



6 GAVIN CIRCLE | STONEHAM, MA

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The Difference Is in the Build

A clean buyer education guide showing why similar floor plans are not always equal. This home deserves to be understood by its build substance - not square footage alone.

Three levels of residential construction

The goal is simple: make the quality difference easy to see. A standard home may offer a similar floor plan. A custom home may offer better selections. 6 Gavin Circle goes further, with a heavier construction profile that is more difficult and costly to reproduce.

LEVEL 1

Standard / Production

Built primarily around efficiency, repeatability, and cost control.

- Conventional materials
- Basic framing and roof packages
- Builder-grade or mid-grade selections
- Lower replacement-cost profile

LEVEL 2

Custom Build

More intentionally designed, with upgraded materials, improved finish consistency, and a stronger overall presentation.

- Better exterior choices
- More design cohesion
- Improved durability
- Higher replacement-cost profile

LEVEL 3

Overbuilt / Premium

Constructed above typical market norms, with stronger materials and systems that are harder to duplicate.

- Premium masonry
- Heavier structural elements
- Greater buyer confidence
- Clear market differentiation

Where 6 Gavin Circle sits

Based on the noted construction features - water-struck brick, quoin corner detail, steel I-beams, 2x6 stud walls, 12-inch foundation walls built with 4,000 PSI concrete and 3/4 inch stone aggregate, reinforced with steel rebar, and a 4,000 PSI concrete deck with 3/4 inch stone aggregate, corrugated steel, and steel rebar - this home presents above a standard production build. It is best understood as an overbuilt / premium construction profile.

Foundation Walls & Deck

The strongest construction stories are often the ones buyers cannot fully see during a showing. At 6 Gavin Circle, the foundation walls and deck construction are central to the value story. These are not decorative upgrades. They are part of the home's underlying structure.

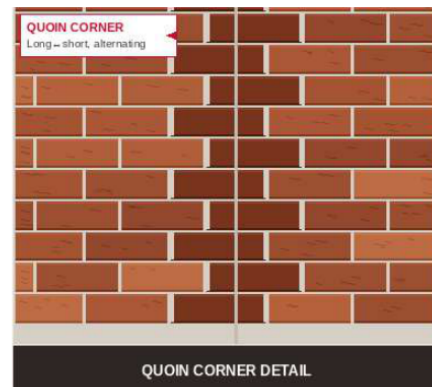
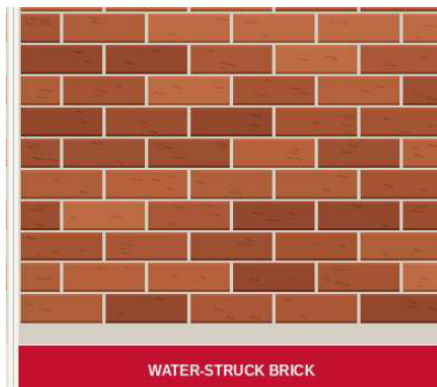
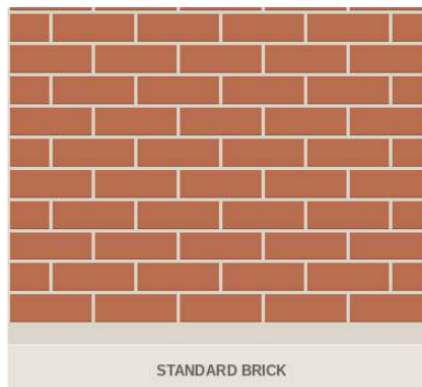
Feature	Standard / Production	Custom Build	6 Gavin Circle: Overbuilt / Premium
Foundation walls	Typical residential wall thickness and reinforcement where required by design.	May use thicker walls or added reinforcement in select areas.	12-inch thick foundation walls built with 4,000 PSI concrete and 3/4 inch stone aggregate, reinforced with steel rebar.
Deck	Standard wood deck, conventional framing, or typical slab approach.	May include a more robust floor or deck construction.	4,000 PSI concrete deck with 3/4 inch stone aggregate, corrugated steel, and steel rebar construction.
Concrete strength	Often 2,500-3,000 PSI in typical residential concrete work.	May be upgraded selectively depending on design.	4,000 PSI concrete used for the foundation walls and deck.
Aggregate	Standard residential aggregate.	Improved mix depending on builder.	3/4 inch stone aggregate in the foundation walls and deck concrete for added density and strength.
Reinforcement	Standard reinforcement where required.	More intentional reinforcing in select areas.	Steel rebar in the 12-inch foundation walls and in the deck construction.
Buyer meaning	Meets ordinary expectations.	Better than standard.	Built for permanence, strength, and long-term confidence.

Plain-English takeaway

The foundation walls are 12 inches thick, built with 4,000 PSI concrete and 3/4 inch stone aggregate, and reinforced with steel rebar. The deck is built with 4,000 PSI concrete, 3/4 inch stone aggregate, corrugated steel, and steel rebar construction. For buyers, that means the conversation should move beyond cosmetics and into build substance - the parts of a home that are costly, difficult, and in many cases impossible to recreate after the fact.

Water-Struck Brick & Quoin Corners

The exterior masonry is one of the clearest visible signals of quality. Water-struck brick has more texture, natural variation, and depth than standard flat-face brick. Quoin corner detail adds another layer of craftsmanship and architectural presence.



EXTERIOR MASONRY

Water-Struck Brick

Water-struck brick offers a softer texture, natural color variation, and a more handcrafted surface than standard flat-face brick.

For a buyer, it gives the exterior more depth, age, and architectural presence.

CORNER DETAIL

Quoin Corners

Quoin, pronounced coin, corners use alternating projecting brick courses at the corners. They require more layout, more masonry skill, and more attention than a basic corner treatment.

