

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

FOR SALE: \$544,000. BUILDER OFFERING TO PAY FOR 5 YRS OF HEATING BILLS.
30 Watkins St. Quincy, MA –New Construction & NEW Foundation in an up and coming area.!



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 4th 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

BUILDER WILL PAY FOR 1 YR UTILITY COSTS or 5 YRS OF HEATING COSTS (Buyers' choice)
THAT'S HOW ENERGY EFFICIENT THIS HOME IS!

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

1st 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



2nd Floor living space features:

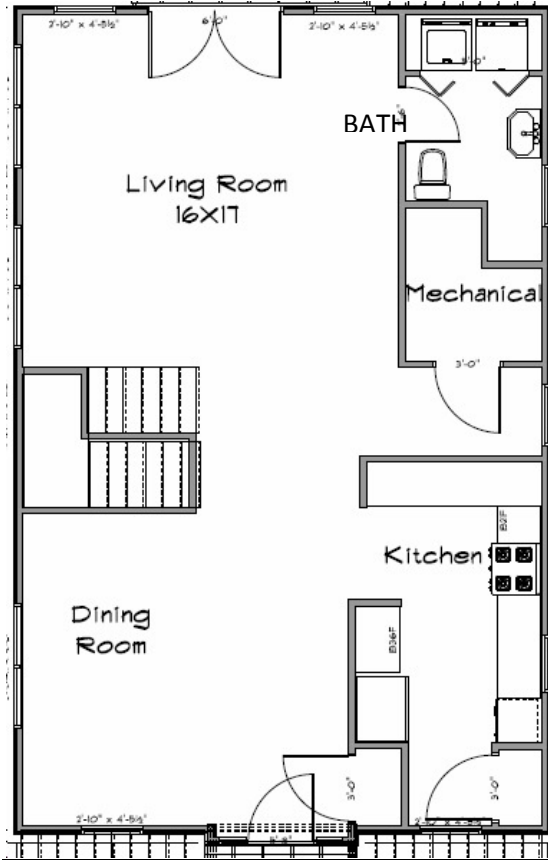
- 3 bedrooms with lots of windows & water views
- Large Master suite with lots of windows to take advantage of the beautiful Ocean views.
- 2 Full bathrooms (Master Bath w/Spa shower & Main bath w/jetted tub)
- Walk up to **ROOF DECK** (w/solar light posts) - where you can enjoy the best views of Boston,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

Other features of this New Construction home:

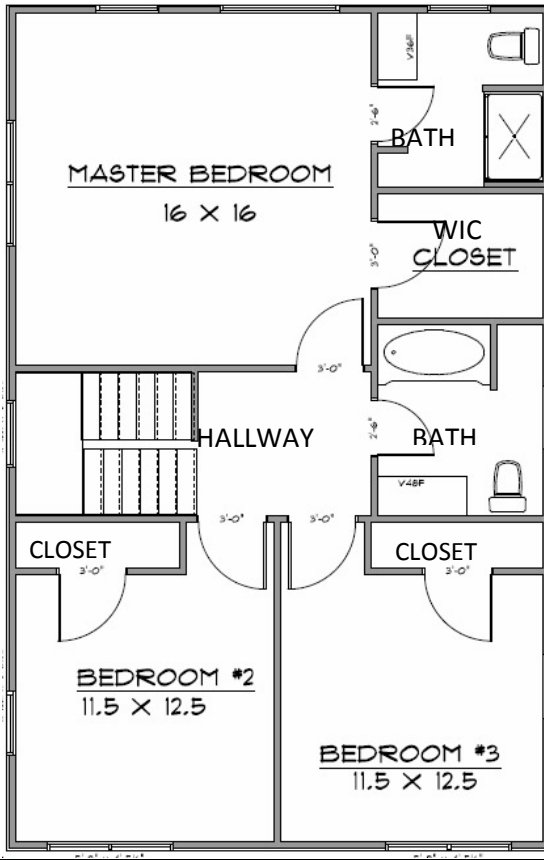
- Mechanical Room on the 1st floor
 - High Efficiency Heating & Central A/C system & HRV (Heat Recovery Ventilator) for air circulation
- Sustainable Bamboo hardwood flooring w/25 year warranty
- Sustainable PEX Plumbing throughout the home
- Energy Efficient & money saving CFL lighting & LED lighting 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



