

FORGET PAYING CONDO FEES. THIS HOME IS MAINTENANCE FREE, LOW UTILITY COSTS AND A SMALL MANAGEABLE LOT NEAR THE BEACH & BOSTON  
**WELCOME HOME TO YOUR YEAR ROUND LUXURY BEACH HOME.**

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

**FOR SALE: \$544,900.**

**30 Watkins St. Quincy, MA** –New Construction – Completed Sept. 2012- **OPEN HOUSE 9/16/12 from 1-3pm**



**Home Features:**

- **New Construction - Energy Star Certified** home with a **46 HERS RATING** & **NEW Helical Pile Insulated Foundation**
- **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, 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 w / 25 yr warranty

## **30 Watkins Street, Quincy Ma. Built by: MKE DEVELOPMENT CORP.**

### **Exterior Features:**

- **STUNNING VIEWS** of Boston, Marina Bay, Wollaston Beach, Squantum, Quincy, Weymouth & Hingham
- **Maintenance FREE SMALL 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 & water views
- Large Master suite with lots of windows to take advantage of the beautiful Ocean views.
- 2 Full bathrooms (Master Bath w/Spa shower & Main bath w/jetted tub)
- 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:**

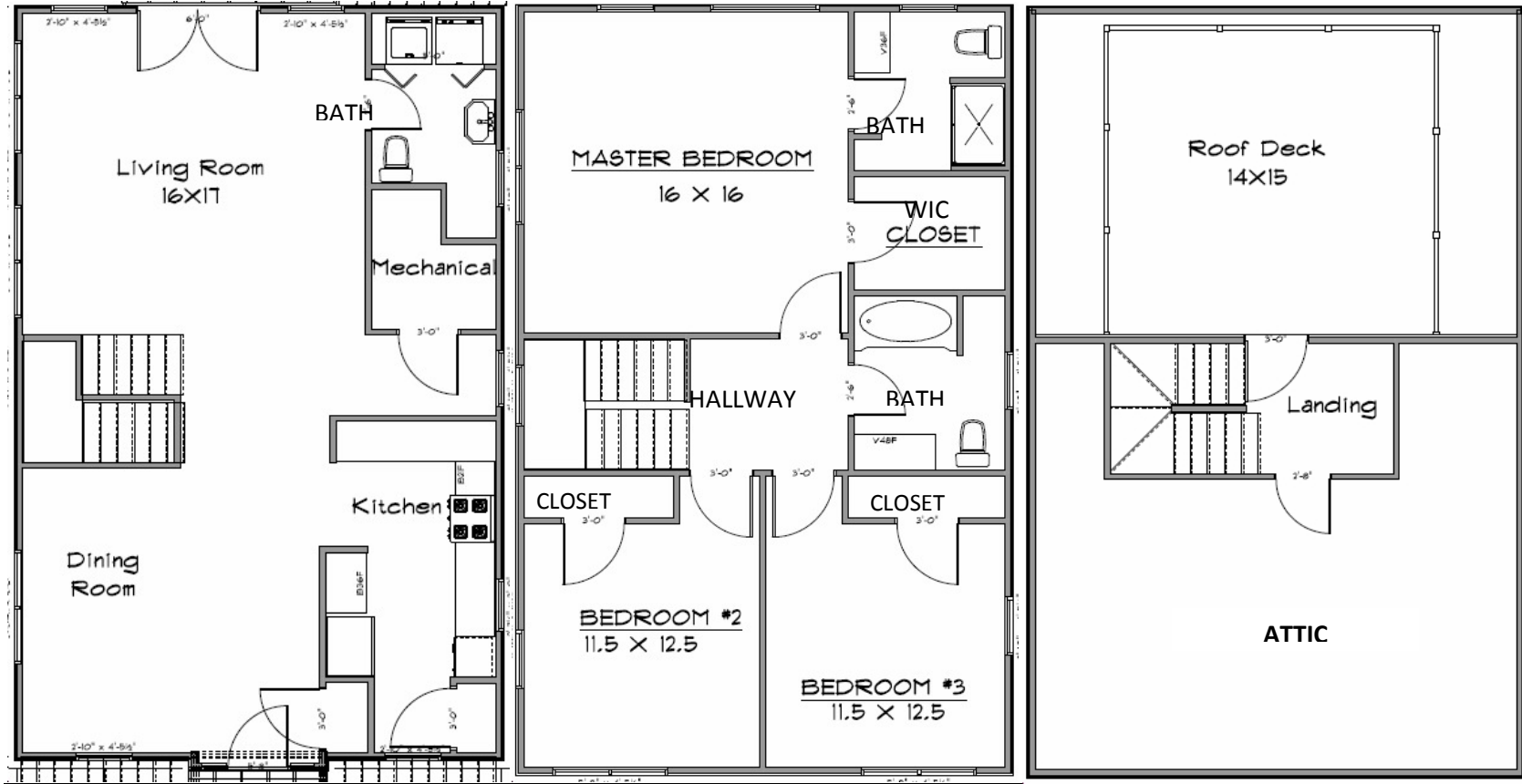
- Mechanical Room on the 1<sup>st</sup> floor
  - High Efficiency Heating & Central A/C system & HRV (Heat Recovery Ventilator) for air circulation
- Sustainable Bamboo hardwood flooring w/25 year warranty
- Sustainable PEX Plumbing throughout the home
- Energy Efficient & money saving CFL lighting & LED 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 w/monitoring by JRG Security w/3 keypads and sensors on windows & doors throughout the home



