



# Knapp Place



## ABOUT KNAPP PLACE

**Knapp Place** is the newest and one of the most unique residential communities in North Plymouth. Located in a beautiful old neighborhood, this project captures the charm and character of a truly unique structure while offering spacious open-floor plans and artisan inspired features. This meticulously renovated former turn-of-the-century school will be a collection of 18 one and two plus bedrooms, spacious one-level condominiums ranging in size from 800-1600 square feet awaiting the most discriminating buyers.

Constructed in the early 1900's, The Knapp School has been a local landmark for decades. Originally constructed and used for many years as the North Plymouth Elementary School, the building holds the character and charm associated with years gone by. The architecture along with its elevated stance off the road make for a striking look and feel that captures the essence of buildings constructed in another era. Designed gracefully to meld into a tranquil residential neighborhood, the school became part of the educational path of many local residents who still call North Plymouth home.

A stone's throw from downtown Plymouth, the location invites an active lifestyle; waterfront, dining, entertainment, shopping and local attractions. With a multitude of activities close by, you can enjoy the peace and tranquility of a secluded lot near walking paths and the waterfront. Outdoor private patios and common fire pit, deeded parking and a nature-friendly inspired setting make Knapp Place a sought after location for all ages.

## BUILDING AND PROPERTY FEATURES

- Outstanding location; just minutes to major highways, the downtown, the waterfront, beaches, shopping, restaurants and entertainment/attractions.
- Natural wooded setting with expansive outdoor space and common fire pit.
- Private patios/decks.
- Private deeded parking.
- Ample guest parking.
- Marvin wood/vinyl clad oversized windows.

## RESIDENCE FEATURES

- One-level living.
- Spacious open floor plans—2 bed/2 bath and 1 bed/1-1.5 bath styles.
- Gas fireplace (optional).
- Kitchen, living room and foyer have engineered synthetic hardwood and/or ceramic tile flooring.
- Semi-custom maple wood kitchen cabinets and bathroom vanities available in several finishes.
- Granite or solid surface counter tops.
- Custom lighting fixtures and/or recessed lighting.
- Master bathroom with oversized or double bowl sinks.
- Ceramic tile bathroom floors.
- Oversized closets throughout.
- Energy efficient stainless steel dishwasher, oven/stove and microwave (refrigerator, washer and dryer optional).
- Individually metered gas and electric; central air conditioning with programmable thermostat.

Prices range from  
**\$199,000 to \$399,000**

**KnappPlace.com • 278 Court Street, Plymouth, MA 02360**

Marketed by Lynne A. Morey • 508-789-6333 • Lynne.Morey@NEMoves.com  
34 Court Street, Plymouth, MA 02360 • ColdwellBankerHomes.com



RESIDENTIAL BROKERAGE



# Knapp Place



## INTERIOR UNIT FEATURES

### KITCHEN/DINING

- Cabinets—Semi-custom cabinets installed by a local cabinet company. If purchased during pre-construction, buyers can choose their cabinet wood, finishes, door style and hardware from several options.
- Countertops—Granite and solid surface options available.
- Kitchen Sink—Stainless steel under mount sink.
- Sink Faucet—Single handle stainless steel spray faucet.
- Stove—Gas self-cleaning stainless steel.
- Dishwasher—Stainless steel.
- Microwave/Hood—30" stainless steel over the range with "one-touch options" and "sensor cooking" features.
- Flooring—Engineered synthetic hardwood/ceramic tile.
- Allowances available if you choose your own finishes.

### LIVING ROOM

- Open floor plan.
- Engineered synthetic hardwood.
- Gas fireplace (optional).

### MASTER BEDROOM

- Carpet standard.
- Walk-in or oversized closet.
- Buyer has the option to upgrade to hardwood.

### MASTER BATH

- Vanity—Semi-custom cabinets installed by a local cabinet company with granite/solid surface countertop and an under mount porcelain sink.
- Flooring—Ceramic tile. If purchased during pre-construction, buyers will have an opportunity to work with the design team to choose their tile.
- Toilet—Elongated bowl, water-saver toilet. Comfort height (optional).
- Allowances available if you choose your own finishes.

