

WILLIAM RAVEIS
REAL ESTATE • MORTGAGE • INSURANCE

98 W. Central Street, Natick



WILLIAM RAVEIS
BARBER REAL ESTATE GROUP
508.653.1256 | BarberRealEstateGroup.com



MLS # 73471322 - New
Single Family - Detached



98 W Central St Natick, MA
01760 Middlesex County

List Price: \$1,749,900

Style: Cape

Color:

Grade School: Brown

Middle School: Kennedy

High School: NHS

Approx. Acres: 0.21 (9,030 SqFt)

Handicap Access/Features:

Directions: Corner of Cemetery St

Total Rooms: 12

Bedrooms: 5

Bathrooms: 4f 1h

Main Bath: Yes

Fireplaces: 1

Approx. Street Frontage:

Accessory Dwelling Unit: No

Welcome to this beautifully crafted new construction home just moments from the vibrant shops, dining, and charm of downtown Natick. Blending timeless architectural style and modern comfort, it offers inviting spaces to gather, work, and unwind across four generous levels, perfect for hosting guests and enjoying everyday living. Experience the excitement of the Boston Marathon passing by each April from your own front porch. Inside, hardwood floors flow through most of the home leading to a stunning chef's kitchen with a walk-in pantry and large eat-at island. A first-floor en-suite bedroom adds flexibility, while the second level features a luxurious primary suite, two additional bedrooms, and a bonus room. The lower level offers a private guest bedroom, and the walk-up attic a comfortable bonus room plus ample storage. With 4.5 baths, a two-car attached garage, and thoughtful details throughout, this exceptional home truly has it all. And, there's still time to pick your finishes!

Property Information

Approx. Living Area Total: 3,996 SqFt

Living Area Includes Below-Grade SqFt: Yes

Living Area Source: Measured

Approx. Above Grade: 3,003 SqFt

Approx. Below Grade: 993 SqFt

Living Area Disclosures: per architectural plan

Heat Zones: 3 Forced Air, Gas

Cool Zones: 3 Central Air

Parking Spaces: 2 Off-Street, Paved Driveway

Garage Spaces: 2 Attached, Garage Door Opener

Disclosures: See spec sheet for construction detail and finishes.

Room Levels, Dimensions and Features

Room	Dining	Level	Size	Features
Room: Family		1	10X15	Flooring - Hardwood, Recessed Lighting, Fireplace, Flooring - Hardwood, Recessed Lighting, Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Recessed Lighting, Stainless Steel Appliances
Room:		1	18X21	
Kitchen:		1	13X17	Bathroom - Full, Closet - Walk-in, Closet, Flooring - Hardwood, Recessed Lighting, Closet, Flooring - Hardwood
Main Bedroom:		2	15X17	Closet, Flooring - Hardwood
Bedroom 2:		2	12X15	Bathroom - Full, Closet - Walk-in, Flooring - Hardwood
Bedroom 3:		2	12X15	Closet - Walk-in, Flooring - Engineered Hardwood
Bedroom 4:		1	12X15	Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Bedroom 5:		B	18X15	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Soaking Tub
Bath 1:		1		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 2:		2		Flooring - Stone/Ceramic Tile, Laundry Sink
Bath 3:		2		Flooring - Hardwood, French Doors, Recessed Lighting
Laundry:		2		Flooring - Wall to Wall Carpet
Office:		1	12X13	Flooring - Engineered Hardwood
Loft:		2	12X12	Closet, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile
Bonus Room:		3	14X14	Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Play Room:		B	16X13	
Mud Room:		B	20X7	
Bathroom:		B		

Features

Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator, Vent Hood

Area Amenities: Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Conservation Area, Highway Access, House of Worship, Public School, T-Station

Basement: Yes Full, Finished, Interior Access, Garage Access

Beach: Yes Lake/Pond

Beach - Miles to: 1/2 to 1 Mile

Construction: Frame

Electric: Circuit Breakers

Energy Features: Insulated Windows, Insulated Doors, Prog. Thermostat

Exterior: Vinyl

Exterior Features: Porch, Patio, Gutters

Flooring: Tile, Wall to Wall Carpet, Hardwood

Foundation Size:

Foundation Description: Poured Concrete

Hot Water: Electric

Insulation: Full

Interior Features: Walk-up Attic

Lot Description: Corner, Paved Drive

Road Type: Public, Paved, Sidewalk

Roof Material: Asphalt/Fiberglass Shingles

Sewer Utilities: City/Town Sewer

Water Utilities: City/Town Water

Waterfront: No

Other Property Info

Disclosure Declaration: No

Exclusions:

Home Own Assn:

Lead Paint: None

UFFI: Warranty Features:

