

**30 Watkins St. Quincy, MA –New Construction – Estimated Completion Date: End of April 2012**

Built by: MKE DEVELOPMENT CORP. 508-212-7993 – [www.mkecompanies.com](http://www.mkecompanies.com)

**OFFERED BY: MAUREEN GLYNN - 617-479-5577**



**FRONT VIEW**



**Roof Deck VIEW**

(Selections of colors can be made once p&s is signed and property is in escrow. Once material selection have been made by builder colors are as is-No changes).

**Home Features:**

- **New Construction** home will be **Energy Star Certified** with a 51 HERS RATING or better & a new Helical Pile **Insulated Foundation**
- Approx. **1900 sq ft** of living space with an open floor plan
- **3 Bedrooms** (Including **Master suite** with walk-in closet & Master Bath with **Shower Jet Spa**)
- **2.5 Baths** - Main bath with **Whirlpool Tub**, Tiled floors & **laundry room on the main Floor** in ½ bath
- **Breathtaking Ocean views** for everyday and the **best views of 4<sup>th</sup> of JULY FIREWORKS** from Boston, Squantum, the Bay Islands, Quincy & Weymouth!
- **Walk to the beach**, Beachside Johnny, Nicks Clam box and beautiful Quincy Shore Drive & Wollaston Beach
- 4-zone **Whole House Audio System** with speakers in the Living room, Dining rm & kitchen area, Master Bedroom & Roof Deck.
- Crown molding throughout
- Hardwood Bamboo floors

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**Exterior Features:**

- **STUNNING VIEWS** of Boston, Marina Bay, Wollaston Beach, Squantum, Quincy, Weymouth & Hingham
- **3500sq.ft. lot** with **2 off street parking** & street parking
- **MAINTENANCE FREE BUILDING** with New Roof (Architectural shingles w/ lifetime warranty), New Vinyl Siding & New Gutters

**1<sup>st</sup> Floor Living Space: open floor plan features:**

- Large Open Living room with French Doors and lots of windows
- Large Dining room with modern chandelier
- Large Custom Kitchen featuring:
  - White Shaker Style Kitchen Cabinets & modern hardware
  - 19" LCD TV in the kitchen
  - Granite Countertops (in Steel Grey) with Eat in Granite Island
  - Spacious Pantry in the kitchen
  - Energy Star rated Appliances (Stainless Steel):
    - Full size Refrigerator, Full size Freezer, Wine fridge, Gas stove, High end/Contemporary Energy Efficient Vent hood, Dishwasher, Garbage disposal & Microwave



**2<sup>nd</sup> Floor living space features:**

- 3 bedrooms with lots of windows
- Large Master suite with lots of windows to take advantage of the beautiful Ocean views.
- 2 Full bathrooms (Master Bath w/Spa shower)
- Walk up to **ROOF DECK** (w/solar light posts) - where you can enjoy the best views of Boston, Marina Bay, Squantum, Quincy Shore Drive & Wollaston Beach, Hingham & Weymouth & spectacular views of the 4<sup>th</sup> of July Fireworks every year!!!!

