



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 foundation
- 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 framing in family room addition and primary suite
- 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**
- **Custom steel railings**

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 [Clopay](#) 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
-

INTERIOR CONSTRUCTION

CEILINGS

- 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 steel railings

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

CLOSETS

- All closets are equipped with built-in closet systems

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
- **Super White natural quartzite countertops** in kitchen (pencil edge, minimal overhang)
 - Waterfall edge on island
 - Full height backsplash
- Quartz counters in baths

- **Kohler matte black faucets**
-

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](#)
 - Garbage disposal with deck-mounted air switch
-

BATHROOMS

PLUMBING

- **Kohler matte black fixtures** (Pitch & [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
-

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
-

SMART HOME

- **Wired in-ceiling speakers** installed in kitchen and living room
 - **Ring doorbell** and **ring floodlight cameras** on garage and backyard
 - **Lutron smart dimmers** on first floor with scene keypad at entry
-

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

- Built-in cabinetry with bench
- **Three-sided electric fireplace**
- Direct access to backyard

Lower Level

- **Playroom + bedroom** with oversized egress window well

- **Two closets**
- Mechanical room with utility sink

Entry

- Mudroom with seating and cabinetry
- Pendant lighting
- 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**
- Linear slot screwless vents

HOT WATER

- High performance power vent water heater
-

PAINT

- All finishes by **Benjamin Moore**
 - Doors and trim sprayed with [Benjamin Moore Advance](#)
-

OPTIONAL UPGRADES

- Solar
- [Soake all-season plunge pool](#)

- Smart home lighting automation
- Motorized window shades

Last updated: November 11, 2025