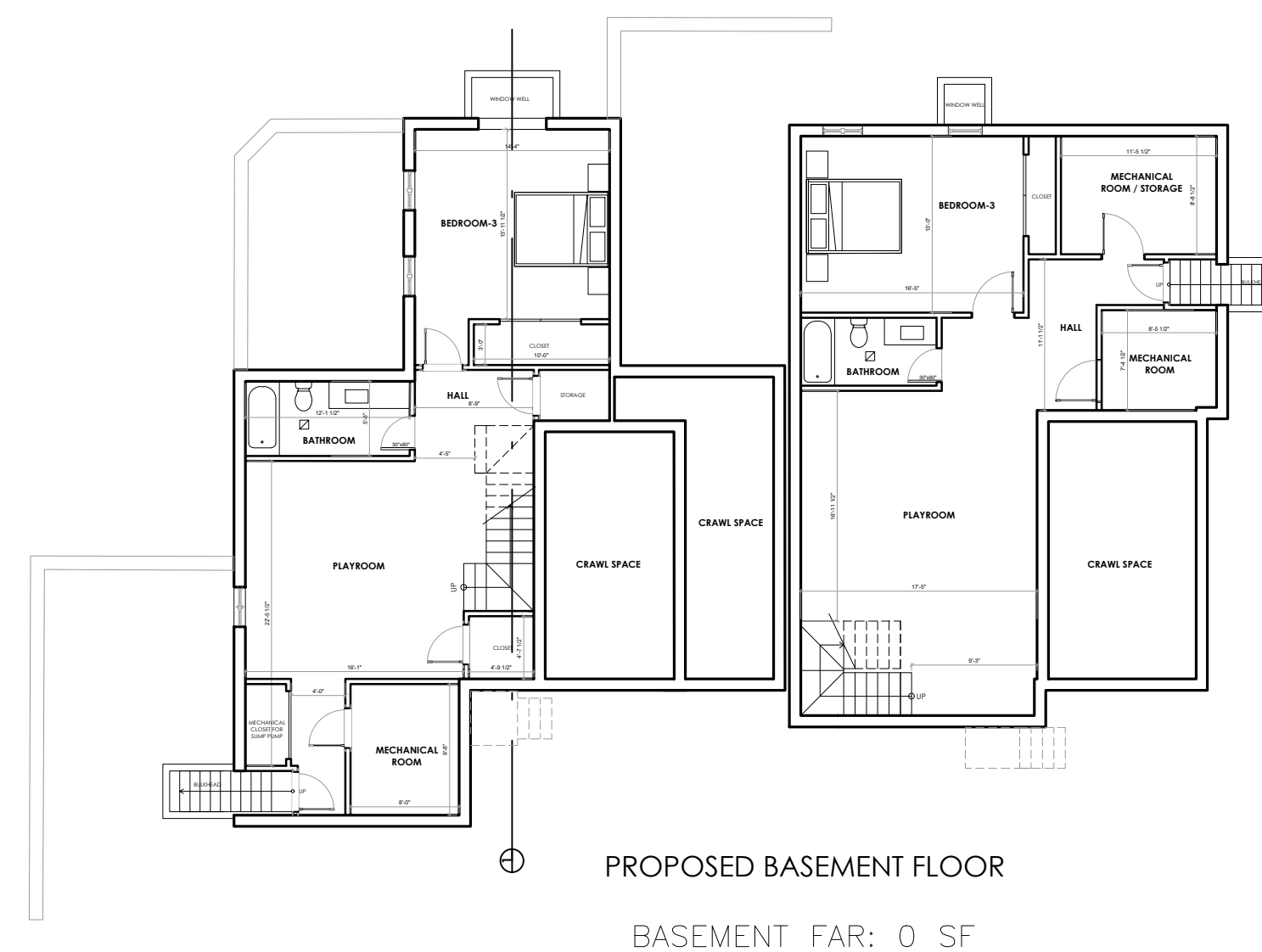
TOTAL PROPOSED FAR = 5,058.4 SF

AREA SUMMARY

	UNIT-1	UNIT-2	TOTAL
BASEMENT	905.6 SF	1,008.9 SF	1,914.5 SF
FIRST FLOOR	1,340.3 SF	1,289.6 SF	2,629.9 SF
SECOND FLOOR	992.2 SF	1,115.9 SF	2,108.1 SF
TOTAL	3,238.1 SF	3,414.4 SF	6,652.5 SF

