



95 Deerfield Road, Needham, MA

## CONSTRUCTION SPECIFICATIONS AND SELECTIONS

Meticulously-designed by the award-winning Boston architecture firm, [Ruhl | Jahnes](#), and built to the highest standard by Needham builder [Metro Construction + Design](#), this luxurious, custom-built home boasts modern elegance and detailed craftsmanship with soaring ceilings, hand-crafted cabinetry, exquisite white oak floors and natural light throughout.

The property offers 6 bedrooms, 7 full baths and 1 half bath and 6,100 square feet of living space on four floors. The dramatic foyer flows into an open living room with a gas fireplace, an adjoining dining room and a sleek kitchen with high-end appliances, a large island, walk-in pantry and access to a lovely exterior deck. An ensuite office/bedroom, spacious mudroom and powder room complete the first floor. A stunning floating staircase with glass railings leads to the second level featuring a magnificent primary suite with two walk-in closets and a serene private deck. Also on this floor are three additional ensuite bedrooms and laundry. The third floor features an ensuite bonus room, and the lower level has an expansive family room, bedroom, full bath, exercise room and ample storage.

The beautifully-landscaped grounds, patios and decks are ideal for outdoor enjoyment and play. Set on a corner lot in a coveted Needham location close to the Town Forest, commuter line, the town's top-rated schools, shops and restaurants, this home is extraordinary!

## EXTERIOR CONSTRUCTION

### FOUNDATION

- 8' tall x 10" wide foundations walls with 4000 psi concrete walls
  - Reinforced with rebar and fiber mesh for strength
- 12" tall x 24" wide footings with 4000 psi concrete
- Perimeter drains around the foundation footings, both inside and outside
- Walls/footings sit on minimum 12" of crushed stone for additional drainage
- TUFF-N-Dri exterior foundation waterproofing and insulation
- Basement floor covered with 10 mil +/- of waterproof membrane
- Exposed foundation parged with stucco, including window wells

### FRAMING

- Structure framed with LVL beams/posts and engineered floor joists
- Simpson Strong-Tie holdowns
- 2x6 framing for all exterior and select interior walls
  - Use of 2x6 over the 2x4 typically used prevents bending and buckling, additionally allowing for more insulation.
- Huber Zip System  $\frac{5}{8}$ " wall sheathing with 3.5" Zip tape applied to all seams
  - Use of  $\frac{5}{8}$ " over the thinner  $\frac{1}{2}$ " sheathing typically used ensures uniform, flat exterior walls.
- All wall openings are flashed with Zip Tape and Stretch Zip Tape

### SIDING

- Siding consists of:
  - [Hardie® Artisan Shiplap](#)
  - [Boral TruExterior Nickel Gap](#)
  - [ACRE™ by Modern Mill](#)
  - Standing seam metal
- Trim is [Boral TruExterior](#)
- All siding/trim is blind nailed and screwed where applicable
- Fry Reglet aluminum corners to eliminate the need for corner boards

### ROOF

- Slate grey metal roofing system with 16" standing seam panels
- Soffit is clad in [ACRE™ by Modern Mill](#) modern wood alternative siding
- Installation is over a [5/8" Zip Roof Panel](#) with additional ice/water membrane over entire roof

## ROOF (Cont'd)

- Flat roofs feature:
  - Rubber membrane installed over tapered insulation with all seams taped and caulked
  - Metal parapet cap
  - Overflow scupper
- Custom box gutters with 3x4" rectangular downspouts color matched to metal roof

## HARDSCAPING

- Decks are framed with pressure treated lumber set on frost-proof footings covered in high-end composite 1x4 decking with a hidden fastening system
- Custom-forged black metal railings
- Patio is large format porcelain tile over 12" of crushed stone and stone dust
- Asphalt driveway with 1.5"-2" binder and 1.5"-2" top-coat over 12" of crushed stone
  - Driveway binder and top-coat installed in two stages to give binder time to settle
- Walkways use the same large format porcelain tile over 12" of crushed stone and stone dust

## LANDSCAPING

- Professionally designed landscaping plan
- Planter box in front faced with [ACRE™ by Modern Mill](#)
- Sod installed in all grass indicated areas
- More than 100 plantings
- Irrigation with Wifi control
- 4-10" of loam installed around entire property prior to plant/grass installation
- Nile Grey contemporary river stone around the perimeter of the house, with steel border
- LED landscape lighting
- Custom horizontal board natural wood fencing

## INTERIOR CONSTRUCTION

### CEILINGS

- 9' ceilings on the first floor
- 8'8" ceilings on the 2<sup>nd</sup> floor with a sloped 9-14' ceiling in the Primary Suite
- 8' ceilings on the lower level
- Up to 9' ceilings on the top floor
- 4x12' 5/8" Blueboard for strength and sound insulation
- All boards are screwed and seams are taped and mudded for additional stability
- Gold Bond® Uni-Kal® Veneer Plaster base coat and smooth finish coat

### STAIRCASE

- Modern open-riser mono-stringer floating staircase
- Full height wall to wall windows
- Stair treads are 4" solid White Oak stained to match flooring
- Railings and guards are custom fabricated glass with hidden fasteners
- No posts are used in the staircase construction, to achieve a floating appearance

### INSULATION

- The entire structure is encased in a combination of closed and open cell spray foam insulation.
  - Roof R value: 60 and Walls R value: 30
- Roxul insulation is used for fire-blocking between floor penetrations and soffits.
- Fiberglass insulation is used on all interior walls and under floors for sound insulation.

