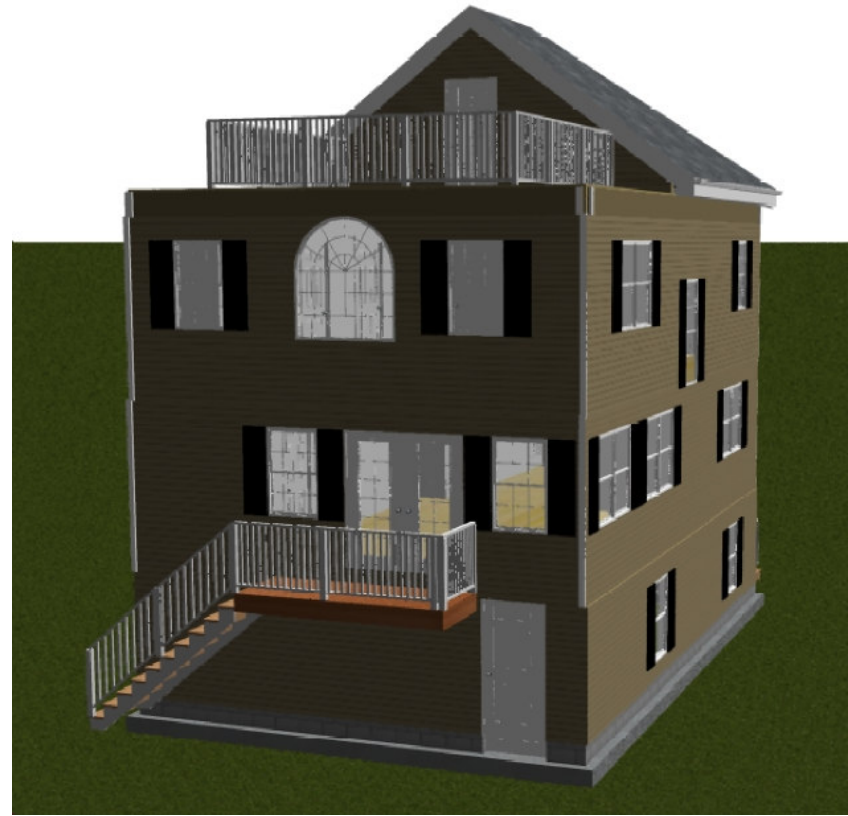


30 Watkins St. Quincy, MA –New Construction – Facsimile of New Construction property-Estimated Completion Date: April 2012

Built by: MKE DEVELOPMENT CORP. 508-212-7993 – www.mkecompanies.com

OFFERED BY: MAUREEN GLYNN - 617-479-5577



FRONT VIEW (this is a facsimile-colors shown are only to show the home's details)

BACK VIEW

(Selections of colors can be made once p&s is signed and property is in escrow. Once material selection have been made by builder colors are as is-No changes).

Home Features:

- **New Construction** home will be **Energy Star Certified** with a 53 HERS RATING or better with new Helical Pile **Insulated Foundation**
- Approx. **1825 sq ft** of living space with an open floor plan
- **3 Bedrooms** (Including **Master suite** with walk-in closet & Master Bath with **Shower Jet Spa**)
- **2.5 Baths** - Main bath with **Whirlpool Tub**, Tiled floors & **laundry room on the main Floor** in ½ bath
- **Breathtaking Ocean views** for everyday and the **best views of 4th of JULY FIREWORKS** from Boston, Squantum, Quincy & Weymouth!
- **Walk to the beach**, Beachside Johnny, Nicks Clam box and beautiful Quincy Shore Drive & Wollaston Beach
- 4-zone **Whole House Audio System** with speakers in the Living room, Dining rm & kitchen area, Master Bedroom & Roof Deck.

30 Watkins Street, Quincy Ma. Built by: MKE DEVELOPMENT CORP. **OFFERED BY: MAUREEN GLYNN - 617-479-5577**

Exterior Features:

- **STUNNING VIEWS** of Boston, Marina Bay, Wollaston Beach, Squantum, Quincy, Weymouth & Hingham
- **3500sq.ft. lot** with **2 off street parking** & street parking
- **MAINTENANCE FREE BUILDING** with New Roof (Architectural shingles w/ lifetime warranty), New Vinyl Siding & New Gutters

1st Floor Living Space: open floor plan features:

- Large Open Living room with French Doors and lots of windows
- Large Dining room with modern chandelier
- Large Custom Kitchen featuring:
 - White Shaker Style Kitchen Cabinets & modern hardware
 - 19" LCD TV in the kitchen
 - Granite Countertops (in Steel Grey) with Eat in Granite Island
 - Spacious Pantry in the kitchen
 - Energy Star rated Appliances (Stainless Steel):



- Dishwasher, Refrigerator, Wine fridge, Gas stove, High end/European Energy Efficient Vent hood, Garbage disposal, Microwave & Wine Fridge

2nd Floor living space features:

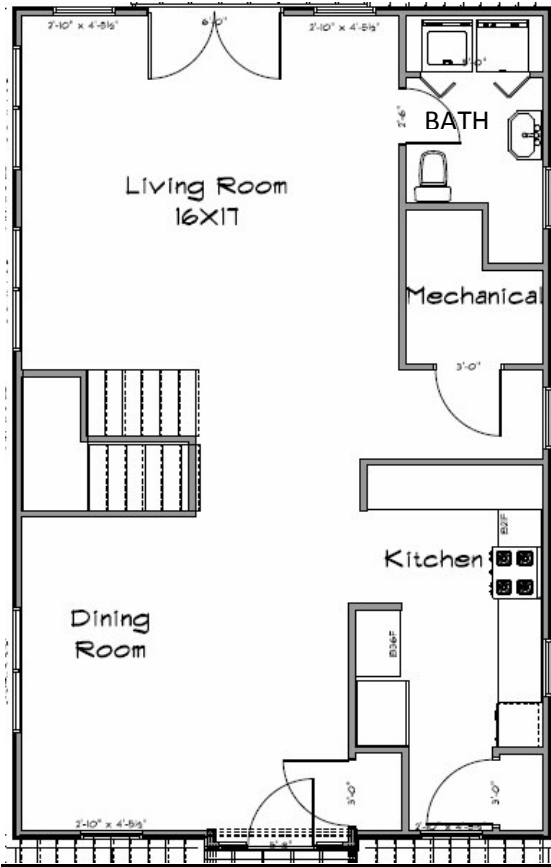
- 3 bedrooms with lots of windows
- Large Master suite with lots of windows to take advantage of the beautiful Ocean views.
- 2 Full bathrooms (Master Bath w/Spa shower)
- Walk up to **ROOF DECK** where you can enjoy the best views of Boston, Marina Bay, Squantum, Quincy, Hingham & Weymouth & spectacular views of the 4th of July Fireworks every year!!!!

Other features of this New Construction home:

- Mechanical Room on the 1st floor
 - High Efficiency Heating & Central A/C system & HRV (Heat Recovery Ventilator) for air circulation
- Sustainable Bamboo hardwood flooring w/25 year warranty
- Sustainable PEX Plumbing throughout the home
- Energy Efficient & money saving CFL lighting throughout the home
- Energy Efficient Harvey's Windows & Doors
- Eco-Friendly/Healthy Paint to be used throughout the home (Low or NO VOC's-by Benjamin Moore)
- 4-zone **Whole House Audio System** with speakers in the (zone1) Living room, (zone2) Dining rm & Kitchen area, (zone 3) Master Bedroom and (zone 4-outdoor speakers) Roof Deck.
- Security System by JRG Security w/two keypads and sensors on windows & doors throughout the home

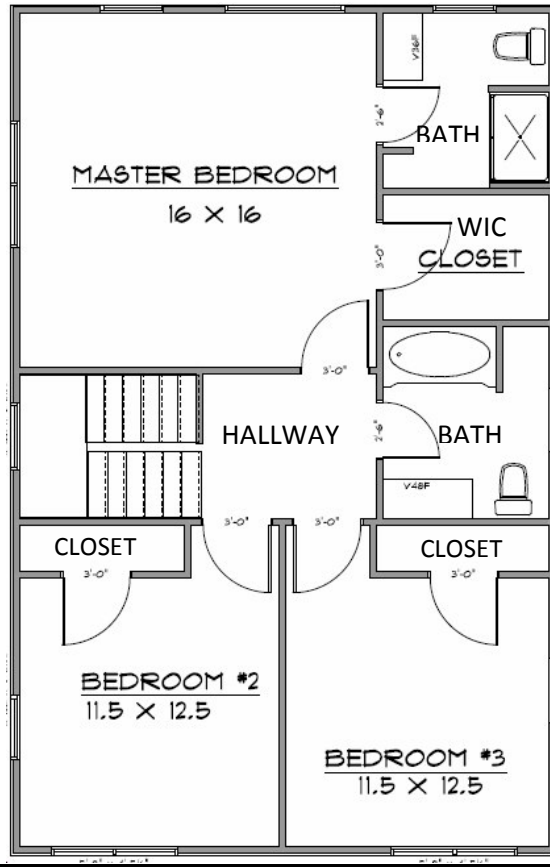


FIRST FLOOR BACK OF HOUSE



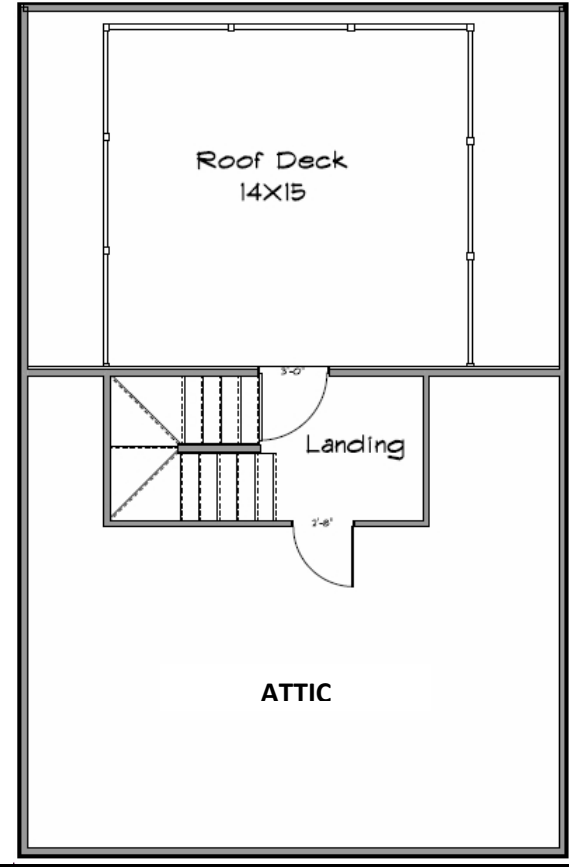
FIRST FLOOR FRONT OF HOUSE

SECOND FLOOR BACK OF HOUSE



SECOND FLOOR FRONT OF HOUSE

ROOF & ROOF DECK



ROOF & ROOF DECK

Images below are a few sample images of products that will be installed in the home – actual color & style may vary from images below.

