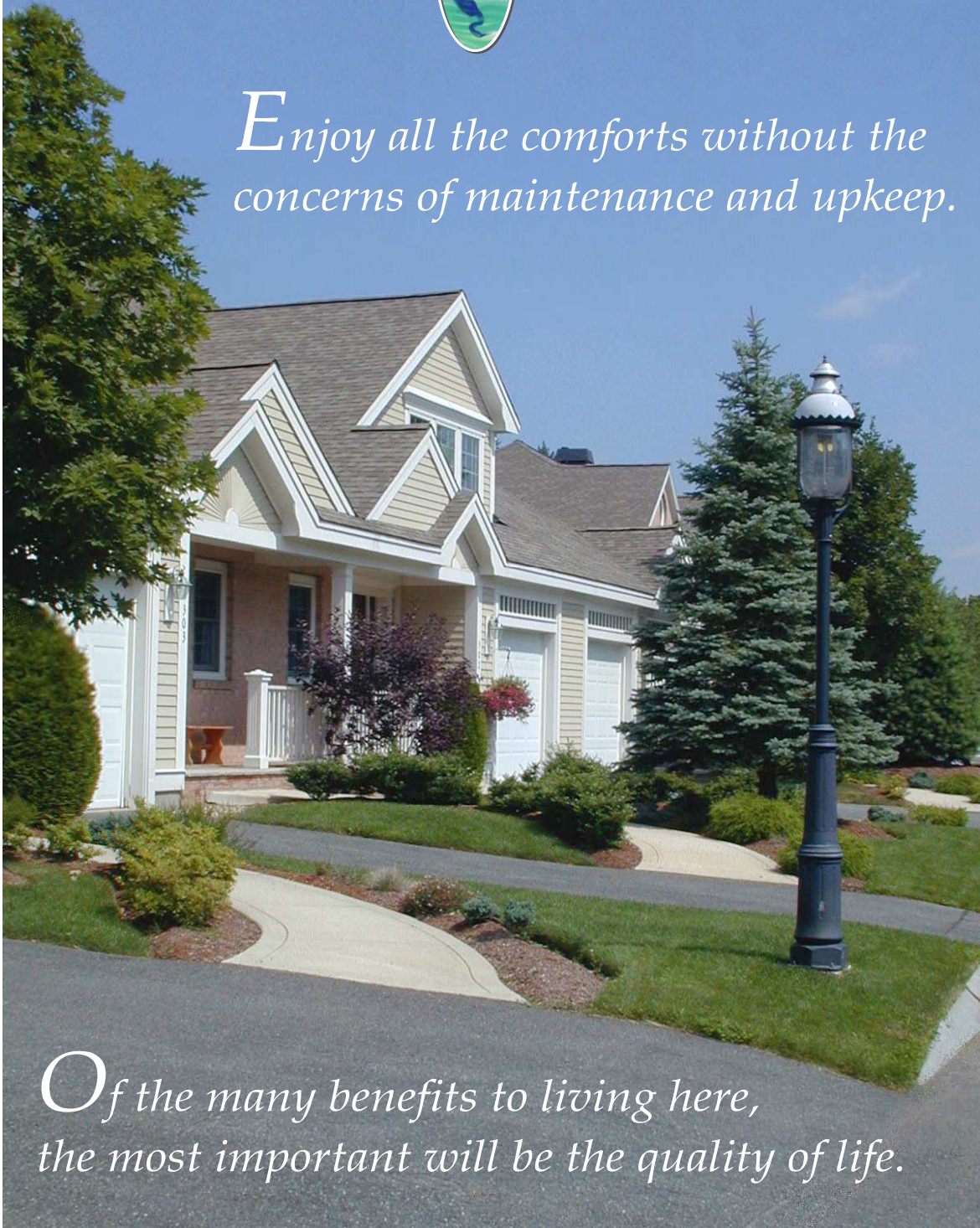


HERON POND



*Enjoy all the comforts without the concerns of maintenance and upkeep.*



*Of the many benefits to living here, the most important will be the quality of life.*

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# FEATURES

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*The exquisite interior design of a Heron Pond condominium blends beautifully with this charming natural setting.*

## SITE

- Private enclave in a natural wooded setting.
- Professionally landscaped grounds.
- Security gate at entrance.
- Private Club House with function and rest rooms.
- Classic Colonial lamppost lighting.
- Underground sprinkler system and utilities.
- Water and sewer services provided by the Town.

