



DIGITALLY ENHANCED

Offered at \$1,149,900.

# MOVE-IN READY

154 UNION ST. HOLLISTON, MA 01746

Brand new construction in Downtown Holliston is complete! Abutting the Upper Charles Rail Trail and just steps from town, this luxury 3-bed, 2.5-bath home features quartz countertops, 8-inch wide plank European white oak floors, and a maintenance-free exterior. Ask about our exclusive basement finish package.



VIRTUALLY STAGED



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508-217-6819



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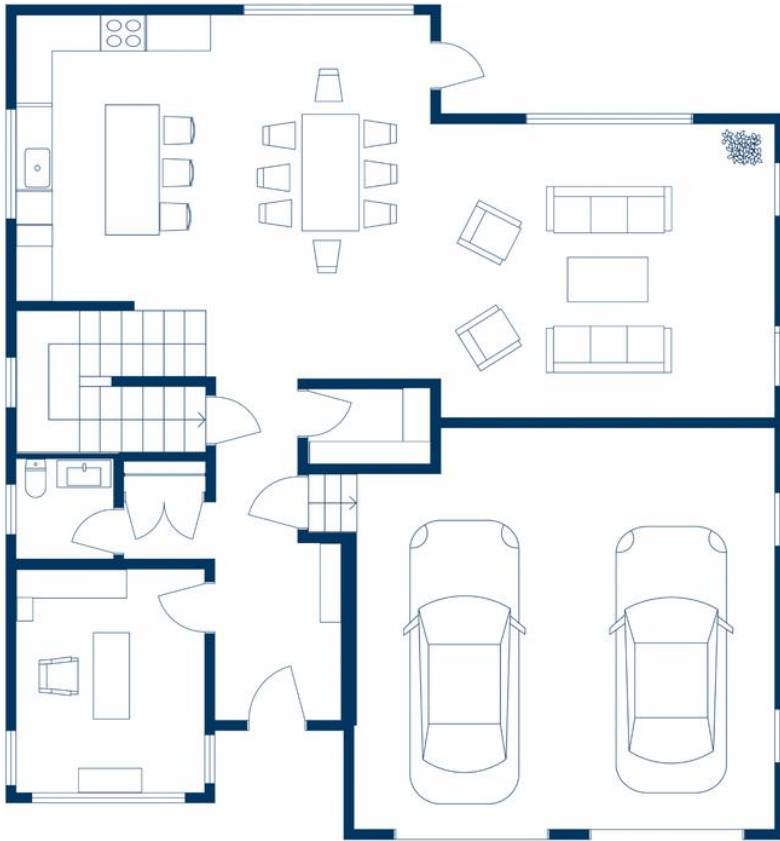
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# THOUGHTFUL DESIGN

## DESIGNED FOR LIVING AND ENTERTAINING

### THE DOWNTOWN LIFESTYLE



**FIRST FLOOR**  
**1261 SF**

- **Rail Trail Proximity:** Premium location backing up to the Upper Charles Rail Trail corridor—enjoy the privacy of the wooded buffer and the convenience of the trail just moments away.
- **Walkable Living:** Leave the car at home—you are just a walk away from local coffee shops, boutiques, and dining.
- **Prime Setting:** A rare opportunity to own new construction in the heart of Holliston.



**SECOND FLOOR**  
**1457 SF**

Disclaimer: Photos are digitally enhanced and may include virtual staging to illustrate potential. Furniture, décor, and landscape lighting are not included. All dimensions are approximate. Mortgage estimates are based on prevailing market rates for qualified buyers and subject to change. Marketed by Stephen O'Leary, Licensed MA Real Estate Broker. Broker is related to Seller.



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# FEATURES & FINISHES

## UNCOMPROMISED LUXURY & EFFICIENCY

### CHEF'S KITCHEN

- **Appliances:** High-end GE Café™ Series package.
- **Cabinetry:** White stacked cabinets, soft-close, matte black hardware.
- **Surfaces:** Quartz countertops with herringbone tile backsplash.

### ENERGY EFFICIENT

- **All Electric:** High-efficiency Heat Pump HVAC & Hybrid Water Heater.
- **Solar Ready:** Conduit pipe for future solar panels.
- **EV Ready:** Garage pre-wired for Electric Vehicle charging.

### DISTINCTIVE INTERIORS

- **Flooring:** Wide Plank White Oak hardwood throughout 1st & 2nd floors.
- **Plumbing:** Premium Kohler fixtures throughout.
- **Stairwell:** Finished open oak staircase to upper & lower level.

### EXTERIOR & LOCATION

- **Siding:** Maintenance-free Arctic White James Hardie siding.
- **Decking:** TimberTech composite deck (Slate Gray).
- **Location:** Downtown village setting directly abutting the Rail Trail.



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# SPECIFICATIONS

## DETAILED: 154 UNION ST. HOLLISTON

### INTERIORS & BATHS

- **Flooring:** Wide Plank White Oak hardwood flooring installed throughout the 1<sup>st</sup> floor and bedrooms. Tile flooring in all baths/laundry.
- **Millwork:** 9' ceilings (1st floor), smooth plaster walls, and Masonite solid & hollow core 2-panel doors with Schlage matte black hardware.
- **Primary Bath:** Custom tile shower with glass enclosure, double vanity, and soaking tub.
- **Hardware:** Schlage matte black door hardware throughout.
- **Designer Closets:** Installed shelving systems.