### DOORS AND WINDOWS

- Full view glass front door to match windows
- Front door hardware will be an Emtek style matching the interior hardware
- Smart locks on exterior doors
- 54 windows from the [Pella Lifestyle Series](#). Primarily casement and awning operation, to maximize glass and to accommodate contemporary style.
- 2 4-pane slider doors from the [Pella Lifestyle Series](#). Each is approximately 12'x8', maximizing light and openness.
- Interior pocket doors use the [CS Cavity Slider Ultimate Pocket Door Frame](#) for smooth, reliable operation
- All windows will have matte black hardware to match interior finishes
- All interior doors are custom 1 3/4" thick solid core with matte black hinges and hardware
- Modern trimless windows with 1/2" plaster reveal

## INTERIOR WALLS

- All walls are 4x12' 5/8" Blueboard for strength and sound insulation
- All boards are screwed and seams are taped and mudded for additional stability
- [Gold Bond® Uni-Kal® Veneer Plaster](#) base coat and smooth finish coat
- Extra framing added in bathrooms at towel bar height to ensure secure mounting

## MILLWORK

- White Oak custom slat wall at entryway
- Contemporary, minimal door casings
- Flush baseboard with 1/2" shadowline used throughout

## FLOORING

- [AdvanTech X-Factor® Subflooring](#) includes a built-in, water-shedding barrier that ensures durability against weather and traffic during construction
- Long length extra-wide 10 1/4"x3/4" Engineered White Oak is used throughout the home.
  - The 3/4" that will be used is 50% thicker than the typical flooring product, which allows for more seamless transitions to tile, and provides a more rigid and durable surface.
  - Light colored factory-applied wire brushed aluminum oxide matte finish provides a contemporary look along with excellent scratch resistance
  - 30 year warranty

## KITCHEN

### CABINETRY AND COUNTERTOPS

- Cabinetry is custom built in New Hampshire by Northern Oak Kitchen and Bath
- 3/4" Maple solid wood boxes
- Dovetail Hard maple drawers
- European style cabinet boxes
- Solid white oak slab doors (no particle board)
- Conversion varnish finish for waterproofing and durability
- Top of the line soft-close Blum hinges and undermount drawer slides
- Wall cabinets finished on all sides.
- Concealed under-cabinet LED lighting
- Combination of matte black stained and natural light oak finishes.
- Oversized 2-level 9'x6' island with waterfall edge and seating area
- Absolute black granite honed and wicked white natural quartzite honed countertops.

## PANTRY

- Walk-in pantry with under-counter refrigerator and bar sink

## APPLIANCES

- [FISHER & PAYKEL](#) contemporary appliances
  - 2x [30" Series 9 Minimal Self-Cleaning Oven](#)
  - [36" Series 9 5 Zone Induction Cooktop](#)
  - [30" Series 11 Integrated Column Refrigerator](#) with custom cabinet panel
  - [18" Series 11 Integrated Column Freezer](#) with custom cabinet panel
  - [24" Series 7 Contemporary Microwave Drawer](#)
  - [24" Series 9 Integrated Beverage Center](#) with custom cabinet panel
  - [Series 9 Integrated Tall Dishwasher](#) with custom cabinet panel

## PLUMBING

- [Crue™ Touchless pull-down kitchen sink faucet with three-function sprayhead](#)
- [Blanco Precis 30 SILGRANIT premium granite composite sink](#)
- [Matching Kohler air switch for garbage disposal control](#)

## BATHROOMS

### PLUMBING

- [Kohler Parallel series faucets and valves](#), with matte black finish, featuring brass construction
  - Brass is far superior to zinc
- [Kohler Anthem™ Two-outlet recessed mechanical thermostatic valve control](#)
- [Kohler Parallel® Single-function showerhead](#)
- [Kohler Shift®+ Square two-function handshower](#)
- [Kohler Verticyl® 17" rectangular undermount bathroom sink](#)
- [Kohler Veil® Two-piece elongated toilet with skirted trapway](#) with trip lever in matte black

### CABINETRY

- Wall-hung custom floating vanities
- Solid white quartz and Caesarstone Monumental porcelain countertops with mitered edge

## TILE

- Large format porcelain tile
- Curbless showers with linear drain using the [Tuff Form Ultimate Linear Shower Base](#) and schluter trim
- Low-iron glass doors
- [Laticrete Hydro Ban](#) waterproofing boards
- [Laticrete 254 Platinum](#) and [Tri-Lite](#) thinset
- Anti-fracture membrane
- [Laticrete Spectralock Pro](#) Premium Epoxy Grout