## EXTERIORS

- Elegant New England Colonial brick and clapboard exterior materials.
- First floor units include Andersen® French swing doors that lead to a patio with privacy walls.



*Living areas are large and light-filled. Many units also have expansive window walls to capture the light, air and views.*

## INTERIORS

- Hardwood flooring in dining room and living room.
- Wall to wall carpeting in bedrooms, closets and on stairs (if applicable).
- Ceramic tile flooring in kitchens, entranceways, laundry closets and bathrooms.
- Gas fired architectural fireplaces.
- Standard 8' ceilings, with vaulted ceilings in some units.
- Brosco® paneled entry and interior doors.
- Windsor® paneled solid core garage doors.
- Spacious closets with vinyl clad shelving.
- Pre-wired cable TV and telephone outlets in living room and bedrooms.
- Sound separation between units.
- American Standard® or equivalent high-efficiency split HVAC systems for separate heating and cooling to each unit, with inside air handler and outside condenser.
- Advanced fire alarm system and wet sprinkler system.
- Elegant surface mounted and recessed lighting fixtures.
- Ceiling fan in living rooms with vaulted ceilings.
- All units include either full or half basement.

## KITCHENS

- Fully applaned kitchens include refrigerator, dishwasher, disposal, electric cook top with self-cleaning oven and microwave oven with externally vented hood.
- Ceramic tile floor.
- Quality wood cabinets with dovetail construction.
- Granite countertops standard on all units.

## BATHROOMS

- Large mirror over vanity with decorative lighting.
- Ceramic tile floor.
- White base cabinetry.
- Solid surface Sharon® brand vanity tops with built-in sinks standard on all units.

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# FINISHES & AMENITIES

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## SOUNDPROOFING

- Double studded 2 x 4 walls between units, with 2 layers 5/8 blue board.

## INSULATION

- R19 Batt insulation in walls with 4 mil poly vapor.

## FRAMING

- Floors are 2 x 10 construction. Exterior walls are 2 x 4 construction, with engineered headers, Advantec® floor sheathing and Tyvek® housewrap.

## ROOFING

- Roofing is 30 yr. Architectural 90 GAF® woodscapes, with 15# roofing paper, Grace® ice & water shield and aluminum drip edge.

## SIDING & EXTERIOR TRIM

- Brick veneer and HardiPlank® bevel siding, primed and painted with 5" reveal blind nailed so no nail heads show.
- Pine fascia and soffit pre-primed, with continuous soffit vent.

## WINDOWS & DOORS

- Andersen® 200 Series tilt-wash casement windows.
- Entry doors to be decorative aluminum or fiberglass.
- Hardware to be brushed nickel. Style to be determined.

## WALLS & CEILINGS

- Walls to be 5/8 blue board with skim coat of plaster. Textured ceilings in all units.

## PAINT FINISHES

- Unit interiors will be painted white. All painted surfaces to receive 1 coat of primer and 2 coats of paint.
- Wood trim in units, including doors, windows, base board and window jambs will receive 1 prime coat and 2 painted coats.
- Exterior HardiPlank® siding will be purchased pre-painted and will be touched up after installation.

## FLOORING

- Foyer and kitchen ceramic tile 13" x 13". Choice of color and style for un-built units.
- Bathrooms ceramic tile 13" x 13".
- Laundry ceramic tile 13" x 13".
- Bedrooms in berber style or plush carpet. Choice of several colors for un-built units.
- Dining and living rooms pre-finished solid wood flooring. Choice of colors for un-built units.