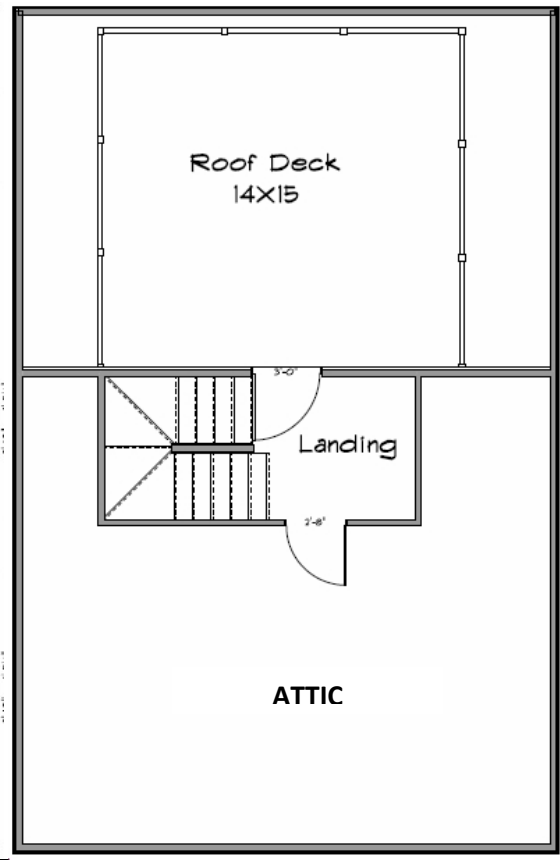
FIRST FLOOR BACK OF HOUSE



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



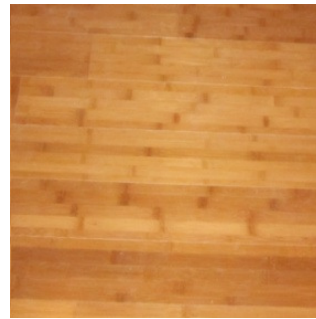
**Kitchen Island
pendant Lighting**



LED Kitchen TV



**Hardwood
Eco-friendly
Bamboo Floors**



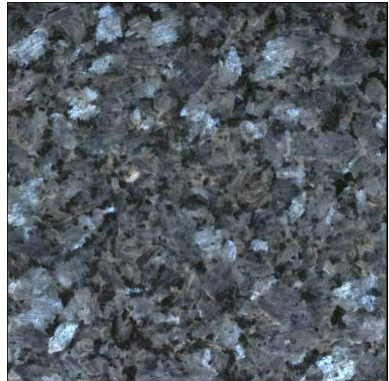
**Jacuzzi Shower Spa
for Master
Bathroom Shower**



**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

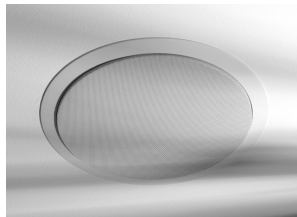
- No more hiding keys under the doormat.
- No more losing, forgetting, or making extras keys time and time again.
- Step up to a more secure and flexible solution with Schlage electronic security products.
- The new keyless door lock or electronic deadbolt allows you to freely add, change, or delete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



High-end Bathroom Vanity Lighting

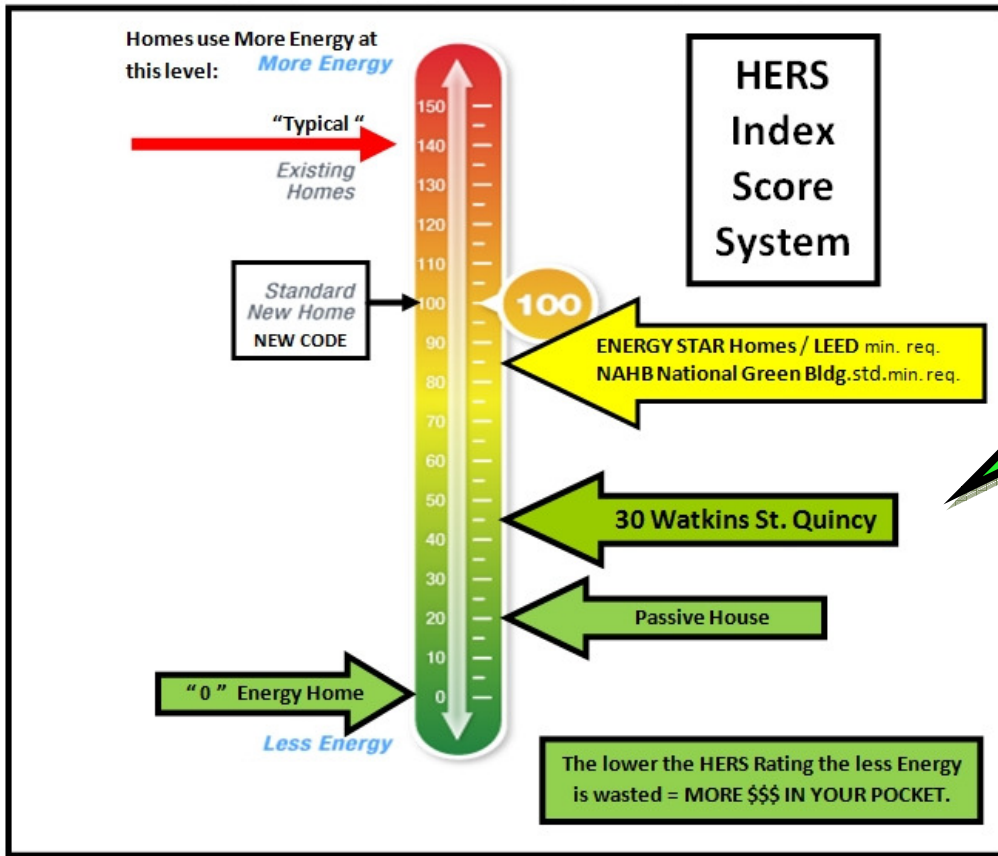
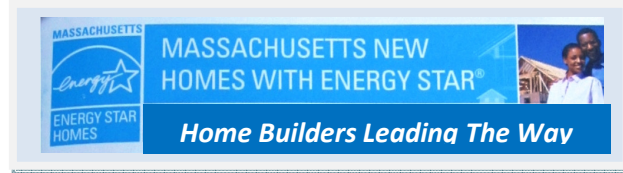