## ELECTRICAL

- Panasonic Whisper Quiet bathroom fan
- LED lighted mirrors
- Additional outlet accessible to toilet for bidet seat

## PRIMARY SUITE

### FEATURES

- Dramatic ceiling heights, from a low of 9' to a high of 14'
- Direct access to 8'6"x18' private deck
- Large dual walk-in closets
- Primary bath features:
  - Kohler Components wall-mount bathroom [control](#) and [spout](#)
  - 3-way shower (Rain, wall, handshower) with [Kohler Anthem™ Anthem® Three-outlet recessed mechanical thermostatic valve control](#)
  - Shower has floating bench which extends into main bathroom area
  - [Kohler Jaro Smart Toilet](#)
  - Heated bath floors and shower

## GARAGE

### FEATURES

- Two oversized car bays
- 6" polished concrete floors
- EV charger
- Custom shiplap-clad 17x8' garage door with Sidemount LiftMaster door opener

## LOWER LEVEL

### FEATURES

- (4) large window wells for optimal light
- The main area is outfitted for an entertainment system
- Flexibility of use with space for large au-pair or gym (rubber floor optional), and space for storage or gym
- Two utility rooms, one with utility sink, are fully finished and heated/cooled for additional storage needs
- LVT flooring for all areas except for exercise room (rubber flooring) and utility (polished concrete)
- Full bath

## LAUNDRY ROOM

### FEATURES

- [Kohler Crue™ Pull-down faucet](#)
- [Blanco Liven Laundry 12" deep SILGRANIT premium granite composite sink](#)
- Wall cabinets

## MUDROOM

### FEATURES

- 6x10' mudroom with custom cubbies
- White Oak bench with seating on three sides

## FIREPLACE

- Modern linear gas fireplace with remote control and thermostat
- Tile surround with extended raised porcelain tile hearth

## SYSTEMS

### ELECTRICAL

- 400 amp electrical service, underground (no wires or conduit on the house), solar ready
- EV charger
- LED under-cabinet lighting
- 4” recessed LED lights throughout
- Smart, programmable, dimmable [Diva Caséta by Lutron](#) switches with scene controller at entry
- Wall-mounted scene lighting controls in primary living spaces
- Decorative lighting from established brands such as [Visual Comfort Modern](#) (formerly known as Tech Lighting) and [WAC lighting](#)
- Flush mounted LED strip light above garage and entry overhangs

### HVAC

- Three Ecoer high-efficiency heat pumps for optimal performance and energy savings
- Panasonic ERV FV-20VEC I energy recovery ventilator (ERV) for improved indoor air quality and energy efficiency
- Five-zone heating and cooling for precise climate control throughout the home
- Dual-fuel heating system for enhanced efficiency and reliability
- Electric heat pump for primary heating and cooling
- Propane hydronic backup for consistent warmth in colder temperatures
- Screwless vents and grilles for a sleek, modern look

### HOT WATER

- High-efficiency boiler with indirect hot water heating for reliable and energy-efficient domestic hot water supply
- Constant recirculating pump to ensure instant hot water and improved comfort throughout the home

### UTILITIES AND DRAINAGE

- 1,000-gallon buried propane tank at the front of the property for easy refilling access
- Town water and sewer for reliable and hassle-free utility service
- Underground electric and telecommunications routed to the side of the home for a clean, unobtrusive installation
- Cultec drainage field at the rear of the property, efficiently collecting and managing all roof runoff through gutters and downspouts
- Dual sump pumps with battery backup, permitted to drain to the town sewer, ensuring continuous operation and flood protection

## HOME AUTOMATION / SECURITY / TELECOMMUNICATIONS

- In-ceiling speakers installed on the main floor for seamless audio integration
- Pre-wired for Wireless Access Points on each floor to ensure strong, reliable connectivity throughout the home
- Cat 6 wiring for all data connections, providing high-speed, future-proof networking
- RG6 and Cat 6 cabling at all TV locations for optimal signal quality and flexibility
- Hardwired smoke and CO detectors using fire-resistant low-voltage wiring, integrated with offsite monitoring and a centralized battery backup—eliminating the need to replace individual 9V batteries

## FINISHES

### PAINT

- [Low and Zero-VOC interior paints](#) from Benjamin Moore
- Color selections to be finalized with buyer

### ELECTRICAL

- Decora switches and outlets, with modern, screwless wallplates

### HARDWARE

- Towel holders, toilet paper holders and door-stops match the finishes throughout the home

### OPTIONAL UPGRADES

- [Soake all-season plunge pool](#)
- Full-house automation (Control4 or similar)
- Solar
- Whole-home audio (Sonos or similar)
- Home theater in lower level
- Motorized shades
- Security system
- Home is professionally staged. Some pieces are available to purchase.