## HVAC

- Gas fired American Standard® or equivalent high efficiency split systems with condenser outside and air handler within the unit.

## CABINETS, COUNTERTOPS & VANITIES

- Cabinets will be solid wood frames and plywood boxes, Armstrong® brand or equivalent.
- Wall cabinets will be 36" tall with a 4" crown molding.
- Cabinets will have at least three color choices for un-built units.
- Cabinet hardware will have five choices of for un-built units.
- Granite kitchen countertops will be standard in all units. Choice of color for un-built units.
- Vanities will be Quadratic with raised panel look, white in color.
- Vanities will have Staron® brand solid surface tops with built-in sinks. Choice of color for un-built units.

## APPLIANCES

- All Units have GE® stainless steel appliances.
- Refrigerator - included
- Oven - included
- Dishwasher - included
- Disposal - included
- Microwave - included
- Washer and dryer - optional

## PLUMBING FIXTURES

- Water closets American Standard® or equivalent, in white.
- Tubs Lasco® one-piece fiberglass, in white.
- Showers Lasco 36" x 36" one-piece, in white.
- Kitchen sink single bowl stainless steel undermount standard, faucet with built-in sprayer and soap dispenser. Kitchen sink in affordable units to be double bowl stainless steel top mount, with faucet and separate sprayer.
- Kitchen faucet American Standard, Grohe®, Kohler® or equivalent. Bathroom faucets American Standard, Toto®, Kohler or equivalent.
- 80 gallon electric water heater.

## FIREPLACE

- Fireplace to be gas fired, with granite surround and decorative mantle.

## ELECTRICAL

- 150 amp service in townhouse units.

## SECURITY

- Each unit has a personal security system with programmable keypad, door contacts on all exterior doors and siren alarm.

## COMMUNICATIONS

- Telephone service available using either fiber optic (Verizon®) or cable network (Comcast®) infrastructure on site.
- Television available via cable (Comcast) infrastructure on site. Current Association by-laws do not allow satellite dishes.

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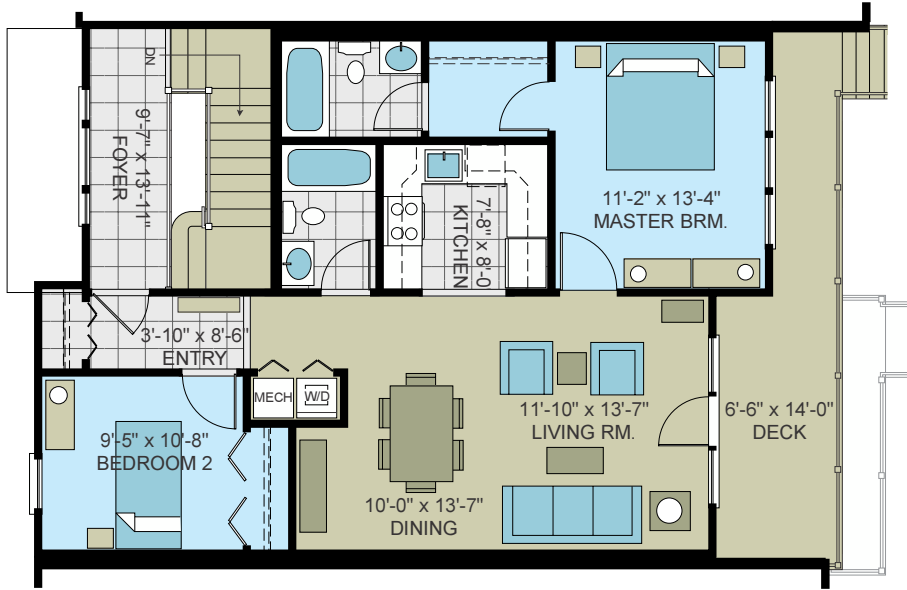
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**- WHIMBREL -**  
(Unit A)