Year Built: 2026 Source: Builder

Year Built Description: Actual

Year Round: Yes

Short Sale w/Lndr. App. Req: No

Lender Owned: No

Tax Information

Pin #: M:00000042

P:00000005

Assessed: \$580,700

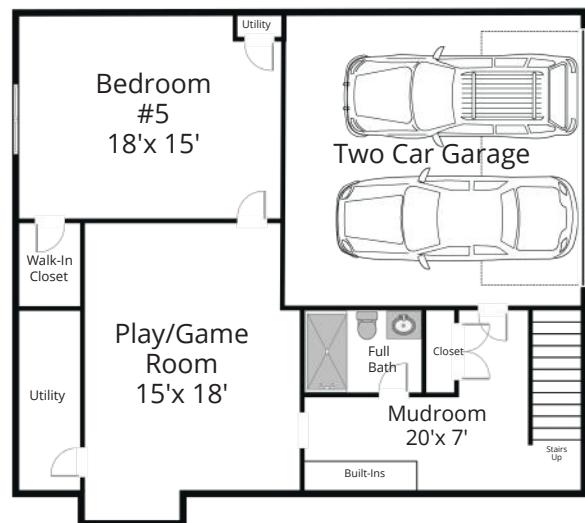
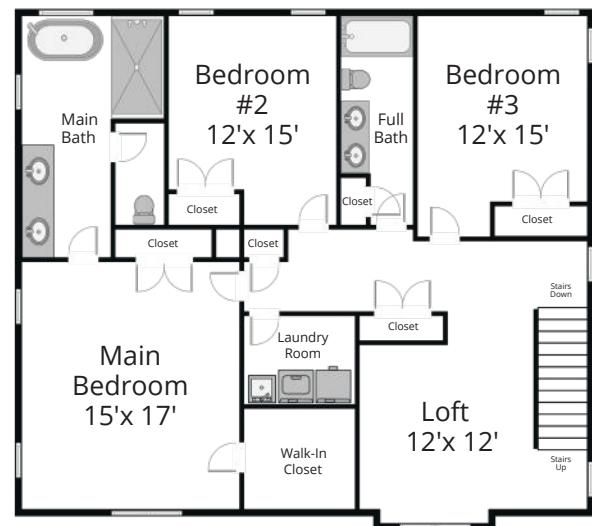
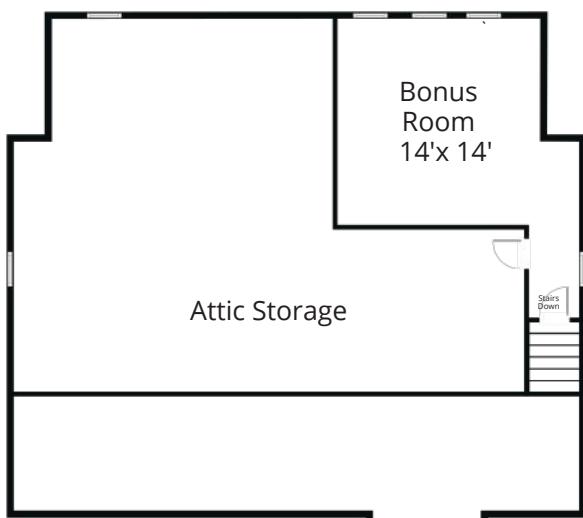
Tax: \$6,945 Tax Year: 2025

Book: 84072 Page: 520

Cert: 50502

Zoning Code: RSA

Map: Block: Lot:



Main Floor

Lower Floor



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98 WEST CENTRAL STREET
Natick, MA

These drawings are for marketing purposes only and all room sizes are approximate.

YourPlans MARKETING DRAWINGS (978) 580-1069

**PLAN SHOWING EXISTING FOUNDATION
PREPARED FOR
BRITTON BRADFORD
98 WEST CENTRAL STREET
NATICK, MASSACHUSETTS
DECEMBER 5, 2025
SCALE: 1 INCH = 20 FEET**

**JARVIS LAND SURVEY, INC
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SHREWSBURY, MA 01545
TEL. (508) 842-8087
FAX. (508) 842-0661
KEVIN@JARVISLANDSURVEY.COM**