AREAS TAKEN FROM INSIDE WALLS

FAR SUMMARY



ATTIC CALCULATIONS:

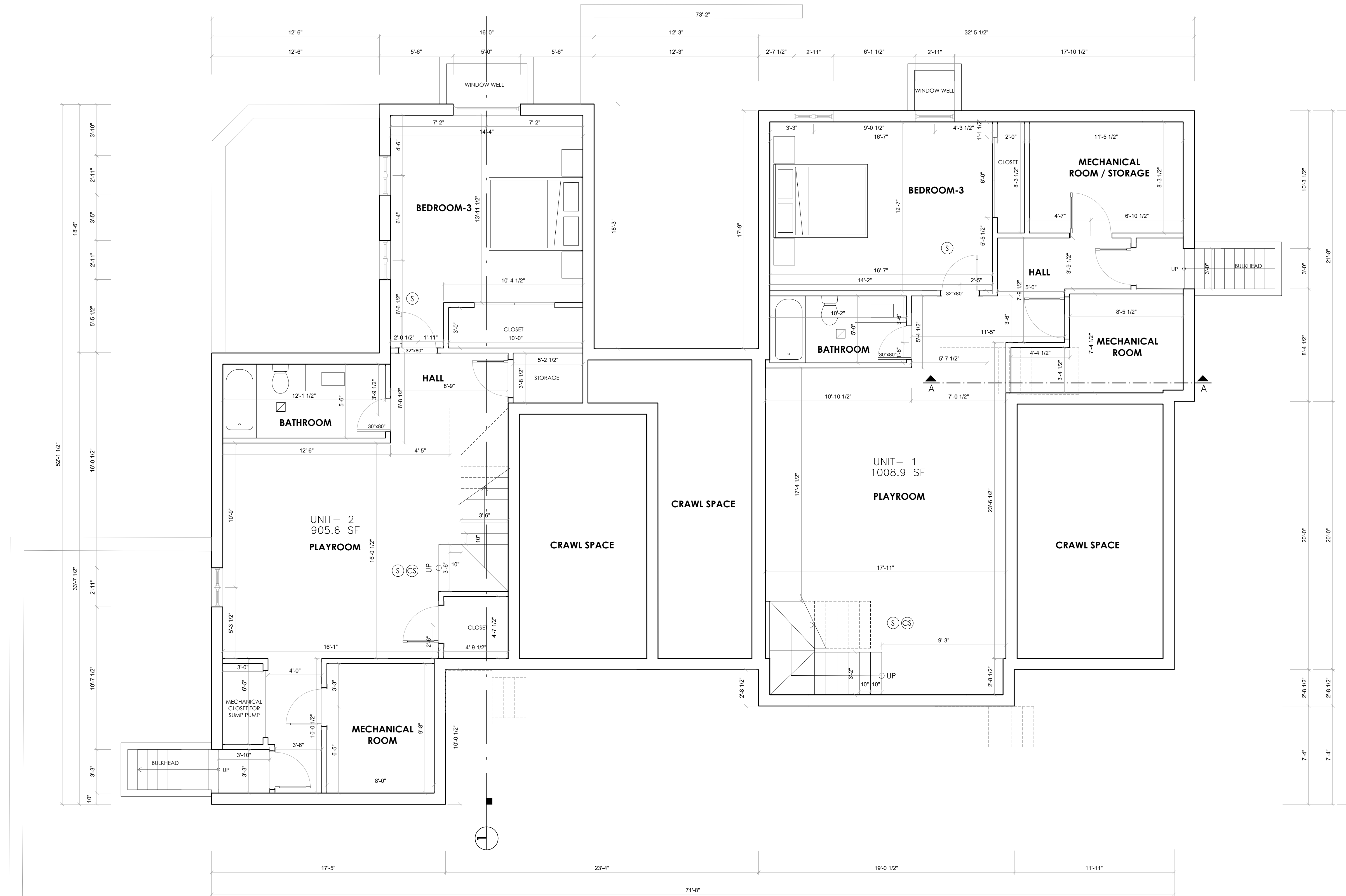
MAIN ROOF:
 ATTIC GROSS AREA WITH WALL HEIGHT OF 7'-0" = 257.83 S.F.
 ATTIC AREA WITH WALL HEIGHT OF 5'-0" = 526.75 S.F.
 ATTIC AREA WITH HEIGHT OF 7 FT IS LESS THAN 50% OF
 ATTIC AREA WITH HEIGHT OF 5 FT, THEREFORE
 ATTIC IS NOT INCLUDED IN FAR CALCULATIONS