2 Bedrooms

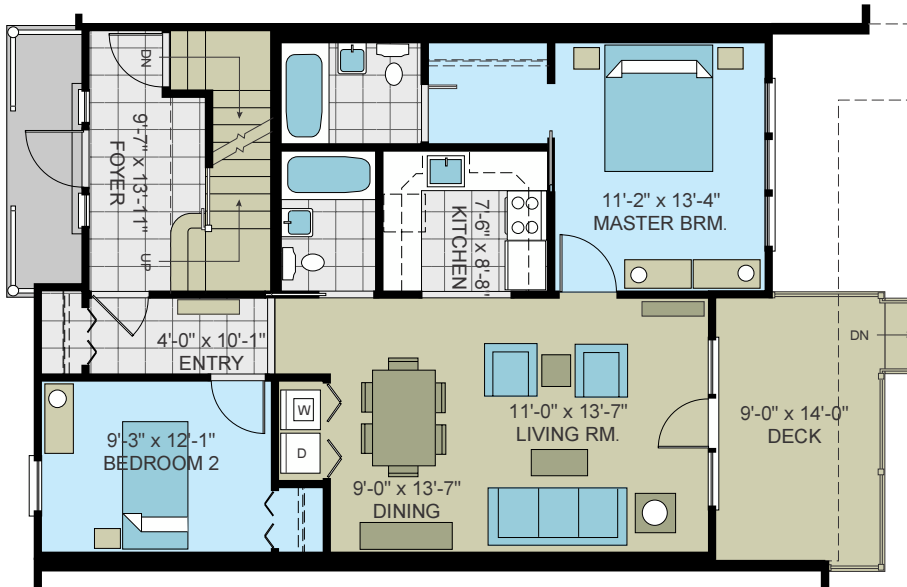
2 Baths

(893 sf + Half Basement)



▲ UPPER FLOOR UNIT

ACCESSIBLE UNIT ▼



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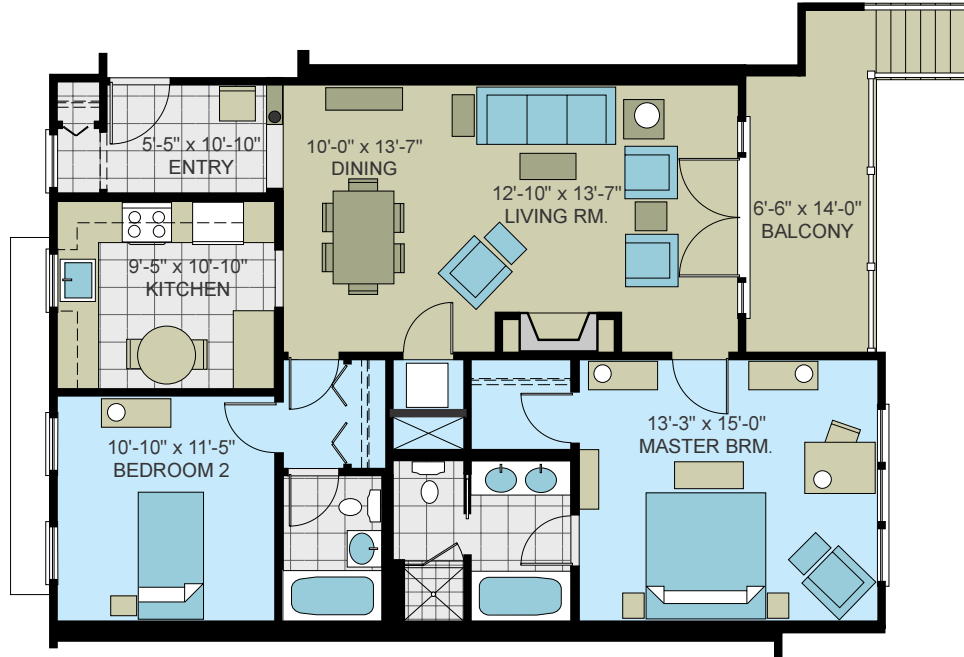
# - CURLEW & SANDHILL -