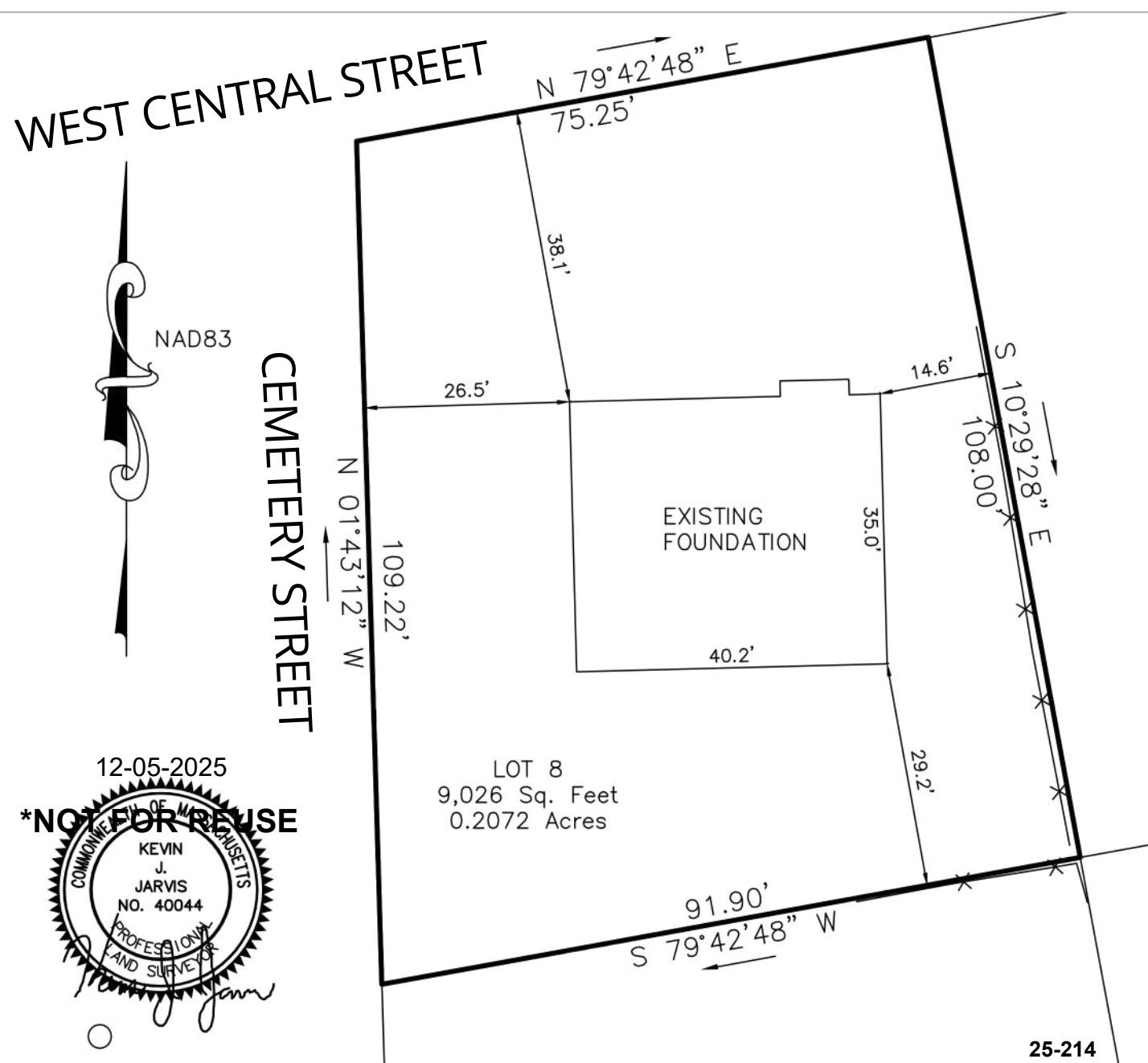
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**ASSESSORS MAP 42
LOT 5**



98 W Central LLC– Full Spec List

Faucets/Fixtures/Plumbing

All Faucets and Fixtures to be Kohler – See Brochure

Basement Bath – 1 Faucet, 1 Toilet, Shower with fixed head

1st Floor Full Bath – 1 Faucet, 1 toilet, 1 tub/shower combo with fixed head

1st Floor Powder Bath – 1 faucet, 1 toilet

Kitchen – 1 faucet, 1 garbage disposal, 1 water line for refrigerator

2nd Floor Bath – 2 faucets, 1 toilet, 1 tub/shower combo with fixed shower head

Primary Bath – 2 faucets, 1 free standing tub with deck mount faucet, shower with 1 rain head, 1 main head and spray handle

2nd Floor Laundry – 1 connection for washing machine

2 Exterior Hose Bibs per code

1 Natural Gas Power Vent, 75-gallon Hot Water heater – manufacturer TBD

1 Natural Gas Fireplace on 1st floor – Heatilator or similar

Toilets - Comfort Height with Soft Close Seats

Sinks for Lavs - Provided by Graite Fabricator

Appliances

36" Natural gas range with chimney hood above, 36" free standing fridge, dishwasher, drawer microwave
See Full Specs and models in separate document, OR allowance of \$14,500 to Yale Appliance

Lighting Fixtures & Electric

Allowance with Ferguson for surface/ceiling/wall mount includes the following:

- 7 Lavatory Fixtures over sink
- 6 Center Light, ceiling mount, in bedrooms/3rd floor
- 7 Ceiling Mount, low profile for remaining common areas and/or rooms
- 4 recessed in Primary Bedroom blocked for ceiling fan in center



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- 4 recessed in Study – included in sales price
- 5 recessed around Kitchen – included in sales price
- 2 recessed hallway/foyer - included in sales price
- 5 recessed in dining/living room – included in sales price
- 1 Dining Room Chandelier
- 2 Kitchen Island pendants
- 1 exterior over garage door
- 1 exterior at back slider
- 1 exterior at front porch
- \$5,000 allowance

Recessed lights supplied and installed by electrician – 20 included in purchase price see above for recommended locations.

Undercabinet LED lighting included in purchase price

Keyless lights included in garage, storage areas or mechanical rooms – included in purchase price

Closets will have LED lighting – included in purchase price

220AMP service - included in purchase price

Phone and Cable runs supplied and installed. One each per bedroom, study and living room included.

Outlets installed per code locations - included

Cabinetry

See attached layout plan and 3D view. White Shaker finish. Manufacturer TBD. Cabinet Pulls TBD

Kitchen and Bath Tops

Allowance; \$14,000 with Homebuilders Supplier

Quartz Kitchen Countertops (Quartz/Pencil Edge)

Undermount Stainless Steel Kitchen Sink - Sink Large Single

Quartz Full Height backsplash

Quartz primary, jack & jill, Laundry, bath 4, PR (Quartz promo/Pencil Edge) with Quartz 4" Backsplash
Undermount Sinks included - Rectangle



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Flooring

Daltile (tile) throughout, Allowance is \$4,500

Includes Tile to ceiling on all showers or tub/shower combo.

Tile Locations included:

- All Baths
- Basement mudroom
- Laundry

Hardwood is 3.5" prefinished, red oak, color is TBD. Includes locations:

- Throughout 1st floor, excluding baths
- Bedrooms throughout 2nd floor
- Primary bedroom
- 2nd floor hallway
- 2nd floor loft

Carpet allowance is \$2,500 includes:

- Stairs to 3rd floor
- 3rd floor living area

ExteriorFinishes/Materials

Driveway Paved asphalt binder and top coat

Concrete walkway front door to driveway, steps may be required due to grading

Paver Patio 10' X 10' at deck off slider

Garage Doors Insulated, style TBD

Vinyl Siding

30 Year Architectural Shingles

Gutters and Downspouts Where applicable

Foundation Poured concrete, waterproofed with perimeter drain and insulated drainage mat

Windows and Exterior Doors are all Pella



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Windows Vinyl double hung and casements per plan

Water Spigots 2 total, placed in front and rear

Landscaping package including planting beds with plants, fully hydroseed coverage remaining lot. Final design is TBD and subject to plant availability and time of year. Allowance of \$14,500.

Interior General Finishes

Walls/Ceilings Smooth sheetrock wall and ceilings throughout.

Ceiling Height 9' first floor / 8' second floor and basement

Doors are raised molding with 2 panel, solid doors throughout and closets hollow

Hardware is brushed nickel, Kwikset throughout

Paint with flat finish. Walls have 1 color throughout and white baseboards with trim

Mirrors 24" X 30" white framed mirror over each sink

Primary Shower enclosure will be frameless shower glass. Basement Shower will not have enclosure.

Shelving allowance of \$3500

- Closets
- Pantry
- Laundry

HVAC

- Natural Gas Forced Air, 2 units. 1 in the unfinished attic, 1 in the basement
- 3 zones included

Unfinished Attic

- The attic has been framed per the Architects plan and is included in the price
- The space will be insulated and weather tight
- The attic can be finished and will be priced appropriately depending on requested finishes of buyer and/or changes to the layout



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SKSGR360S**36-INCH GAS PRO RANGE WITH
6 BURNERS****SIGNATURE**
KITCHEN SUITE

POWER-UP OR SIMMER DOWN Two Ultra-High™ Burners deliver 23K BTUs of pure cooking power for great searing and quick stir frying. Two Ultra-Low™ Burners simmer down to maintain temperatures as low as 100° to prepare delicate sauces and sugary confections.

SPEEDCLEAN®

Makes fast work of cleaning a lightly-soiled oven with just a ten minute cycle, using only water.

BUILT-IN WOK GRATE

The three front burner grates are convertible for round-bottom wok cooking. Stir fry at home with professional-style results.

SMART KNOBS™

Each burner has a dedicated Smart Knob™ featuring a large, illuminated display that makes it easy to read from across the room. Smart Knobs™ include a Wi-Fi function that let you see if the burner is on or off using the ThinQ® app.