**Other features of this New Construction home:**

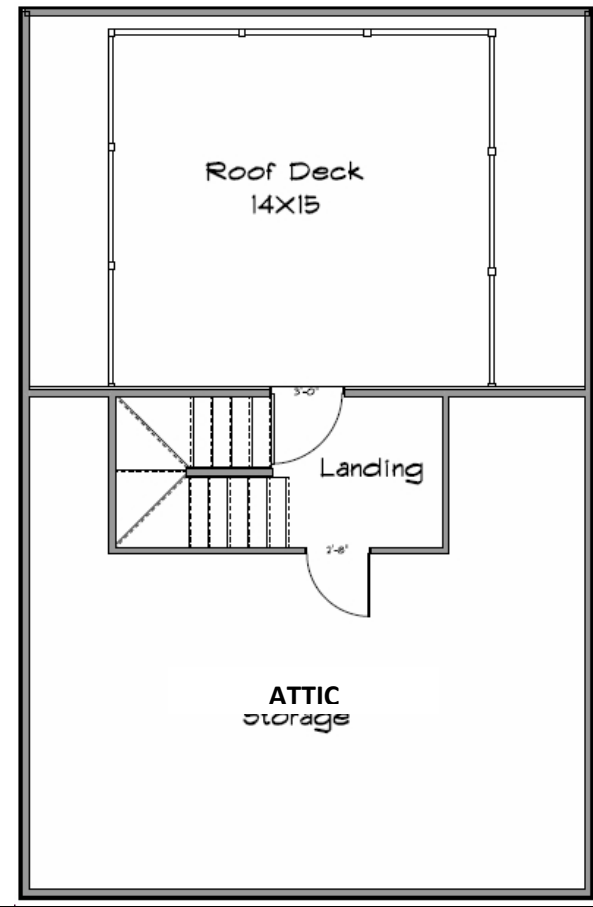
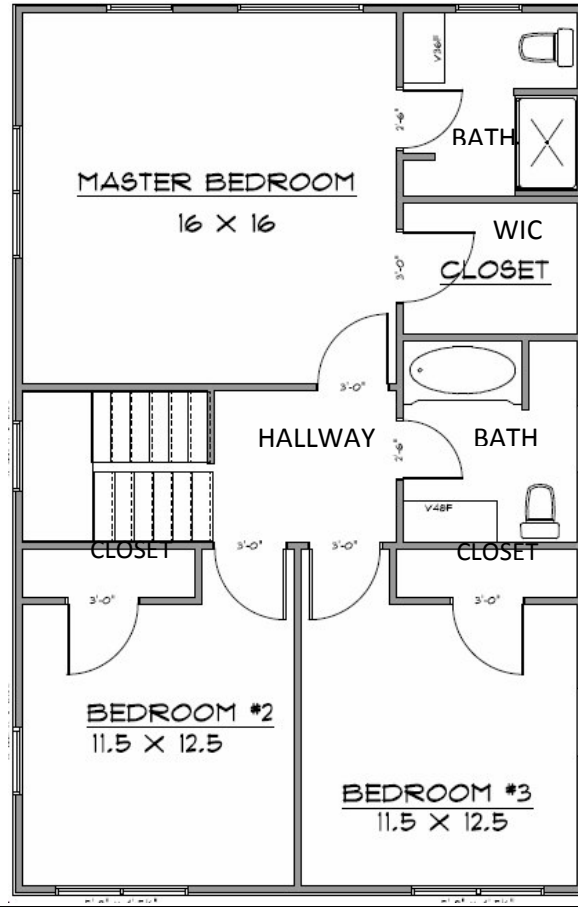
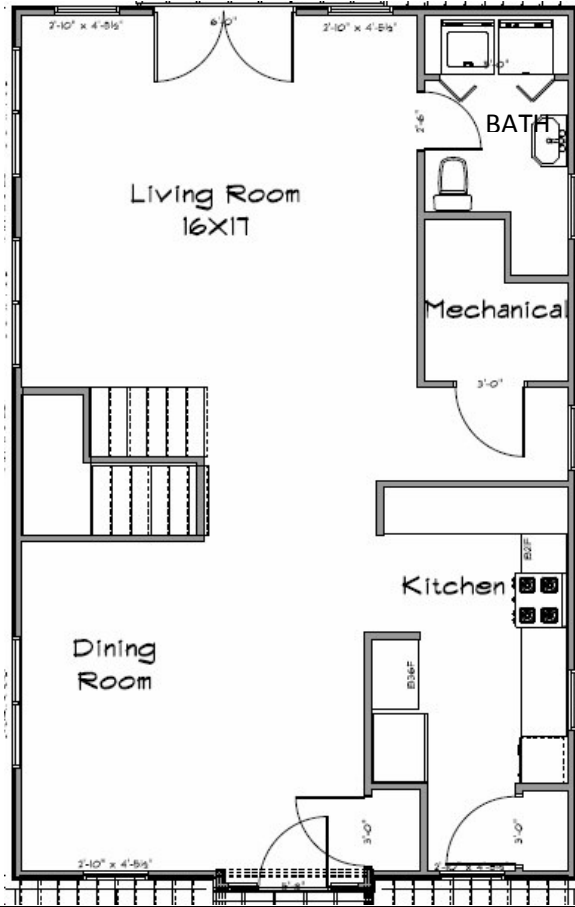
- Mechanical Room on the 1<sup>st</sup> floor
  - High Efficiency Heating & Central A/C system & HRV (Heat Recovery Ventilator) for air circulation
- Sustainable Bamboo hardwood flooring w/25 year warranty
- Sustainable PEX Plumbing throughout the home
- Energy Efficient & money saving CFL lighting throughout the home
- Energy Efficient Harvey's Windows & Doors
- Eco-Friendly/Healthy Paint to be used throughout the home (Low or NO VOC's-by Benjamin Moore)
- 4-zone **Whole House Audio System** with speakers in the (zone1) Living room, (zone2) Dining rm & Kitchen area, (zone 3) Master Bedroom and (zone 4-outdoor speakers) Roof Deck.
- Security System by JRG Security w/3 keypads and sensors on windows & doors throughout the home



