



HIDDEN GLADE DRIVE BARTLETT, NH

NEIGHBORHOOD DESCRIPTION & VICINITY

- Planned Unit Development consisting of 19 Single-detached homes set in the scenic Mount Washington Valley Region off Route 16/302
- Scenic views of Bartlett Mountain, Humphrey's Ledge, and the Moat Range
- 5 minute drive to North Conway Village and shopping, 10-minute drive to Cranmore/Attitash/Black Mountain Ski resorts, miles of hiking trails and outlet shopping

NEIGHBORHOOD AMENITIES

- Recreation path around development perimeter - cross-country ski-run-walk trail with 8 fit-trail stations (under construction)
- Direct access to the 28 miles of cross-country ski trail network with [MWV Ski Touring](#)
- Mowing, plowing, shoveling up to front door, road maintenance and trash included in HOA fee

***Note: Product images & renderings for general illustration only. Actual products may vary slightly from that shown hereon. The buyer shall be notified of any substantial changes in materials due to factors outside builders' control such as product availability/supply chain.*



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DWELLING SPECIFICATIONS

FOUNDATION

- 8" wall foundation system with 10"X20" spread footings
- 2 rows of #4 rebar footing
- 3 rows of #4 rebar foundation
- 4" stepped slab on grade, 2 levels
- Thermal Shelf
- Footing/Wall concrete 3,000 PSI
- Slab concrete 3,500 PSI with fiber mesh

CONSTRUCTION

- Floor-to-ceiling height: Lower Level 11'-6"
- Floor-to-ceiling height: Upper Level 14'-6"

FRAMING

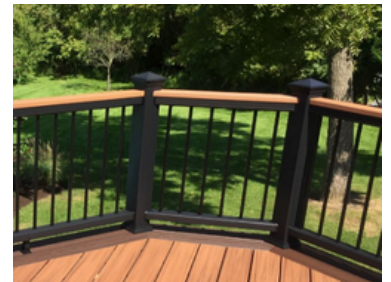
- Floor Joists: Engineered floor truss system with ¾" T&G subflooring, glued & nailed
- Exterior Walls: 2"x6" exterior studs with Advantech zip insulated sheathing
- Window/door headers 2"x10"x5 ½"
- Interior walls 2"x4"
- Roof: 2"x12" rafters with 5/8" Advantech zip sheathing, LVL support beams

INSULATION

- 2" rigid foam board under slab and along foundation walls
- R-21 Kraft faced fiberglass (or comparable) exterior walls with vapor barrier
- R-38 (or comparable) cathedral ceiling with vapor barrier
- R-30 and R-19 in all other ceilings
- Interior walls R-15 fiberglass
- Exterior foam draft seal around windows to prevent air infiltration
- First floor rim joists to have Closed Cell Spray Foam 3" / R21
- Second level soffits (Air Seal) to have R13 Kraft Faced Batts with Closed Cell Spray Foam 2" / R15
- Fire stop penetrations and 3" thermal bats

EXTERIOR FINISH

- [CertainTeed Landmark Shingles](#) (Moire Black)
- [Everlast metal](#) over garage (Black)
- [Exterior Trim / Siding](#): LP Exterior trim on corners, rakes, fascias and soffits. Blend of LP Smart Lap and Board & Batten Siding (Abyss Black)
- [Exterior Entrance Trim](#): CertainTeed STONEfaçade (Adirondack Snowfall)
- [Matthew's Brothers Sanford Hills Window Package](#) (Black)
- Anderson Narroline Gliding patio doors (Black)
- 2 coats paint to all exterior trim (Black)
- Urethane porch and overhang ceilings (Cedar Color)
- Fiberglass entry door with sidelights
- 18' x 8' Vantage Shaker long, solid panel, 12" radius track with torsion springs, exterior perimeter seal, color black with Liftmaster 8155 belt drive opener with (1) remote and (1) wall button (Mahogany)
- Trex Select decking (Cedar color), Trex transcend railing (Black Post/Cedar color rail), pressure treated framing, CertainTeed Stonefacade column base
- Schlage basic entry locksets and deadbolts



HEATING & AIR CONDITIONING

- 5 Ton Air handler / hydrocoil system, York AC condenser, 75G stainless steel water tank, wall mounted LP boiler
- Zone radiant heating: (1) garage, (1) remainder of lower level
- 4 basic thermostats installed



PLUMBING

- Complete plumbing system for 3.5 bathroom home
- All water lines copper and pex
- White fiberglass tub base and wall
- Delta shower valves, kitchen sink, faucet and washer hookups
- American standard cadet pro white comfort height toilet
- All trims of quality level with material allowances for fixtures and trims
- Propane lines installed to boiler
- 2 exterior spigots



ELECTRICAL

- Install and wire 200-amp panel box, 42 circuits
- Install and wire meter base with disconnect per NHEC specifications
- (30) recessed cans, (2) recessed cans in garage, (5) paddle fans, (4) Panasonic vent fans, (4) vanity lights, (3) shower cans, (4) exterior entry lights, (2) flood lights, (2) floor outlets, outlets as required by NEC, (3) exterior plugs, washer drier hookups, boiler hookup, (6) cable/CAT6 jacks, (2) 8' LED strip in garage, (5) 2' LED tape lights kitchen cabinets, (2) 4' LED strip lights in closet, (10) dimmer switches, all required smoke/carbon monoxide detectors
- \$2,500 lighting material allowance