LEGEND

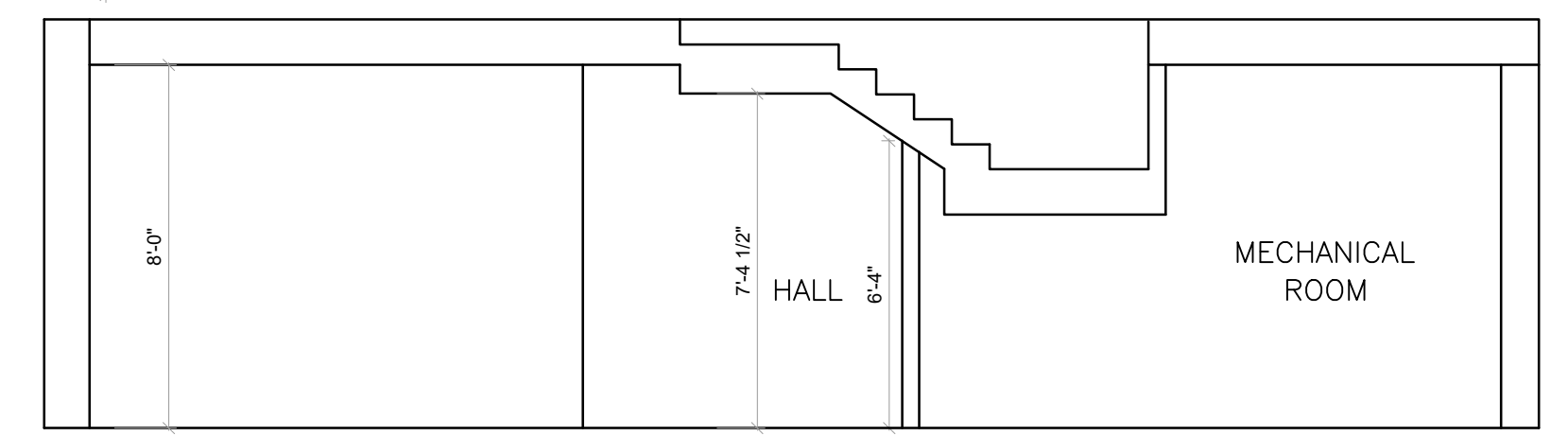
GRAPHIC SCALE
 1" = 4'-0"