2 Bedrooms

(Units B & C)

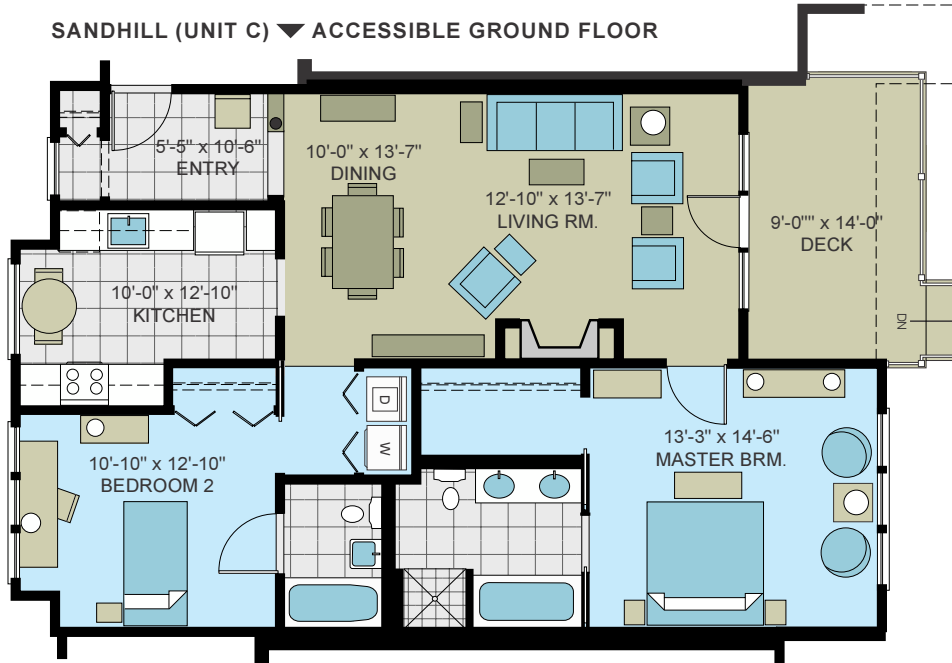
2 Baths

(Curlew: 1,092 sf + Half Basement)  
(Sandhill: 1,121 sf + Half Basement)



CURLEW (UNIT B) ▲ UPPER FLOOR

SANDHILL (UNIT C) ▼ ACCESSIBLE GROUND FLOOR



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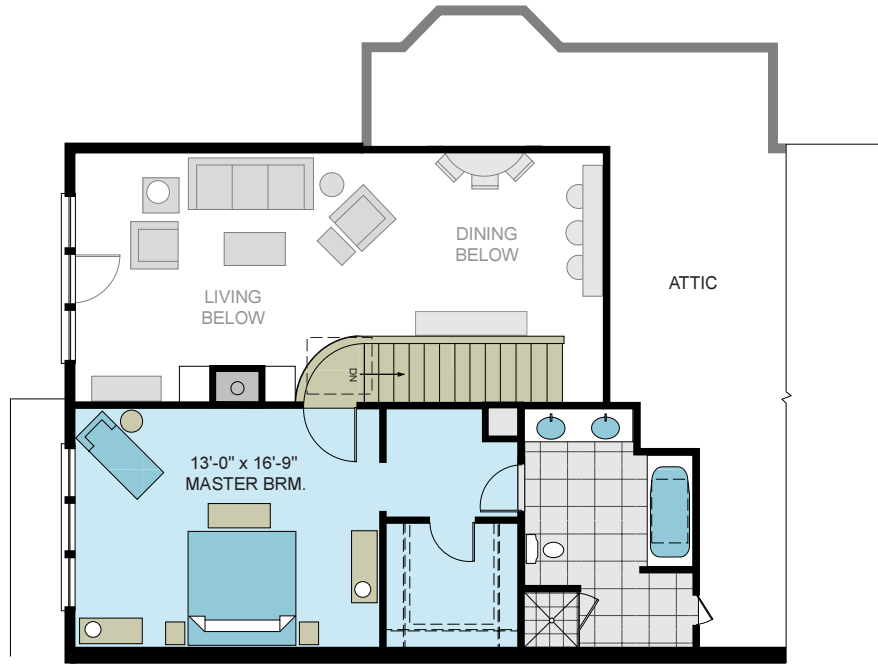
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- IBIS -  
(Unit F)

