



BLACK BIRCH II CONCORD

Features

Black Birch II Amenities

- Sixteen homes nestled on approximately six wooded acres enhanced by walking trails and lush landscaping
- 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 approx. 1,850 – 3,600 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 designed and built cabinetry with soft-close drawers throughout
- Quartz or granite countertops complimented by a sleek under-mount sink
- Stainless Steel, French door, armoire-style Bosch refrigerator
- 30" Bosch wall oven with a conveniently located convection microwave above
- Bosch 5 burner gas cooktop, Bosch hood, plus quiet Bosch dishwasher
- Generous pantries
- Kitchen islands for additional storage, entertaining and dining

Bath Features

- Elegant custom vanities, a huge variety of countertop choices, double sinks in all master baths
- Primarily Kohler, well-appointed fixtures and accessories
- Stylish frameless glass shower enclosures in master baths with tiled walls and marble floors

Exterior Features

- Low maintenance Hardie shingles and Hardie clapboard siding
- Generous patios and decks to provide outdoor entertaining space
- High quality, low maintenance decking and exterior materials
- Irrigation system for seasonal beauty

Green Features

- Community designed to preserve conservation land and open space
- High efficiency HVAC system and 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
- 5 Star Plus HERS ratings

Features may vary or change without notice.