Innovation

Wi-Fi Enabled for ThinQ® Control with iPhone / Android App	Yes
Remote Operations	Yes
Remote Monitoring	Yes

Cooktop Features

Cooktop Features	Number of
Burners	Continuous
Grates	6
Wok	3
Convertible Grate (On Front Burners)	Yes
Heating Element "ON" Indicator Light	
LED Power Level Display	Yes
	Yes

Cooktop Performance

Simmer – Max. BTU/h (NG)	
Left Rear	310 – 15,000
Center Rear	1,300 – 15,000
Right Rear	310 – 10,000
Left Front	650 – 23,000
Center Front	1,300 – 15,000
Right Front	650 – 23,000



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S KS FD3 623 S D
36-INCH COUNTER-DEPTH
FRENCH DOOR REFRIGERATOR

SIGNATURE
 KITCHEN SUITE



BUILT-IN STYLE, FULL-SIZE CAPACITY

Large 26 cu. ft. capacity with the sleek built-in look of a Counter-Depth French Door Refrigerator.

4 TYPES OF ICE INCLUDING CRAFT ICE®

Enjoy 4 types of ice.¹ Touch the dispenser on the door to get cubed or crushed ice in an instant. Two additional ice makers in the freezer produce mini cubed ice and our exclusive slow-melting, round Craft Ice®. Craft Ice® helps all kinds of beverages taste their best for longer, from craft cocktails² to soft drinks to iced coffee. A generous supply of mini cubed ice is the perfect answer for filling water bottles or delivering a quick chill.

SMART COOLING® PLUS SYSTEM

The Smart Inverter Compressor and Single Evaporator reacts quickly to temperature levels to help keep food fresher, longer.

COOL GUARD

Together with its charcoal gray inside, the Cool Guard metal interior panel adds a premium look.

WI-FI-ENABLED

With ThinQ® technology, you can control your refrigerator from a smartphone, monitor energy usage and get important alerts.

Style

Counter-Depth	Yes
Door-in-Door®	No

Innovation

Wi-Fi-Enabled for ThinQ® Control with iPhone / Android App	Yes
Remote Operations	Yes
Smart Inverter Compressor	Yes
Craft Ice®	Yes (In Freezer)
Mini Cubed Ice	Yes (In Freezer)

Performance

Single Evaporator	Yes
Modes	
Ice Plus, Icemaker On / Off, Temp Control, Water Filter Reset, Smart Diagnosis, Wi-Fi, Smart Grid, Sabbath	
Water Filter (6 Months)	Yes

Capacity and Storage

Total Capacity (cu. ft.)	25.
Refrigerator Capacity (cu. ft.)	5
Freezer Capacity (cu. ft.)	16.
Refrigerator	8
Storage Shelves	8.7 Adjustable, 1 Fixed
Fresh Filters	Yes
Folding Shelf	Yes
Shelf Construction	Spill Protector™ Tempered Glass
Crisper Bins	2
Glide N' Serve® Drawer with Digital Controls	Yes

¹ Craft Ice®, Cubed Ice, Mini Cubed Ice, Crushed Ice

² You must be of legal drinking age to drink alcoholic beverages. Please drink responsibly.

SKSMD2401S**MICROWAVE OVEN DRAWER****SIGNATURE**
KITCHEN SUITE

1.2 CU. FT. OVEN CAPACITY 1.2 cu. ft. capacity is designed to provide plenty of room to heat large items like casserole dishes and dinner platters.

EASY TOUCH AUTOMATIC DRAWER

The Easy Touch Automatic Drawer system eases open with a gentle pull or the touch of a button. Give the drawer a small nudge and it smoothly shuts for you. The even, gliding action and solid construction prevents liquids from spilling during opening and closing.

SMOOTH TOUCH™ GLASS CONTROLS

Intuitive SmoothTouch™ Glass Controls not only look sleek but make operating the microwave drawer easy with just a touch. The seamless controls are also easy to wipe clean.

INSTALLATION FLEXIBILITY

Flexible installation options include below an island or peninsula and in standard cabinetry. A heat deflector kit is included for flush or true flush installation for an integrated, streamlined look.