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

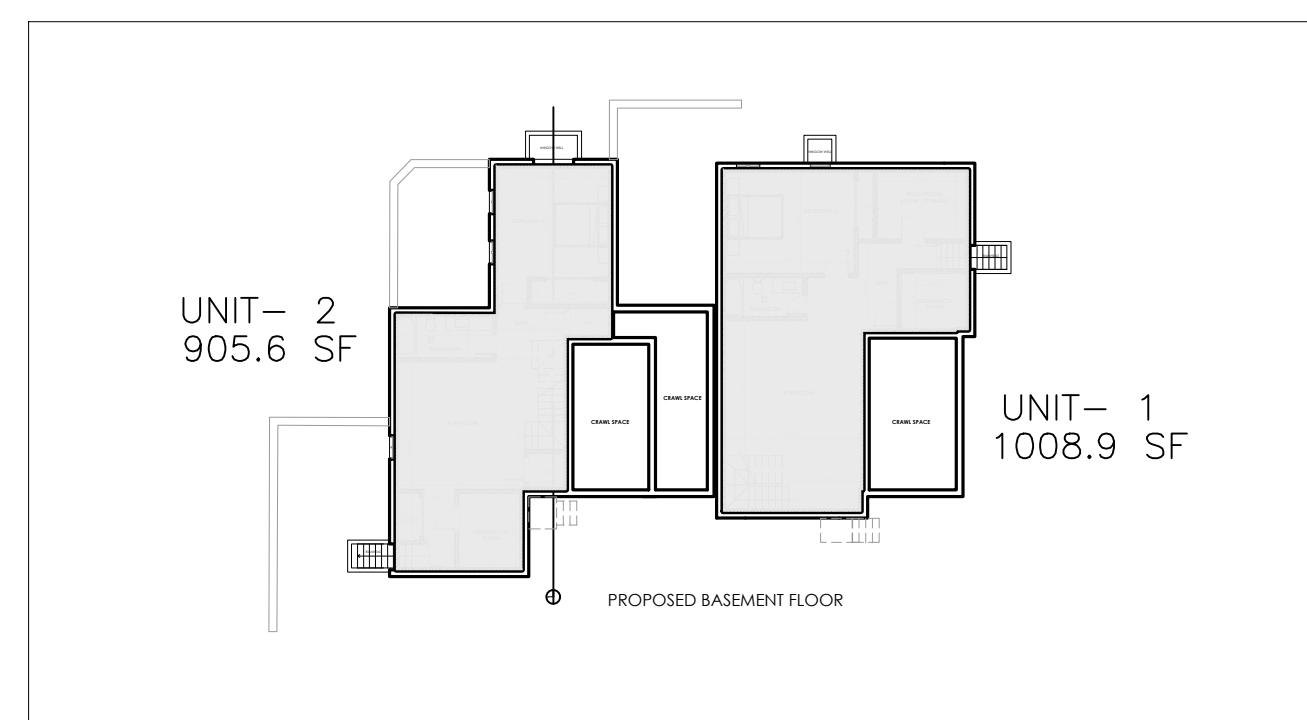
A-002	PROJECT NAME: 34 BROOKSIDE AVE NEWTON, MA			SPRUHAN ENGINEERING P.C. 80 JEWETT STREET (SUITE 1) NEWTON MA E-MAIL: edmond@spruhaneng.com TEL: 617 816 07 22
	SCALE: 1/4"=1'-0"			DATE: 8.29.22
				Revised bulkhead 10/14/22 PS
				Revised office&storage 11/29/22 PS



PROPOSED BASEMENT FLOOR



SECTION - A



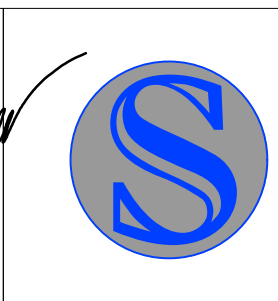
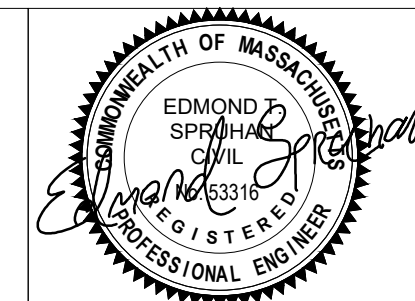
LEGEND

- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- HEAT DETECTOR

GRAPHIC SCALE
1" = 4'-0"