Indoor & Outdoor Speakers & Whole House Audio System





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 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 Fleiser: 781-719-4208 or email: christopherf@polimortgage.com



THIS HOME WILL BE FEATURED AT



NESEA™

NORTHEAST SUSTAINABLE ENERGY ASSOCIATION

GREEN BUILDINGS OPEN HOUSE TOUR
SATURDAY 9AM - 12 NOON

30 WATKINS STREET, QUINCY WILL BE FEATURED IN NESEA's GREEN HOUSE TOUR

THIS SATURDAY, 10/13/2012 & is Open from 9am-12 noon

COME VISIT US AND SEE WHAT AN ENERGY EFFICIENT HOME IS ALL ABOUT.

THIS HOME IS OFFERED FOR SALE with BUILDER INCENTIVES of either:

- **ONE YEAR PAID UTILITY COSTS**
- or
- **5 YEARS PAID HEATING COSTS (buyers' choice)**

30 Watkins Street – Energy Star Features & Description of homes features.

Extremely air tight construction with ACH@50PA of 1.25.

In order to create an energy star home we had to control both the air infiltration and the thermal performance of a home.

30 Watkins Street has the following Energy Star & "Green" features:

***Blown-in High density Cellulose Insulation** in the walls and attic rafters for control of air flow and thermal resistance.

***Zip Wall and Roof system** installed as wall and roof sheathing for control of air flow and a proper drainage plane.

*Rigid Insulation around the entire house for air flow and thermal resistance.

*Batt Insulation in the basement ceiling for thermal resistance with osb ply installed under insulation and all seams foamed for air resistance.

*All windows & Doors are Energy Star rated and are properly sealed

*Mechanicals (Heating / Air Conditioning systems/Ventilation Heat Recovery system) are in conditioned space so that they run more efficient.

*Heating & Air Conditioning Systems are 95% Efficiency Systems.

*The Hot Water Heater is Tankless and is 98% Efficient.

*Dual Flush toilets in all bathrooms

*The plumbing is a PEX plumbing system which offers these key "Green" benefits: Faster hot-water delivery, resulting in reduced water waste , Less standby water within the tubing than in copper systems, reducing energy waste, Better-insulated tubing walls than with copper piping, so less heat loss to the atmosphere, No impact on water quality from chemical leaching, Superior freeze-resistance versus copper pipe or CPVC pipe, Quieter operation with no water hammer

*Flooring on both floors is sustainable bamboo flooring

*All Appliances including the LCD TV are Energy Star Energy Efficient appliances

*All of the exhaust ducts are insulated

*All the lighting in the home is Energy Efficient CFL (Compact Fluorescent lighting) or LED

This home was certified by GDS Associates and received a HERS RATING INDEX of 46 which is 45%-50% more Energy Efficient than today's code requires.

The Benefits to Owning an Energy Star Home?

*Less money spent on heating and cooling the home

*Home Owner can qualify for an EEM (Energy Efficient Mortgage)

*Home's value appraises higher than an Non-energy efficient home (due to the decreased cost of operation).

Detailed Energy Efficiency Features of 30 Watkins St

Insulation: Entire house is wrapped with one inch of high insulation value rigid foam board. The foam board adds to the overall insulation value in the walls, and acts as a thermal break over the homes framing. The foam board is also foamed together at all seams and the top and bottom which acts as the homes first layer of defense against air infiltration. All roof slopes are insulated with high density cellulose insulation which acts as a complete air barrier at the top of the house and a very effective thermal barrier. The walls are insulated with a high density blown in cellulose system called a B-I-B system. The walls are covered with cloth blankets and stapled to the framing tightly, then the insulation is blown into the cavities. The small fibers fill every crack making sure there are no holes in the insulation around electrical boxes, wires, pipes, or framing. The fibers fit together tightly under the high density which creates a second air barrier for the house and makes it so that the insulation will not settle and lose effectiveness over time.