Features

Capacity	Power	1.2 cu. ft.
Output	Sensor	900 W
Cooking	Drawer	Yes
Opening		Easy Touch Automatic
Lighting		Incandescent

Cooking Menu

Display Type	SmoothTouch™ Glass Touch
Power Levels	11
Sensor Touch Cooking / Reheat Options	12 (Baked Potatoes, Sweet Potatoes, Fish / Seafood, Brown Rice, White Rice, Quick Fresh Vegetables, Longer Fresh Vegetables, Steamer Bag, Frozen Vegetables, Ground Meat, Frozen, Beverage Reheat)
Defrost Options	6 (Ground Meat, Steaks/Chops, Boneless Poultry, Bone-in Poultry, Roast, Casserole/Soup)
Minute Plus™	Yes
Stop/Clear, Start/Enter	Yes
Completion Beeper	Yes
Energy Saving Mode	Yes (Dims Display After 3 Minutes of Inactivity)
Kitchen Timer/Clock	Yes
Child Safety Lock	Yes

PCHBL636SS

Wall-mount Chimney Hood

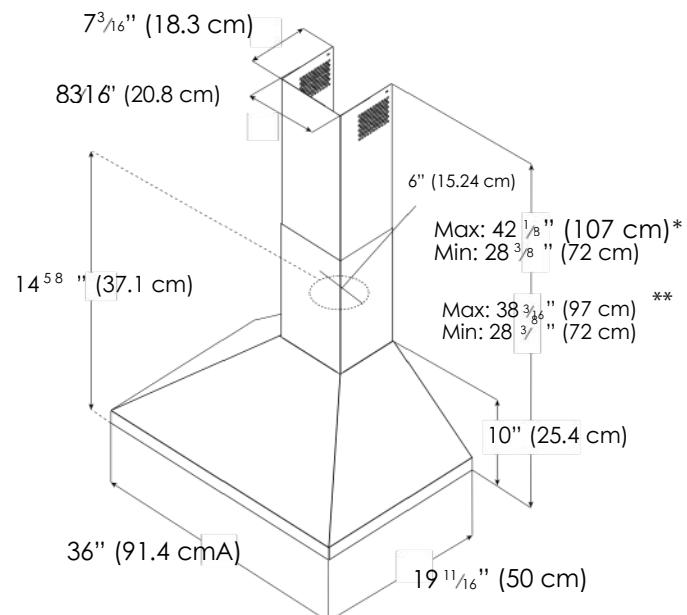
YALE
APPLIANCE



This model, with its pyramid shaped angles and stainless steel finish, makes a striking visual statement to any kitchen. Available in 36", features Black panel touch controls, LED lighting and 3-speed blower. It also features a telescopic chimney for up to 9'1" ceilings. Designed for standard ducted installation it can also be installed as a recirculating system using the kit available as an accessory.

MOUNTING HEIGHT RANGE

$\geq 24"$ $\geq 30"$



*Ductless version (recirculating)

**Ducted version

SKSDW2401S**POWERSTEAM® STAINLESS STEEL
DISHWASHER****POWERSTEAM® TECHNOLOGY**

PowerSteam Technology offers maximum steam coverage for 60% less water spots,* resulting in the most sparkling clean dishes.

LODECIBEL™ QUIET OPERATION (40 dBA)

Signature Kitchen Suite dishwashers are among the quietest on the market, so you can enjoy a powerful clean—without disrupting your day.

LED INTERIOR LIGHTING

LED lighting illuminates the interior, while Signalight™ Cycle Indicator Lights let you know the status of the cycle.

EASY LOADING AND MAXIMUM FLEXIBILITY

The EasyRack™ Plus system provides outstanding flexibility and convenience, adjusting to just about any load of dishes to help ensure optimal cleaning performance. The height adjustable 3rd rack provides more space and flexibility to fit virtually everything from flatware to wine glasses.

WI-FI ENABLED FOR SMART CONTROL

Monitor cycle status, get notifications when a cycle is completed, and download and use specialized dishwasher cycles—all from a mobile device using the ThinQ™ app.

SIGNATURE
 KITCHEN SUITE
Innovation

Wi-Fi Enabled for ThinQ® Control with iPhone / Android App	Yes
Remote Monitoring	Yes

Performance

PowerSteam® Technology	Yes	Yes	Yes
QuadWash™ System	40 dBA	3 (Top,	
Inverter Direct Drive™ Technology	Upper,		
LoDecibel™ Quiet Operation	Lower)		
Number of Spray Arms	Yes		
	Yes		
SenseClean™ Wash System	Yes		
Vario Wash	Yes		
Hidden Water Heater	Yes		
3-Stage Filtration System			
Hybrid Condensing Drying System			

Features

Number of Wash Cycles	
10 (Auto, Heavy, Delicate, Refresh, Normal, Turbo, Download Cycle, Machine Clean, Rinse, Express)	
Number of Options	
9 (Dual Zone, Half Load, Energy Saver, Steam, High Temp, Extra Dry, Delay Start, Control Lock, Night Dry)	
End of Cycle Indicator	
Beeper + END Indication on Display	
Detergent and Rinse-Aid Dispenser	Yes
Tub Light	Yes

* Percent in water spot reduction compared to comparable non-steam dishwasher on delicate wash cycle. Results may vary by model. Results based on testing with non-steam dishwasher LDF7774ST as of Feb 2018.