### ADDITIONAL BEDROOMS

- Carpet standard and hardwood options available.
- Oversized closet.
- Buyer has the option to upgrade to hardwood.

### ADDITIONAL BATHROOMS

- Vanity—Semi-custom wood vanity installed by a local cabinet company with granite/solid surface countertop and an under mount porcelain sink.
- Flooring—Ceramic tile. If purchased during pre-construction, buyers will have an opportunity to work with the design team to choose their tile.
- Toilet—Elongated bowl, water-saver toilet. Comfort height available (optional).
- Allowances available if you choose your own finishes.

### LAUNDRY AREA

- Vinyl flooring.
- Electric dryer hook-up.

### OFFICE/DEN

- Carpeted.
- Buyer has the option to upgrade to hardwood.

### LIGHTING AND ELECTRICAL

- Dimmable (optional) overhead recessed/fixtures in the living/dining room, kitchen and sleeping areas.
- Bathrooms will have wall mount vanity fixtures.

(see reverse)

This outline represents the developer's intention regarding the extent, quality and completeness of the interior finishes of the loft. The developer reserves the right to modify any of the above specifications. Substitutions will be of comparable quality.

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## COMMON, MECHANICAL AND STRUCTURAL FEATURES

### WINDOWS

- All new Marvin Integrity interior wood clad and exterior vinyl double-hung or casement, insulated glass, low-E clad with divided lights and screens.

### EXTERIOR WALLS

- Architectural block and wood frame walls with spray foam and batt insulation at perimeter.

### ROOF FRAMING

- Existing wood frame and truss/engineered wood construction.

### FLOOR

- Concrete slab and/or wood frame.

### ROOFING

- Architectural grade shingles and fully adhered black membrane roof.

### INSULATION & ACOUSTICAL ASSEMBLIES

- Walls between units—architecturally designed system of studs, gypsum board, sound barriers, sealants and insulation.

### FIRE PROTECTION

- Hard-wired smoke and carbon monoxide detectors will be installed. Full building sprinkler/fire suppression system connected to the fire alarm system, which will be professionally monitored.

### COMMON AREA CORRIDORS

- The floors will have high-grade commercial carpeting/engineered synthetic hardwood.
- Surface mount wall sconces and recessed lighting.

### UTILITY SERVICES AND CONNECTIONS

- Cable/Data/Telephone—multi-function jacks will be installed at each bedroom and living room for broadband Internet (cat 5 min), digital phone and cable connections.
- Utilities—Electric service will be 100 amps and each unit will have an individual circuit breaker panel. Each unit metered separately for electric and gas.
- Water and Sewer—Town of Plymouth.

### INTERIOR CEILINGS, WALLS, TRIM & FINISHES

- Ceilings—Gypsum board with textured finish.
- Walls—Gypsum board with smooth finish.
- Closets/Laundry—Gypsum board with textured finish.
- Interior Trim—Wood baseboard, door and window trim, side and head returns.
- Doors—Solid core flush doors at interior, fire-rated stair and unit entry doors.

### MECHANICAL

The heating and cooling for each unit is provided by a system composed of three parts:

- 1) A gas-fired state company 96% efficient water heater.
- 2) A vertical fan coil unit.
- 3) A dedicated A/C condenser unit located behind the building.

- Heating  
Each unit has a gas-fired water heater that provides both domestic hot water and heat for the heating system. The water heater is located in a mechanical closet, typically next to the air handler. For producing heat for the heating system, the water heater sends hot water to a coil in the air handler through a loop of piping. The air handler then moves air over the heated coil, heating the air as it is distributed throughout the dwelling via ductwork.
- Cooling  
The A/C condenser produces cooling via a compressor and refrigerant piping. The air handler consists of a fan that moves air over the coil with cooled refrigerant in it, cooling the air and distributing it throughout the dwelling via ductwork.
- Ventilation  
Ceiling exhaust fans in bathrooms are vented to exterior. Dryer exhaust will vent to exterior.

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