The floor is foamed tightly around the entire perimeter of the home to prevent unwanted air leakage into the home. The floor joists are heavily insulated with conventional fiberglass batt insulation and the subfloor is glued and tongue and groove to create the air seal.

All windows and doors are tightly foamed around to complete the homes air seal. All wire, pipe, and duct penetrations are fire foamed to prevent air leakage and a fire from spreading throughout the home. All windows and doors are Energy Efficient - insulated, sealed double pane glass with low-e filled with argon.

Ventilation: Because the house is built so air tight to avoid energy loss, adequate ventilation must be brought in to maintain good indoor air quality. To accomplish this we used a heat recovery ventilator or (HRV). This device removes stale indoor air and replaces it with fresh air from outside. In the process it transfers heat from the outgoing indoor air stream to the incoming air stream. This allows us to ventilate the house without wasting the heat. Another benefit of this system is that it is remotely located in the mechanical room and very quiet. We used this system in place of conventional bathroom fans, so instead of a noisy bathroom fan, there is simply a port in the ceiling for the air to be moved out of the house with a

control on the wall to turn the central unit up to high when needed in the bathroom.

Mechanical:

The heating and cooling system in the mechanical room is completely within conditioned space.

For the hot water system we used a Tankless condensing gas hot water heater. This is the most efficient form of hot water heating available, and we opted for the most efficient model (98% efficiency). We also took into consideration one of the most common complaints of hot water systems (that it takes too long for the hot water to reach the tap). This is especially common with tankless systems. As such we chose a tankless model that actually has a small tank internal to it. The tank has its own circulation system so that when you call for hot water, the unit responds immediately and doesn't take 6-10 seconds to heat the water before there is actually hot water coming out of the unit. We also used a central manifold system with PEX plumbing. By doing this, there is no large diameter hot water main running down the center of the house that needs to be filled with hot water before hot water reaches the faucet. Instead there is a very short pipe from the water heater to the manifold and then the hot water travels over small diameter pipe to whichever faucet is calling for hot water. All this means less time to get hot water to the faucet which wastes less water and energy.

Lighting:

All lighting uses Energy Efficient compact fluorescent bulbs (CFL's).

Overall Specs for 30 Watkins Street: Walls total insulation value R-20, Floor total insulation value R-38, Ceiling total insulation value R-40 to R-70, Heating System 95% efficient, Hot Water System 98% efficient, Air tightness factor 1.25 ACH@50PA or 427cfm@50PA.

This home is brand new construction & NEW FOUNDATION and includes.

*****SMALL MAINTENANCE FREE LOT ... NO CONDO FEES ... 10 MILES TO BOSTON, MAKES FOR AN EASY COMMUTE ... AND YEAR ROUND BEAUTY.**

*Approx. 2000 sq ft of living space with an open floor plan

*Large Grand Entry custom door w/side lights

*3 Bedrooms with spacious closets

*2.5 Baths - all Tiled and with dual flush toilets

*1st Floor laundry set up

*1st floor open floor plan including:

*Large Living room/Family room overlooking Wollaston Beach

*Large Dining room with chandelier

*Large custom Kitchen featuring: Full Size Refrigerator, Full Size Freezer, Gas Range, Microwave, Dishwasher, Wine Fridge, LCD TV

*Master Bedroom with views of the Boston skyline and Wollaston Beach & the Islands.

*A third floor roof deck with dramatic panoramic views of Boston and Wollaston Beach & the Islands.

EFFICIENCY OR SUSTAINABILITY IMPROVEMENTS:

Energy Star Appliances, Energy Star rated, FSC Certified Wood, Local Materials, Super Insulated Walls/ Roof, Low E windows, Renewable Bamboo hardwood flooring, CFL & LED lighting throughout the home.

BUILDERS MOTIVATION:

We strive to build homes that are comfortable and Energy Efficient and save homeowners money.

ADVICE:

This home's features are too many to add in order to show the actual annual savings it offers being Energy Efficient so we just listed the tankless water heater. Between the Insulation, the Energy Efficient windows, doors, High Efficiency systems and other build features, we can confidently say the homeowners won't be spending much money on utility costs...And we stand by that statement thus offering to pay for 1 full year of utility costs or 5 years of heating costs to the buyer of this home!

ADDITIONAL NOTES:

This home is in final stages of completion and the Builder is offering to pay for 1 years Utility bills (Electric & Heating) or 5 years of Heating... Buyers choice!