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FERGUSON HOME

LIGHTING: 98 W Central St Natick, MA
Britton bradford

fergusonhome.com

Primary Bath



Minka Lavery 4003-84

Antonia 3 Light 25" WideVanity Light
with Clear Glass Shades

Finish: Brushed Nickel
Qty: 2

Second Bath



Millennium Lighting 9232-BN

Ashli 2 Light 14" Wide Vanity Light
with Patterned Glass Shades

Finish: Brushed Nickel
Qty: 2

First Floor Bath



Millennium Lighting 8122-BN

Aliza 2 Light 16" WideVanityLight

Finish: Brushed Nickel

Qty: 1

Powder Bath



Millennium Lighting 9233-BN

Ashli 3 Light 20" Wide Vanity Light
with Patterned Glass Shades

Finish: Brushed Nickel
Qty: 1

Basement Mudroom Bath



Millennium Lighting 9752-BN

2Light 16" Wide BathroomVanity

Light

Finish: Brushed Nickel

Qty: 1

Kitchen/Dining



Millennium Lighting 20201-PN

Barlon 14" Wide Pendant

Finish: Polished Nickel

Qty: 2



Millennium Lighting 9915-BN

Chastine 5Light 24" Wide Chandelier

Finish: Brushed Nickel

Qty: 1

Ceiling Mount Low Profile



RP Lighting and Fans 4350-1WH-4K-15

Dobbins 15" Wide Flush Mount

Ceiling Fixture

Finish: White

Qty: 7

Outdoor Lighting



Millennium Lighting RWH17-RGN15-SB

RLM 1 Light Outdoor Wall Sconce
with 17" Warehouse Shade and 14.5"
Gooseneck Stem
Finish: Satin Black
Qty: 1



Millennium Lighting 42652-PBK

Devens 18" Tall Outdoor Wall Sconce
Finish: Powder Coat Black
Qty: 2



FERGUSON HOME

98 W Central St Natick, MA
Britton bradford

fergusonhome.com

Basement Mud Room

**Kohler K-35952-4-BN**

Buckley 1.2GPM Single Hole Bathroom Faucet

Finish: Vibrant Brushed Nickel
Qty: 1

**Kohler K-8304-KS-NA**

Rite-Temp Pressure Balanced Valve Body and Cartridge Kit with Service Stops

Finish: N/A
Qty: 1

**Kohler K-TS35938-4G-BN**

Buckley Shower Only Trim Package with 1.75 GPM Single Function Shower Head

Finish: Vibrant Brushed Nickel
Qty: 1

**Kohler K-26077-0**

Kingston ComfortHeight Complete Solution Two-Piece Elongated 1.28 GPF Toilet Includes Quiet-Close Toilet Seat

Finish: White
Qty: 1

Powder Bath



Kohler K-35952-4-BN

Buckley 1.2GPM Single Hole
Bathroom Faucet

Finish: Vibrant Brushed Nickel
Qty: 1



Kohler K-26077-0

Kingston ComfortHeight Complete
Solution Two-Piece Elongated 1.28
GPF Toilet Includes Quiet-Close
Toilet Seat

Finish: White
Qty: 1

First Floor Bath



Kohler K-35952-4-BN

Buckley 1.2GPM Single Hole Bathroom Faucet

Finish: Vibrant Brushed Nickel
Qty: 1



Kohler K-8304-KS-NA

Rite-Temp Pressure Balanced Valve Body and Cartridge Kit with Service Stops

Finish: N/A
Qty: 1



Kohler K-TS35938-4G-BN

Buckley Shower Only Trim Package with 1.75 GPM Single Function Shower Head

Finish: Vibrant Brushed Nickel
Qty: 1



Kohler K-26077-0

Kingston ComfortHeight Complete Solution Two-Piece Elongated 1.28 GPF Toilet Includes Quiet-Close Toilet Seat

Finish: White
Qty: 1

Second Floor Bath

**Kohler K-35952-4-BN**

Buckley 1.2GPM Single Hole Bathroom Faucet

Finish: Vibrant Brushed Nickel
Qty: 2

**Kohler K-8304-KS-NA**

Rite-Temp Pressure Balanced Valve Body and Cartridge Kit with Service Stops

Finish: N/A
Qty: 1

**Kohler K-TS35937-4G-BN**

Buckley Tub and Shower Trim Package with 1.75 GPM Single Function Shower Head

Finish: Vibrant Brushed Nickel
Qty: 1

**Kohler K-26108-LA-0**

Entity 60"x32" ThreeWallAlcove Acrylic Soaking Tub with Left Drain

Finish: White
Qty: 1

**Jones Stephens B51037**

Two-Hole Trip Lever Tub Drain Trim Kit with Overflow

Finish: Brushed Nickel
Qty: 1

**Kohler K-26077-0**

Kingston ComfortHeight Complete Solution Two-Piece Elongated 1.28 GPF Toilet Includes Quiet-Close Toilet Seat

