



62 Washington Ave. Needham, MA

CONSTRUCTION SPECIFICATIONS AND SELECTIONS

Thoughtfully reimagined and expanded 4-bedroom, 3.5-bathroom home in a prime Needham location, just steps to Perry Park and Mitchell Elementary School. This comprehensive renovation blends the charm of the original structure with a modern floor plan, all-new systems and finishes, a newly constructed primary suite addition, and a large, flat backyard perfect for play or entertaining. Every detail has been carefully considered to deliver a home that feels both timeless and brand new.

Built to the highest standard by highly regarded Needham builder [Metro Construction + Design](#) with the finest materials, expert craftsmanship, and attention to detail.

EXTERIOR CONSTRUCTION

FOUNDATION

- Existing original foundation
- Family room addition constructed ~35 years ago
- Rear cantilever supported by **helical piles**
- New stucco finish at exposed foundation areas

FRAMING

- Exterior wall and roof framing of main house retained
- **All interior walls** and **second floor ceiling joists** are new
- All new basement framing
- Structural **LVLs** added for support
- New plywood subflooring throughout

SIDING

- [Tyvek® HomeWrap weather barrier](#)
- [Hardie Iron Grey 7" lap siding, smooth finish](#), with color-matched aluminum outside corners
- [ACRE™ by Modern Mill](#) shiplap siding with Fry Reglet aluminum corners
- Trim by [Boral TruExterior](#)

ROOF

- [Rustic Black Tamko roofing shingles](#) on both house and garage
- Entire roof covered with **Ice & Water Shield**
- Black gutters and downspouts

HARDSCAPING

- **Granite stairs** at front and side entries
- Driveway includes **binder and finish coat asphalt**

DECK

- [Timbertech Vintage Collection – Coastline](#)
- Hidden fastening with screws and plugs

LANDSCAPING

- Entire property landscaped with:

- **New sod and 4" loam**
- All new plantings
- **Nile Grey stones** in front bed with steel edging
- New irrigation system
- New vinyl privacy fencing

GARAGE

- New [Clopax](#) modern garage door
 - Spray foam insulated walls and ceiling
 - Ceiling height raised
 - Fully wired for EV charger (outlet located at rear of house)
 - New electrical and overhead lighting
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INTERIOR CONSTRUCTION

CEILINGS

- (Ceiling heights to be confirmed)
- 4x12' Blue Board drywall
- Gold Bond® Uni-Kal® base coat with smooth finish veneer plaster

STAIRCASE

- New framing for both main and basement stairs
- **White oak stair treads** on first floor
- Custom railings (metal, wood, or glass – TBD)

INSULATION

- **Spray foam** insulation throughout
 - Mix of open- and closed-cell foam
- **Roxul fire-blocking**
- **Fiberglass sound insulation** in interior walls and floors

DOORS AND WINDOWS

- [Pella Lifestyle](#) double-hung windows
 - Black exterior / White interior
- [Therma-Tru](#) exterior doors

- **Flat slab interior doors**, 7' height on first and second floors
- Matte black hardware throughout
- Pocket doors in office, powder room, and primary bath

INTERIOR WALLS

- 4x12' Blue Board
- [Gold Bond® Uni-Kal®](#) veneer plaster smooth finish

MILLWORK

- **1x4 modern baseboards**
- Coordinated window and door casings

FLOORING

- **7 ½" wide European French white oak flooring**
 - Pre-finished engineered
 - Glued and stapled installation
 - 30-year warranty
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CABINETRY & COUNTERTOPS

- **Custom kitchen cabinetry** by [Metropolitan Cabinets](#)
 - Mix of white painted and walnut slab doors
 - Full-height pantry
 - European-style cabinet boxes
 - Under-cabinet flush LED lighting
 - **Floating wall-hung vanities** in all bathrooms
 - Double vanity in primary bath
 - **Natural quartzite countertops** in kitchen (pencil edge, minimal overhang)
 - Quartz counters in baths
 - **Kohler matte black faucets**
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APPLIANCES

- **Fisher & Paykel** appliance package

- [30" Series 9 Classic 4 Zone Induction Self-Cleaning Range](#)
 - [20.1 cu ft Series 7 French Door Refrigerator Freezer with Ice](#)
 - [Series 9 Professional Tall Double DishDrawer™ Dishwasher](#)
(Exact specs TBD)
 - [Yale Appliance 24 in. Microwave Drawer in Stainless Steel](#)
 - [Yale Appliance 36" Undercabinet Hood](#)
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BATHROOMS

PLUMBING

- **Kohler matte black fixtures** ([Honesty](#) & [Elate](#) collections)
- [Duravit Architec series bathtub](#)
- All showers with head + handheld
- Primary bath:
 - Additional **rain head**
 - [Kohler Jaro Smart Toilet](#)

TILE & WATERPROOFING

- **Large-format porcelain tile**
 - **Curbless showers** with linear drains
 - **Low-iron glass doors**
 - **Laticrete Hydroban** waterproofing boards
 - **Anti-fracture membranes** under tile
 - **Heated floors** in primary bath
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ELECTRICAL

- **200 amp service**
- **4" LED recessed lighting** throughout
- **Panasonic Whisper Quiet** bath fans
- Sensor lights in closets
- **Cat 6** ethernet to all bedrooms & TVs
- Pre-wired for **in-ceiling speakers** (kitchen, living, rear deck)
- Screwless electrical wall plates

ROOMS & FEATURES

Primary Bedroom

- (Confirm cathedral ceiling height)
- Ceiling fan
- Wall sconces above bed
- **Three closets**

Second Floor Laundry

- Dedicated laundry room on second floor
- [LG WashTower™](#) single unit washer/dryer with center controls

Step-down Family Room

- Step-down family room with **electric fireplace** and direct access to backyard

Lower Level

- **Playroom + bedroom** with oversized egress window well
- **Two closets**
- Mechanical room

Entry

- Mudroom with seating and cabinetry
- Coat closet
- Covered entry with gabled roof and cantilevered overhang

Attic

- Pull down for access to storage space and mechanical in attic

HVAC

- Three zones
- Converted from oil to natural gas as part of renovation

- Two furnaces - one in basement, one in attic
- Two **Concord A/C condensers**
(*Specs TBD*)

HOT WATER

- High performance power vent water heater
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PAINT

- All finishes by **Benjamin Moore**
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OPTIONAL UPGRADES

- Solar
- [Soake all-season plunge pool](#)
- Smart home lighting automation
- Motorized window shades

Last updated: September 18, 2025