



# Specifications

Rockway Woods is an exceptional new construction luxury condominium community located in Weymouth. Condos are townhome style featuring maintenance-free exterior living, 1 car attached garage, dramatic layouts, and superior finishes. Situated just minutes from downtown Boston and Cape Cod. A perfect place to call home!

## Community Features

- ◆ Architectural elegance
- ◆ Exceptional school system and town services
- ◆ Town sewer, water & gas
- ◆ Maintenance-free exterior
- ◆ Professionally designed and maintained landscaping
- ◆ Minutes to Cape Cod and Boston
- ◆ Easy highway access
- ◆ Private setting
- ◆ Ample guest parking
- ◆ Attached garage; 1 per unit with steel insulated remote control doors

## Building Features

- ◆ Three-story luxury buildings
- ◆ All homes are Two-story Townhomes
- ◆ Individual gas central air and heat
- ◆ 100 amp electrical service
- ◆ High efficiency electric hot water heaters
- ◆ Basement or interior storage rooms
- ◆ Exterior finish wood framed with maintenance-free cement board
- ◆ Architectural deep shadowing shingles by Owens Corning
- ◆ Exterior solid PVC trim boards
- ◆ Anderson double glazed white vinyl Clad windows
- ◆ Maintenance free composite decking and rail systems
- ◆ Home accessible by elegantly detailed common entries
- ◆ Central Fire and Sprinkler System

*Seller reserves the right to substitute materials, appliances, fixtures and other specification items with equal quality without notice.*

## Residence Features

- ◆ Spacious floor plans featuring two and one-half Baths
- ◆ 9-foot ceilings
- ◆ Quality acoustic design
- ◆ Central air conditioning
- ◆ Pre-wired for cable, phone & internet
- ◆ Washer and dryer hook-ups
- ◆ Plentiful closet space - wire Closet-Maid shelving
- ◆ Luxury lighting features throughout home
- ◆ Recessed lighting
- ◆ Hardwood floors throughout first floor
- ◆ Ceramic tile bath and laundry areas
- ◆ Designer carpet in bedrooms
- ◆ Paneled masonite doors with premium hardware
- ◆ Crown molding on first floor
- ◆ Gas fireplace with custom mantle and granite surround

## Kitchen Amenities

- ◆ Ivory Chiffon Granite countertop
- ◆ Stainless steel under-mount sink
- ◆ 36 inch stainless steel refrigerator & 30 inch SS range/oven
- ◆ Microwave, dishwasher and garbage disposal
- ◆ Manchester Cherry cabinets

## Bath and Powder Room Amenities

- ◆ Granite or marble countertop with under-mount sinks
- ◆ Fiberglass tub/shower and a custom 3X5 tiled shower in master
- ◆ Manchester Cherry in master bathroom
- ◆ Custom glass shower doors