Finish: White
Qty: 1

Primary Bath



Kohler K-35953-4-BN

Buckley 1.2GPM Widespread Bathroom Faucet

Finish: Vibrant Brushed Nickel
Qty: 2



Kohler K-8304-KS-NA

Rite-Temp Pressure Balanced Valve Body and Cartridge Kit with Service Stops

Finish: N/A
Qty: 1



Kohler K-TS35938-4G-BN

Buckley Shower Only Trim Package with 1.75 GPM Single Function Shower Head

Finish: Vibrant Brushed Nickel
Qty: 1



Kohler K-728-K-NA

MasterShower 2-or-3-way Transfer Valve (Shared Function)

Finish: N/A
Qty: 1



Kohler K-T35954-4-BN

Buckley Deck-Mount Bath Faucet Trim

Finish: Vibrant Brushed Nickel
Qty: 2



Kohler K-301-K-NA

Devonshire 3/4 inch High-Flow Valve System

Finish: na
Qty: 2



Kohler K-24002-0

Sunstruck 60" Soaking Bathtub for Freestanding Installations with Center Drain

Finish: White
Qty: 1



Signature Hardware

SH653PVC

Freestanding Tub Drain Rough In Kit for PVC Pipe

Finish: N/A
Qty: 1



Kohler K-26077-0

Kingston ComfortHeight Complete Solution Two-Piece Elongated 1.28 GPF Toilet Includes Quiet-Close Toilet Seat

Finish: White
Qty: 1

Kitchen



Kohler K-596-VS

Simplice 1.5GPM Single Hole Pull Down Kitchen Faucet - Includes Escutcheon

Finish: Vibrant Stainless

Qty: 1



Kohler K-28901-NA

Buckley 32-1/4" Undermount Single Basin Stainless Steel Kitchen Sink

Finish: Stainless Steel

Qty: 1



About **B&B Development**

B&B Development was founded on the principle of building homes with original designs and unique architecture. They set out to build quality crafted homes that fit the lifestyle of today's homeowners. With a focus on open floor plans, incredible kitchens, and efficient layouts, the homes impress from the moment you walk in.

B&B Development believes that using the right materials and the right people will deliver a home that will remain outstanding for years to come.

About Britton Bradford

Britton Bradford is the owner and founder of B&B Development, a home building company known for quality craftsmanship and thoughtful design. He earned a Bachelor of Science in Construction Management from Oklahoma State University in 2006 and brings nearly two decades of industry experience to every project.

Before launching B&B Development, Britton worked with multiple Fortune 500 homebuilders, gaining extensive experience in large-scale residential construction, project management, and quality control. He has over a decade of hands-on residential building experience in Massachusetts. This regional expertise gives him deep familiarity with local building codes, coastal conditions, and architectural styles. Today, Britton leads each project with a hands-on, client-focused approach, delivering homes built for durability, functionality, and long-term value.



ANNA BORELLI

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Anna Borelli – Sales Associate

Anna has been a full-time real estate agent since 2001 and is proudly servicing the MetroWest area of Boston, which is where she also currently lives.

While Anna's successful business is mainly based on repeat customers and referrals from prior clients, friends and family, something which she does not

take for granted, she greatly enjoys helping new customers as well.

Anna's natural Scandinavian calm gives you a steady guide throughout the home buying and selling process. In Sweden, there's a word that is used quite often that we all strive for; 'Lagom' meaning it's just right, the perfect fit and balance. If you hear Anna say that this house is 'Lagom', then it's the perfect

match for you!



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NATICK, MASSACHUSETTS

ABOUT NATICK

SmallTown Charmania Tight-Knit Community

This wonderful community, with its history and character offers small town appeal, but with a quick commute into Boston it is growing quickly, and considered a wonderful place to settle in..... while you still can.

A blend of old-world charm and modern construction, Natick offers a balanced variety of public services, shopping facilities and entertainment, it also has a newer built public high school and is home to many private schools.

There are also plenty of things to do and see around town like The Center For Arts, Broadmoor Wildlife Sanctuary, Natick Community Organic Farm, Sassamon Trace golf course, Memorial Beach and The Natick Common - that hosts a farmers market every Saturday year-round. We have classic Holiday town parades, and the Boston Marathon route runs through our very special town.

With two commuter rail stops, and quick access to the major arteries out of town, the commute to the big city is only minutes away. While that is all convenient, of course, we love it here at home, and aren't always in a rush to leave. Welcome home!



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