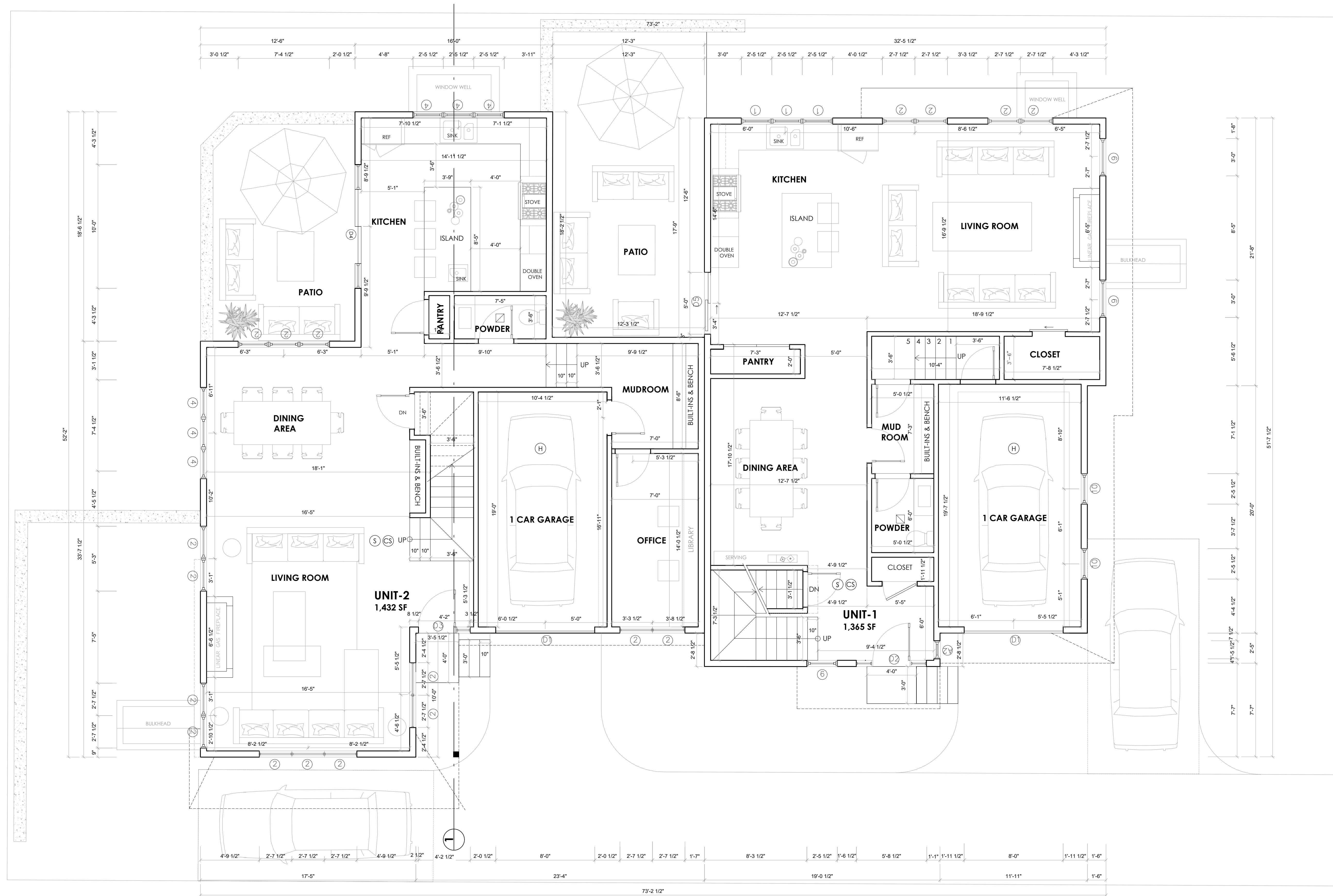
A-003

PROJECT NAME:
34 BROOKSIDE AVE
NEWTON, MA



SPRUHAN ENGINEERING P.C.
80 JEWETT STREET (SUITE 1) NEWTON MA
E-MAIL: edmond@spruhaneng.com
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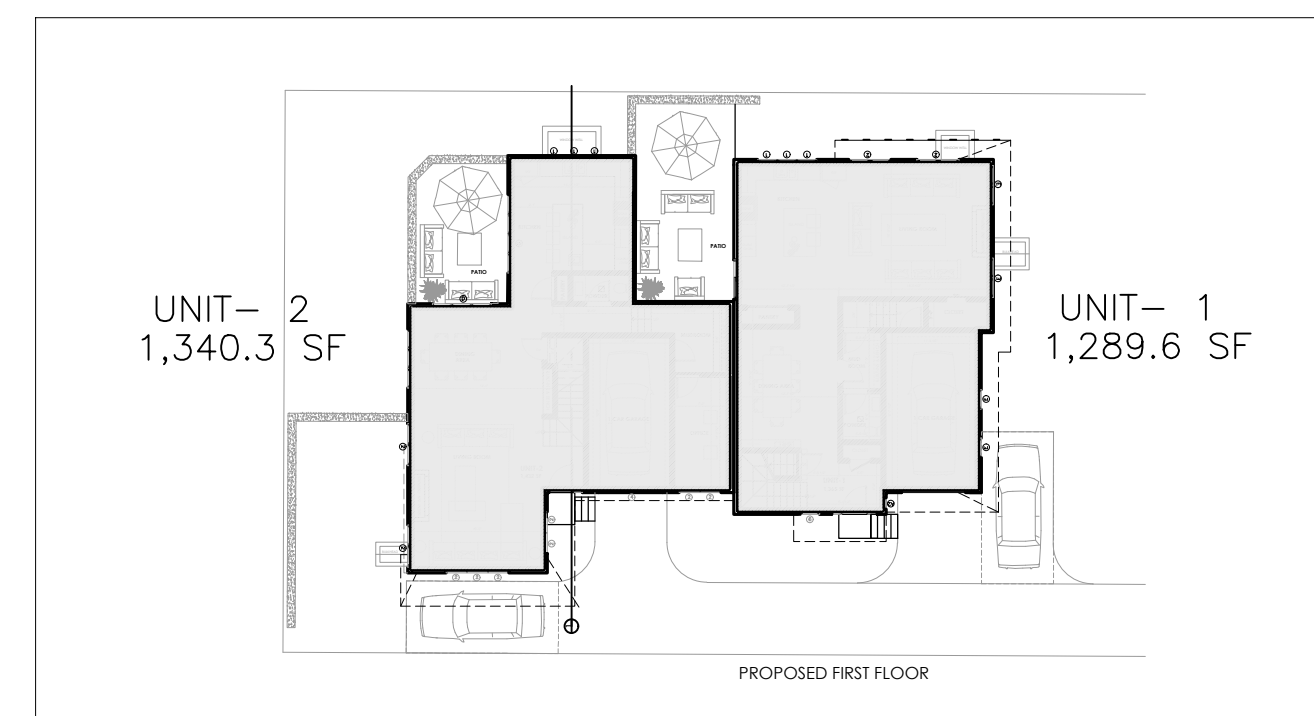
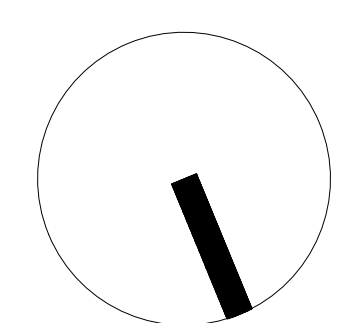
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Revised office&storage	11/29/22	PS

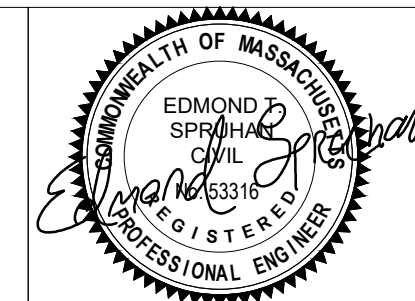
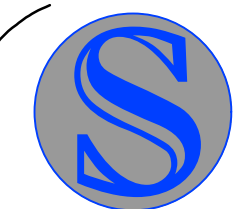