2 Bedrooms

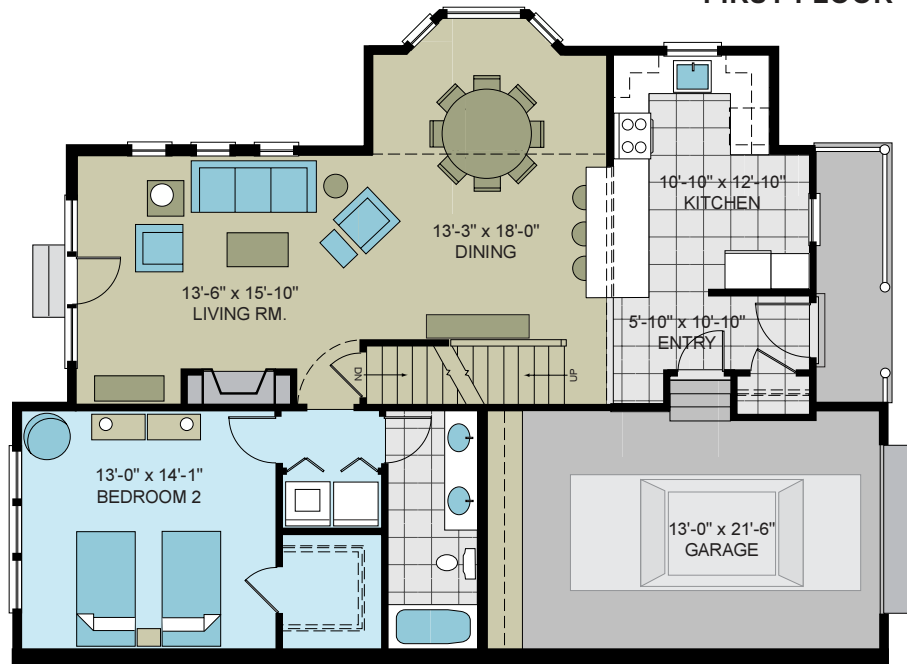
2 Baths

(1,621sf + Full Basement)



SECOND FLOOR ▲

▼ FIRST FLOOR



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# - KINGFISHER - (Unit D)