### CHEF'S KITCHEN

- **Cabinetry:** Custom white cabinetry with soft-close hinges and matte black hardware.
- **Countertops:** Premium Quartz countertops with herringbone pattern tile backsplash.
- **Appliances:** High-end GE Café™ Series package (Stainless).
- **Design:** Open-concept layout featuring a center island and stainless undermount sink.

### CONSTRUCTION & EXTERIOR

- **Siding & Roof:** James Hardie Siding (Arctic White) with rot-free Azek trim and 30-year architectural roof shingles.
- **Outdoor Living:** TimberTech EDGE Premier composite deck and professional landscape package with natural stone retaining walls.
- **Windows/Doors:** Paradigm premium double-hung windows (grilles between glass) and Therma Tru fiberglass entry doors.
- **Foundation:** 10" poured concrete walls (waterproofed) and poured basement slab.

### ENERGY, SYSTEMS, & UTILITIES

- **HVAC:** 2-Zone Bosch high-efficiency heat pump system (Central Heat/AC) with HRV fresh air exchange.
- **Electrical:** 400 Amp service, recessed LED lighting, and ready for Solar & EV charging.
- **Efficiency:** HERS Rated (Stretch Code Compliant). Upgraded insulation package..
- **Utilities:** Town Water, Private Septic (Title V), Electric (Eversource), and Verizon/Xfinity ready.



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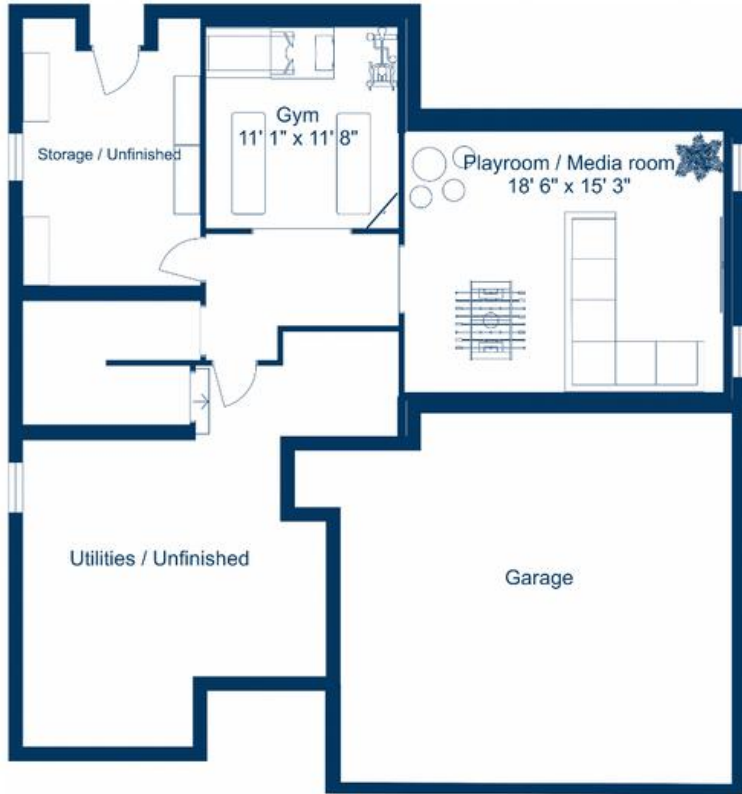
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# EXPAND YOUR SPACE

## OPTIONAL BASEMENT FINISH PACKAGE



Whilst every attempt has been made to ensure the accuracy of the floor plans, all measurements and furniture are for illustrative purposes only.

### THE BUILDER PACKAGE

- **Framing & Insulation:** Fully framed perimeter and partition walls featuring blueboard and code-compliant insulation.
- **Climate Control:** Seamless extension of the first-floor Bosch Heat Pump system, delivering integrated central heating and cooling to the lower level.
- **Electrical:** Includes recessed LED lighting package, ample outlets, and cable/data wiring for entertainment.
- **Interiors:** Smooth skim-coat plaster walls, painted trim to match the main house, and durable Luxury Vinyl Plank (LVP) flooring.

### FLEXIBLE LIVING

- **Media Room:** Create the ultimate movie night sanctuary.
- **Home Gym:** Dedicated space for fitness and wellness.
- **Executive Office:** A quiet, secluded workspace away from the main floor.
- **Playroom:** A contained recreation space for kids.

### SMART INVESTMENT

**Total Package: \$55,000**

**Est. Mortgage: ~\$350 / mo\***

**Instant Equity:** Adds approx. 500 sq. ft. of finished living space.

\*Based on 30-yr fixed mortgage at prevailing rates. Subject to borrower qualification.



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# BUILDING EXCELLENCE

GUIDED BY EXPERTISE, BUILT WITH INTEGRITY



## THE O'LEARY STANDARD

For over forty years, O'Leary Homes has been defining the standard for luxury residential construction in the MetroWest area and beyond. We believe that true luxury lies in the details - from the structural framing behind the walls to the final finishes. Our philosophy is simple: build every home as if it is our own. This commitment to integrity, transparency, and superior materials ensures that your investment is built to last for generations.

**PEACE OF MIND INCLUDED**  
**Backed by our Comprehensive 1-Year Builder Warranty**



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