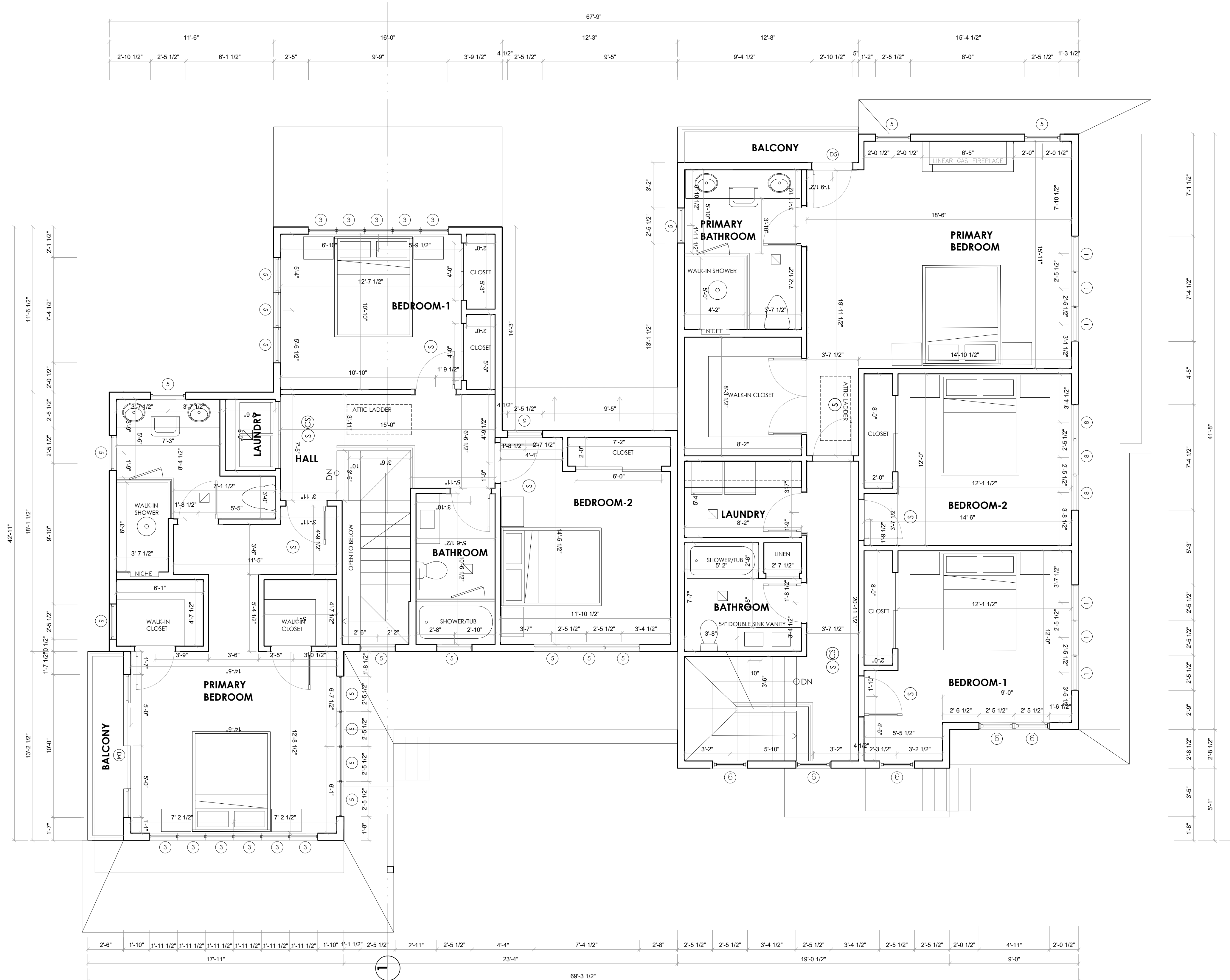
PROPOSED FIRST FLOOR

GRAPHIC SCALE
1" = 4'-0"