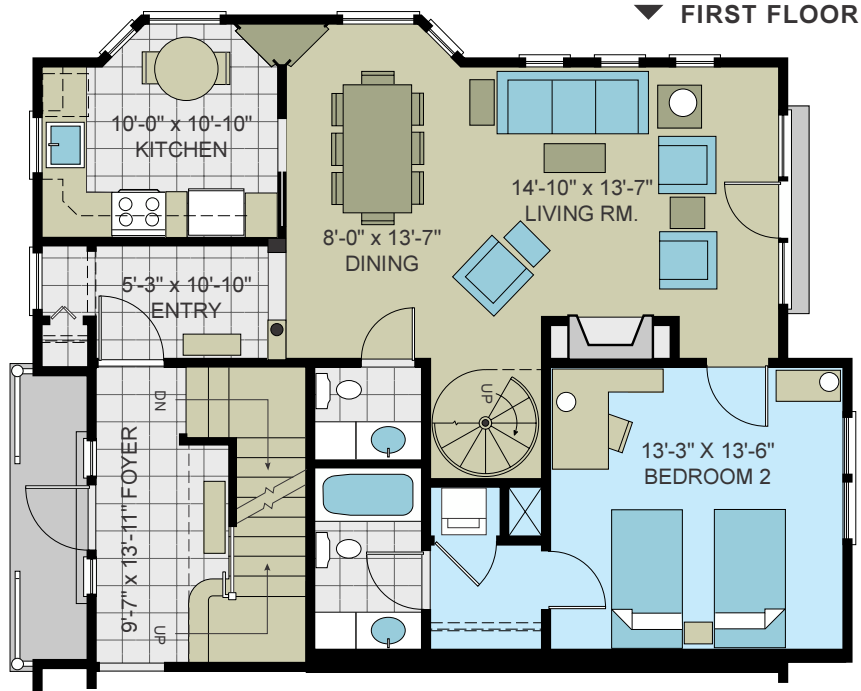
2 Bedrooms

2 & 1/2 Baths

(1,403 sf + Full Basement)



**SECOND FLOOR ▲**



**▼ FIRST FLOOR**

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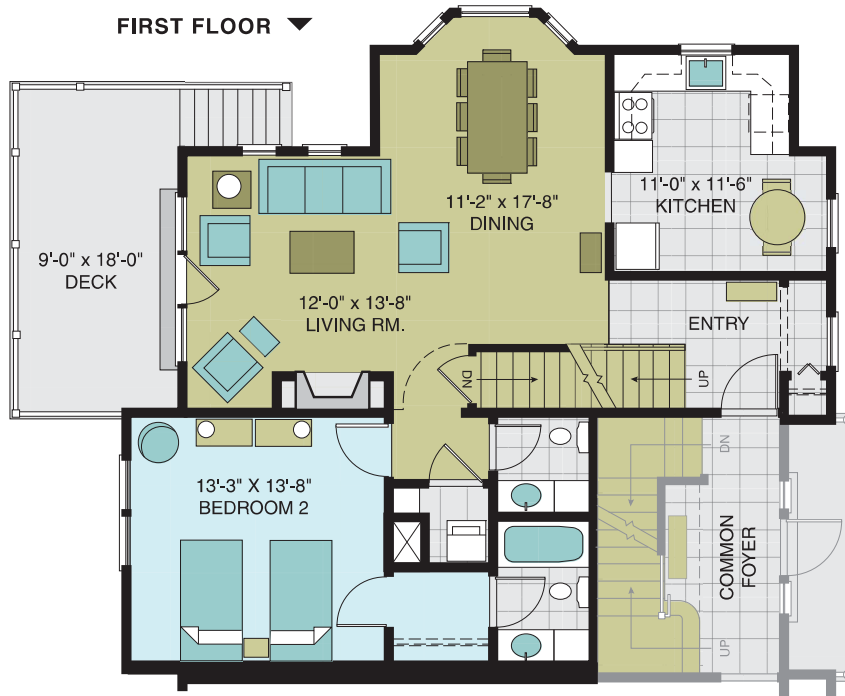
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**- CRANE -**  
(Unit E)

2 Bedrooms

2 & 1/2 Baths

(1,470 sf + Full Basement)



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- GREAT BLUE -  
(Unit G)

2+ Bedrooms

2 & 1/2 Baths

(2,015 sf + Full Basement)