INTERIOR FINISH

- ½" plaster throughout all rooms including closets, walls and ceilings. Closet walls, garage walls and all ceilings textured.
- 5/8" fire code sheetrock in garage
- 1 coat high quality white primer, all rooms
- 2 coats Sherwin Williams (or equal) on interior walls, ceilings, casings, baseboards and jambs
- Solid core interior doors, 2 panels, with black hardware (examples below)
- 5 ½" Flat stock pine wood residential base molding primed & painted
- 3 ½" Flat stock pine wood window and door casings with 5 ½" header
- Schlage basic round passage sets on all doors



KITCHEN

- Cabinets: Wood Schrock Entra Series Cabinetry or comparable with dovetail drawers with soft-close; concealed hinges. Ingalls shaker style door. Maple with standard paint color TBD.
- Builder series granite counters with 4" backsplash. Undermount stainless steel sink, faucet
- Island; Wood Schrock Entra Cabinetry or comparable with dovetail drawers, builders series granite countertop
- Black cabinet & drawer hardware
- Flooring, Shaw cornerstone engineered 5" white oak SW676
- Electric oven & 36" Induction Stove Top, Range hood, built-in microwave, Dishwasher, refrigerator, Beveridge refrigerator





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GREAT ROOM & DINING ROOM

- Flooring, Stained Hardwood, see flooring below
- Electric fireplace (with hearth & stone veneer & fir beam mantle)
- Ceiling fan.
- Interior exposed timber-beam trusses

POWDER BATHROOM

- Single bowl vanity with undermount sink, cultured marble counter
- Exhaust fan
- Toilet (described above)
- LVT flooring (vinyl plank), see flooring below
- Bathroom accessories to be purchased by homebuyer, installed by contractor

PRIMARY BEDROOMS (UPPER & LOWER LEVEL)

- Shaw Loop de Loop Berber Carpet, see floor below
- Space for king size bed and bed tables
- Ceiling fan, standard switch powered

PRIMARY BATHROOMS (UPPER & LOWER LEVEL)

- LVT flooring (vinyl plank), see flooring below
- Over-sized shower, tile base and floors
- Glass shower doors
- Exhaust fan
- Double bowl vanity with undermount sink, cultured marble counter
- Toilet (described under plumbing)
- Bathroom accessories to be purchased by homebuyer, installed by contractor

LOWER LEVEL BEDROOMS

- Shaw Loop de Loop Berber Carpet, see flooring below
- Space for queen bed
- Ceiling fans in each, standard switch powered



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LOWER LEVEL MAIN BATHROOM

- Full bath (fiberglass tub and wall surround)
- Single bowl vanity with undermount sink, cultured marble counter
- Exhaust fan
- Toilet (described above)
- LVT flooring (vinyl plank), see flooring below
- Bathroom accessories to be purchased by buyer, installed by contractor

LOWER LEVEL FAMILY ROOM

- Shaw Loop de Loop Berber Carpet, see floor below

OTHER UTILITIES

- GFI protection for exterior receptacles (1 front/1 back)
- Sewer connection and septic system
- Water connection and shutoff at street
- Buried Propane tank and connection
- Plumbing for washer and wire/vent for dryer
- Coaxial cable and jacks run to locations in living room, Primary Bedrooms, guest bedrooms, Lower-Level Family Room, great room (6 locations)
- Conduit for cable/HDMI living room, Primary Bedrooms, guest bedrooms, Lower-Level Family Room, great room (6 locations)

FLOORING

- Entries, Hallways, Mudroom, and Bathrooms: LVP
- Plank or Tile Material Allowance
- Upper Living Room, Kitchen: Shaw cornerstone engineered 5" white oak SW676
- Stained White Oak Treads, Painted Poplar Risers
- Bedrooms: Carpet Allowance
- Shower Tile: (2) Formed and Poured Mud Pan w/ Mosaic Tiles, Standard format tiles on shower walls



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APPLIANCES

- \$13,000 allowance
- Kitchen stove 36" Induction Range
- If buyer purchases different appliances, additional installation costs may apply if costs exceed the allowance

LANDSCAPING/HARDSCAPING

- Paved driveway
- Shared dumpster enclosure
- Lawn (loam and hydroseed)
- Driveway cobble/mortar pedestal with home number and light
- Paver patio and granite step (rear)
- Front door stairs, concrete paving stones/granite steps
- Wing walls at foundation, cobble
- Basic low maintenance landscaping shrubs

BUYER SELECTIONS

- LVT Flooring color
- Carpet color
- Countertop color
- Cabinet color (kitchen and all bathrooms)
- Wall paint color (2 colors per home), additional colors subject to additional costs
- Light fixtures
- Bathroom/kitchen fixtures



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OPTIONAL ADD-ONS (PRICING TBD)

- Alternative floor plan: 2 bedrooms in second level, expanded living room on ground level
- Alternative floor plan: Laundry room on second level
- Gas fireplace upgrade
- Gas cooking stove upgrade
- Hot Tub wiring
- Smart Home Upgrade: mesh network, lights, doorbell, Honeywell thermostats, decora switches/plugs
- Fireplace Upgrade: Floor to ceiling stone/masonry chimney in great room
- Garage Floor Upgrade: Epoxy coating over concrete
- Window/Door Upgrade: Transom above primary bedroom sliding door and front entry porch roof
- Sound System Upgrade: Add Sonos or equivalent sound system, wiring
- Furniture Upgrade: Built-in benches in dining room and mud room
- Built-in bench with granite top in showers
- Expanded rear porch, 12'x31'
- Expanded rear patio, 12'x31'
- Stairs for rear deck
- Walkway and steps from front to rear
- Exterior gas fireplace