**FIRST FLOOR BACK OF HOUSE**

**SECOND FLOOR BACK OF HOUSE**

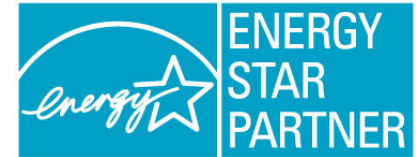
**ROOF & ROOF DECK**



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



**BUILT BY:  
MKE DEVELOPMENT CORPORATION  
AN**





**Images below products that are installed in the home – actual color & style may vary from images below.**



**Full size Refrigerator / Freezer  
Frigidaire Professional Series**

**High End  
Venthood**



**Kitchen Granite:  
Steel Grey**



**Kitchen Cabinets:  
All wood-Shaker Style -White**



**Kitchen Faucet**



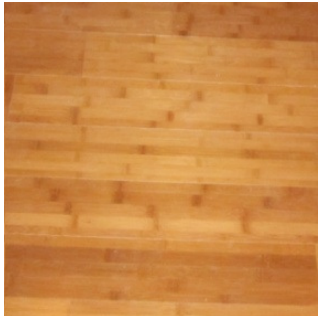
**Kitchen Island  
pendant Lighting**



**LED Kitchen TV**



**Hardwood  
Eco-friendly  
Bamboo Floors**



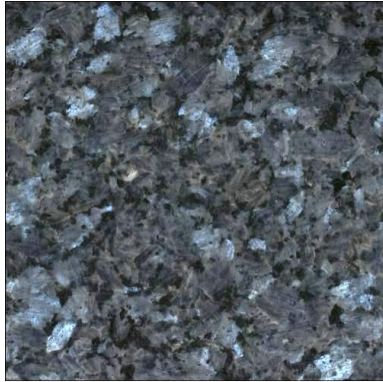
**Jacuzzi Shower Spa  
for Master  
Bathroom Shower**



**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**

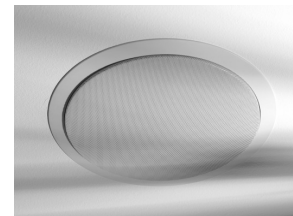
- No more hiding keys under the doormat.
- No more losing, forgetting, or making extras keys time and time again.
- Step up to a more secure and flexible solution with Schlage electronic security products.
- The new keyless door lock or electronic deadbolt allows you to freely add, change, or delete 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**