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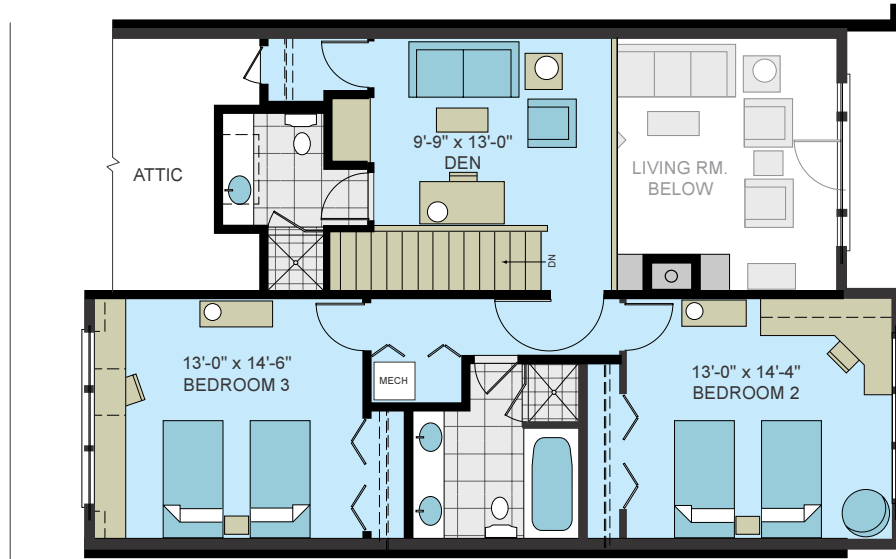
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- EGRET -  
(Unit H)

3+ Bedrooms

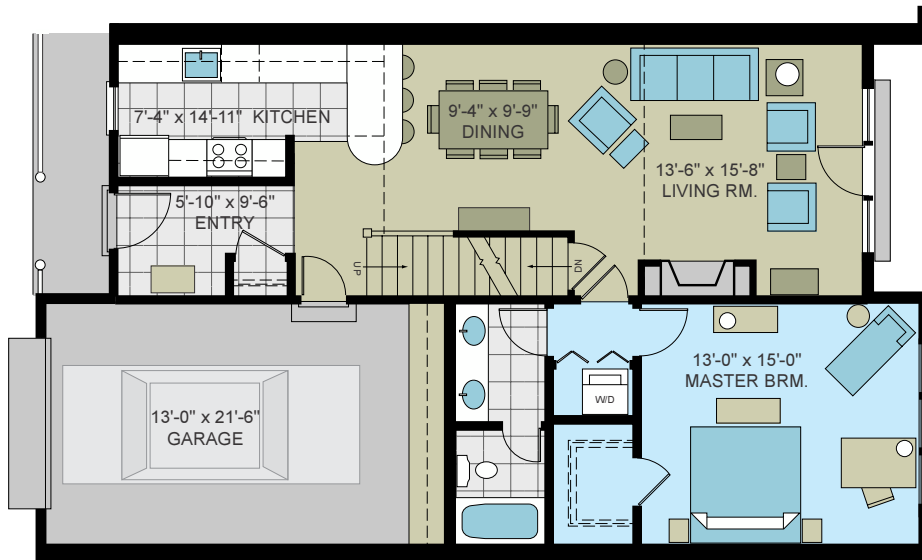
2 & 3/4 Baths

(1,955 sf + Full Basement)



▲ SECOND FLOOR

FIRST FLOOR ▼



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# - OSPREY -

3 Bedrooms

(Unit J) (2,346 sf + Full Basement)

3 & 1/2 Baths



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- SITE PLAN -





*Truly the ideal location, secluded but not isolated, Heron Pond at Wakefield is only minutes from shopping, health and fitness facilities, churches, supermarkets, civic groups and hospitals, and only a short ride from the center of Wakefield on the commuter rail to downtown Boston.*

#### **Directions to Heron Pond**

##### **From the West:**

Take Route 128/95N to Exit 42, Salem Street. At end of exit ramp, bear right, you will be at Heron Pond.

##### **From the East:**

Take Route 128/95S to Exit 42, Salem Street. Colonial Hilton will be on right, at end of exit ramp bear left under 128, then right onto Salem Street. Continue to Heron Pond, 1/8 mile on left.

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## C O N T A C T

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For more information about Heron Pond at Wakefield, please contact:

**Paul D. Cirignano**  
Listing Agent  
RE/MAX Leading Edge

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