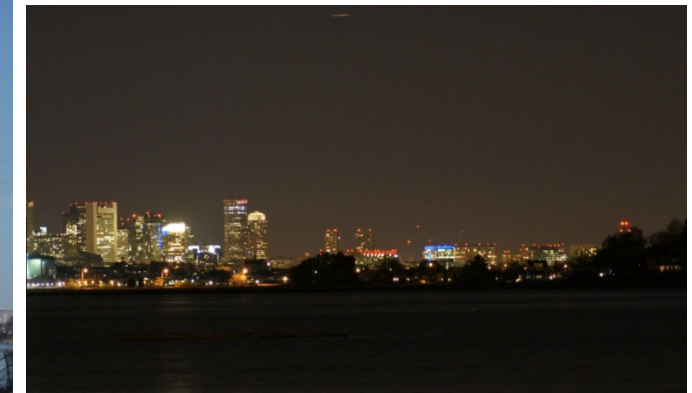
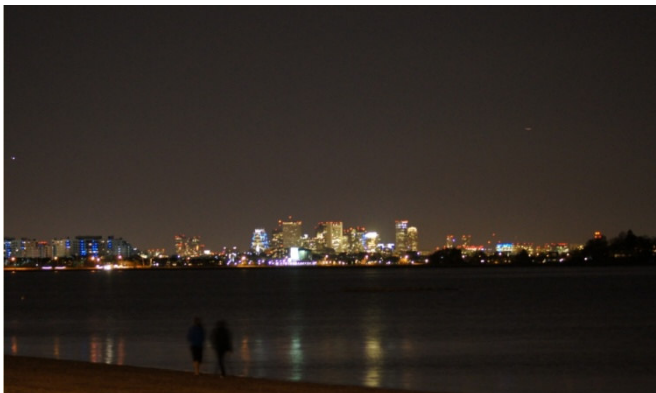
**FIRST FLOOR BACK OF HOUSE**

**SECOND FLOOR BACK OF HOUSE**

**ROOF & ROOF DECK**



**VIEWS OF THE CITY FROM THE ROOF DECK**

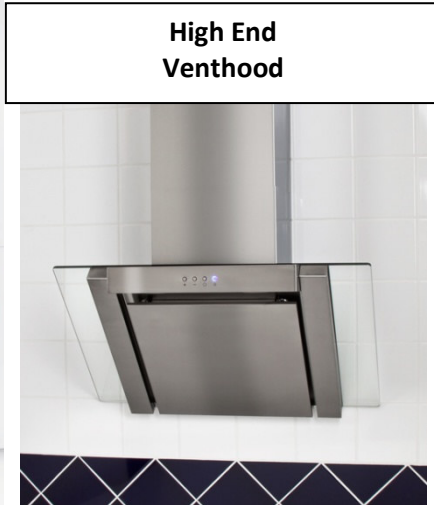




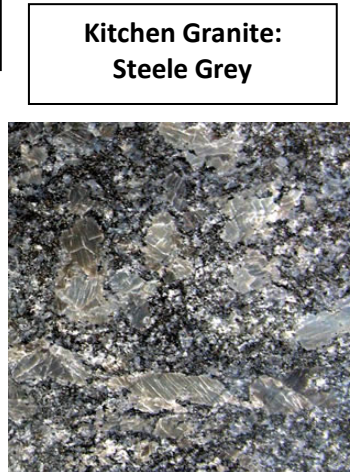
Images below are a few sample images of products that will be installed in the home – actual color & style may vary from images below.



Full size Refrigerator / Freezer  
Frigidaire Professional Series



High End  
Venthood



Kitchen Granite:  
Steele Grey



Kitchen Cabinets:  
All wood-Shaker Style -White

Kitchen Faucet



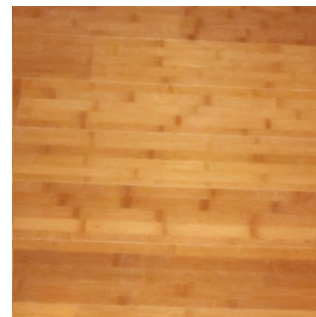
Kitchen Island  
pendant Lighting



LED Kitchen TV



Hardwood  
Eco-friendly  
Bamboo Floors



Jacuzzi Shower Spa  
for Master  
Bathroom Shower



Solid Core  
Interior doors



**Custom Vanity Cabinets  
Granite: Blue Pearl**



**Solar Light caps installed  
on the roof deck railing Posts.**



**Dining Room Chandelier:  
Modern Crystal Chandelier**



**Keyless Door Locks and Deadbolts by Schlage**

- No more hiding keys under the doormat.
- No more losing, forgetting, or making extras keys time and time again.
- Step up to a more secure and flexible solution with Schlage electronic security products.
- The new keyless door lock or electronic deadbolt allows you to freely add, change, or delete user codes in just seconds—and to come and go as you please.
- Comes with a Lifetime Warranty



**High-end Bathroom Vanity Lighting**



**Indoor & Outdoor Speakers & Whole House Audio System**