The result is a premium exterior detail rarely seen in typical modern builds.

Steel I-Beams, 2x6 Walls & High-Tensile Bolts

The structure behind the finishes is where 6 Gavin Circle separates itself from a more ordinary build. Steel I-beams, 2x6 stud walls, and commercial-grade high-tensile bolts create a more substantial construction story than surface improvements alone.

Feature	Standard / Production	Custom Build	6 Gavin Circle: Overbuilt / Premium
Primary beams	Conventional residential framing.	Selective structural upgrades where needed.	Steel I-beam construction.
Wall framing	Standard 2x4 stud walls.	May use upgraded wall framing in areas.	2x6 stud walls for a deeper, more substantial wall profile.
Fastening	Standard residential nails and bolts.	Improved fastening where specified.	Commercial-grade high-tensile bolts.
Buyer meaning	Adequate for ordinary residential use.	More solid and intentional.	Greater rigidity, durability, and ownership confidence.

STRUCTURE

Steel I-Beams

Steel I-beams are a meaningful structural upgrade. They help support heavier loads, allow stronger spans, and signal a construction approach that goes beyond cosmetic finishes.

FRAMING

2x6 Stud Walls

A 2x6 wall is deeper than a standard 2x4 wall. It reflects a more substantial wall system and a higher-quality construction approach.

FASTENING

High-Tensile Bolts

Commercial-grade high-tensile bolts reinforce the broader message: this home was built with more structural substance than a typical residential build.

Roofing, Updates & Ownership Care

The construction quality is the hero of this home. The supporting details still matter because they strengthen the overall quality story and improve buyer confidence around condition, function, and livability.

Feature	Standard / Production	Custom Build	6 Gavin Circle: Overbuilt / Premium
Roofing	Basic roof package or standard 3-tab shingles.	Better roof profile and materials.	Architectural shingles with a more dimensional appearance.
Condition updates	May require more immediate buyer projects.	Updated selectively over time.	Fresh paint, bath updates, laundry cabinetry, and a new oil tank.
Water quality	Typically no enhanced filtration.	May include added systems.	Water filtration system.
Buyer meaning	Functional but more ordinary.	More polished and updated.	A quality story supported by both original construction and ownership care.

Why these details matter

Finishes and updates are not the same as structure. A buyer can repaint a room or change a surface more easily than they can recreate stronger foundation walls, steel I-beams, 2x6 framing, premium masonry, or a concrete deck built over corrugated steel with rebar. The updates matter because they support livability; the build quality matters because it defines the home.

How to Think About Value

The right framing is not that one feature creates a specific dollar-for-dollar adjustment. The stronger explanation is that premium construction influences replacement cost, buyer perception, durability, and market differentiation.

Feature	What it means to a buyer	Value lens
12-inch foundation walls: 4,000 PSI concrete with 3/4 inch stone aggregate	A thicker, reinforced foundation wall profile built with stronger concrete and larger aggregate than buyers typically expect in a standard residential comparison.	Structural confidence, durability, and long-term substance.
Deck: 4,000 PSI concrete with 3/4 inch stone aggregate	A stronger concrete specification used for the deck, with added density and strength from the larger aggregate.	Durability, load capacity, and permanence.
Corrugated steel and steel rebar deck construction	A heavier deck construction approach than conventional residential wood framing or ordinary slab thinking.	Replacement cost, engineered feel, and buyer confidence.
Water-struck brick	Premium exterior character, natural color variation, and handcrafted texture compared with standard flat-face brick.	Curb appeal, craftsmanship, and differentiation.
Quoin corner detail	Alternating projecting brick courses at the corners require more skilled masonry and planning.	Architectural character and replacement cost.
Steel I-beams, 2x6 walls, and high-tensile bolts	A structural package that goes beyond typical residential expectations.	Strength, rigidity, and a higher-quality construction narrative.
Architectural shingles and recent updates	A stronger roof presentation plus improvements that support day-to-day livability.	Condition, appearance, and buyer comfort.

Important note

These items should not be viewed as automatic appraisal adjustments. They help explain why the property carries a stronger construction narrative and why it should not be compared only on layout, room count, or square footage.

6 Gavin Circle Is Built in a Different Class

At first glance, a buyer may compare homes by location, size, bedroom count, and layout. That is normal. But 6 Gavin Circle deserves a deeper look.

This home combines premium masonry, 12-inch foundation walls built with 4,000 PSI concrete and 3/4 inch stone aggregate, steel structural components, upgraded wall framing, commercial-grade fastening, and a concrete deck built with 4,000 PSI concrete, 3/4 inch stone aggregate, corrugated steel, and steel rebar.

The result is a home that feels more substantial because it was built more substantially.

6 Gavin Circle is not simply a similar home with a different finish package. It is a stronger construction story - an overbuilt property in a market where many homes are judged too quickly by square footage alone.

The difference is in the build.

Buyer takeaways

- Similar floor plans should not automatically be treated as equal comparables.
- Foundation walls are 12 inches thick, built with 4,000 PSI concrete and 3/4 inch stone aggregate, and reinforced with steel rebar.
- The deck is built with 4,000 PSI concrete, 3/4 inch stone aggregate, corrugated steel, and steel rebar construction.
- Water-struck brick and quoin corner detail signal premium masonry and skilled craftsmanship.
- Steel I-beams, 2x6 stud walls, and commercial-grade high-tensile bolts add structural substance beyond cosmetic finishes.
- Architectural shingles, fresh paint, bath updates, laundry cabinetry, water filtration, and a new oil tank support condition and livability.
- The right lens is quality, replacement cost, marketability, and ownership confidence.