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



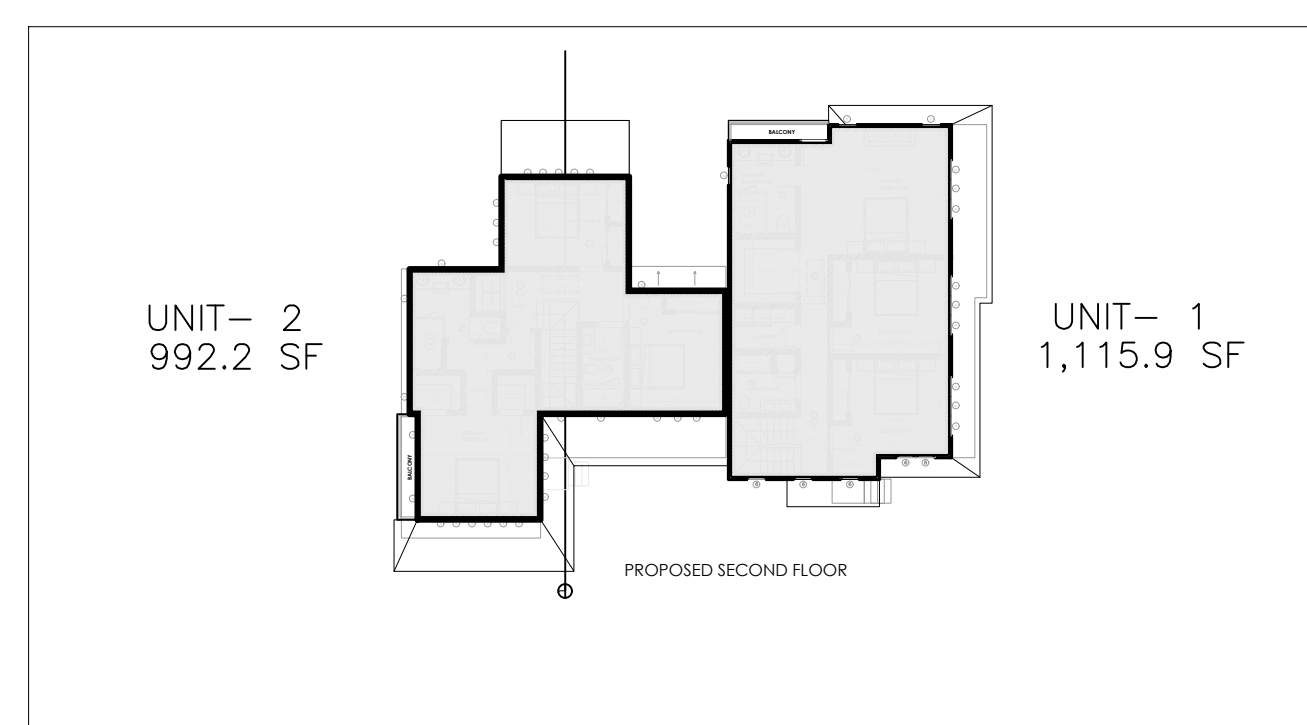
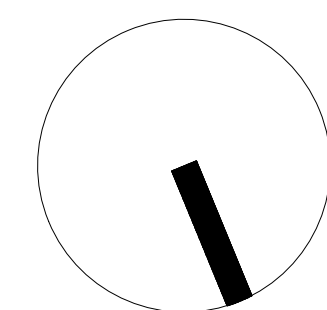
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			Revised bulkhead 10/14/22 PS	
			Revised office&storage 11/29/22 PS	

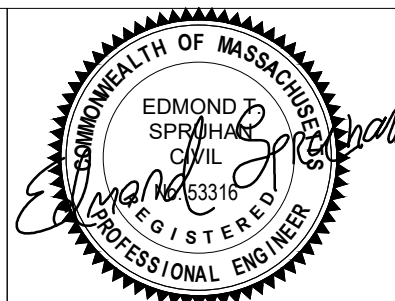
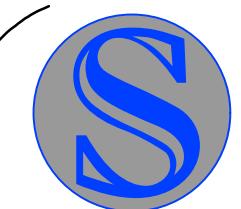


PROPOSED SECOND FLOOR

GRAPHIC SCALE
1" = 4'-0"

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



A-005	PROJECT NAME: 34 BROOKSIDE AVE 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: 8.29.22	DRAWN BY: PS	
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			Revised office&storage	11/29/22	PS