

LISTING SPECIFICATION SHEET 3 Turtle Back Essex

Property Address: 3 Turtle Back
City/Town: Essex
Builder: Blue Water Partnered with MRS Construction
Year Built / Completion: 2026-2027
Listing Agent: Andrea O'Reilly

PROPERTY OVERVIEW

Home Style: Craftsman/Farmhouse
Stories: 2
Bedrooms: 4 Bedrooms
Full Bathrooms: 4
Half Bathrooms: 1
Approx. Living Area: 4600 Sqft
Lot Size: 1.3 Acres
Garage: 2 Car Garage with a 2nd Floor space unfinished
x Attached ☐ Detached
Finished Basement: Yes
Additional Finished Space:

EXTERIOR

Siding: Barn Board on Garage/ Main house combination of Cedar shakes and Claps Board LP
Exterior Trim: Boral and PVC
Roofing: Metal and Tamco Shingles, Ice Water
Windows: **Custom Black** Pella Windows and Doors
Exterior Doors: Front Entry Door Simpson Fir Door
Garage Doors: Insulation Craftsman Style Garage Doors with wireless remotes
Deck/Patio: Blue 60 patio around Pool included
Porch: Front Porch Trex Decking Maintenance Free
Driveway: Asphalt
Walkways/Hardscape: Blue 60 Pavers
Exterior Lighting: Yes some up lighting
Special Exterior Features:

INTERIOR FINISHES

Ceiling Height – 1st Floor: 9'
Ceiling Height – 2nd Floor: 8'-2"
Flooring: White oak Character Grade 1st and 2nd Floor/ Basement Floor Luxury Vinyl
Interior Doors: Craftsman 3 Panel Door
Door Hardware: Black Hardware Lever Style
Interior Trim: Craftsman Trim Combination Popular/Pine
Baseboard/Casing: 7" Base
Staircase/Railing: White Oak and Steel
Fireplace: Gas
Built-Ins / Custom Millwork: Ship lap ceiling with white oak beams in living room and Master bedroom

KITCHEN

Cabinetry: Custom Cabinetry Painted Kitchen Cabinets Color to TBD.
Countertop Quarts/Granite TBD
Island: Walnut Island
Backsplash: Combination Stone and Tile
Sink: Farmhouse
Faucet: Brizo Oil Rub Bronze
Range/Cooktop: 36" Wolf or Thermador
Refrigerator: Thermador

Dishwasher: Thermador
Microwave: Bosch Drawer Microwave
Range Hood: Thermador
Wine/Beverage Refrigerator: Thermador

PRIMARY SUITE

Bedroom Features: Cathedral Ceiling

Walk-In Closet: Yes

x Custom Closet System – Yes ☐ No

Vanity: Custom Vanity

Countertop: Quarts/Granite

Shower: Tile

Tub: Free Standing

Tile: Ceramic

Plumbing Fixtures: Oil Rub Bronze

X Heated Floor – Yes

Other Features: _____

Powder Room: Tile Floor with Built-ins

MECHANICAL SYSTEMS

Heating: Forced Hot Air

Cooling: Yes

HVAC Zones: 3

Domestic Hot Water: Hybrid Heat Pump Hot Water Heater

Fuel: Natural Gas

Electrical Service: National Grid

Well / Municipal Water: Municipal Water

Septic / Municipal Sewer: Septic

☐ EV Charger / Rough-In ☐ Solar

ENERGY & COMFORT FEATURES

x High-Efficiency HVAC x Energy-Efficient Windows x Spray Foam Insulation

x Enhanced Insulation Package ☐ Heat Pump / Mini-Split System x ERV/HRV Fresh-Air System

x Smart Thermostats x LED Lighting x Electric Vehicle Charging

x Solar Ready x Generator Ready

Other Energy Features: _____

SMART HOME / TECHNOLOGY

x Whole-House Wi-Fi x Security System x Video Doorbell

x Smart Lighting

x CAT6 / Data Wiring ☐ Other

Technology Notes: _____

LANDSCAPING & OUTDOOR FEATURES

Lawn/Landscaping: Landscape Plan

Fencing: Yes

Pool / Spa: Custom Fiberglass Heated Saltwater Pool Included

Other: _____

x Irrigation ☐ Outdoor Kitchen x Fire Pit ☐ Outdoor Shower

CUSTOM / LUXURY FEATURES

1. _____

2. _____

3. _____

4. _____
5. _____
6. _____

REALTOR LISTING HIGHLIGHTS

1. _____
2. _____
3. _____
4. _____
5. _____

BUILDER NOTES

Builder/Representative: Joe Neipp BlueWater Builders/ MRS Construction

Date: 27/Aug/2026