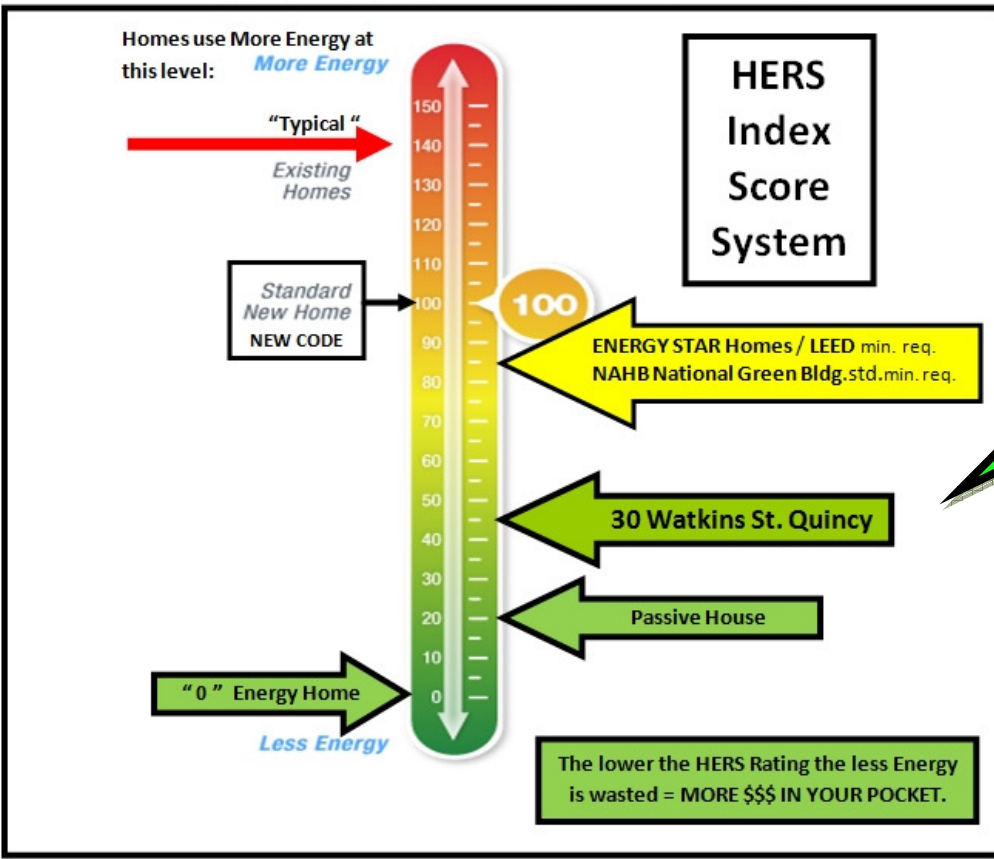
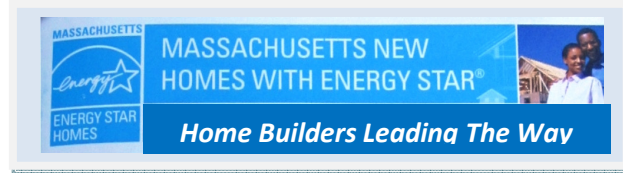




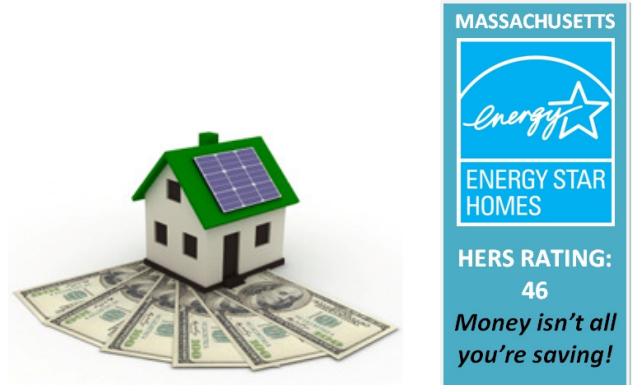




30 WATKINS STREET, QUINCY MA  
NEW CONSTRUCTION ENERGY EFFICIENT HOME



WE ARE PROUD TO ANNOUNCE THAT  
30 WATKINS ST. QUINCY  
RECEIVED A 46 RATING  
ON THE HERS RATING SCALE  
FOR ENERGY EFFICIENCY



THIS HOME WILL BE FEATURED IN NESEA'S GREEN HOUSE TOUR 2012

THIS HOME IS AN ENERGY STAR ENERGY EFFICIENT HOME which means that utility bills will be 54% less than a standard code built home & qualifies for an EEM.

The lower the HERS Rating the LESS ENERGY is needed to heat up a home.

What does that mean? Less Energy wasted means = MORE \$\$\$\$ IN YOUR POCKET !

For EEM (Energy Efficient Mortgage) and Mortgage information please call:

Christopher Fleser: 781-719-4208 or email: [christopherf@polimortgage.com](mailto:christopherf@polimortgage.com)