



WHERE LIFE FITS
BEGIN YOUR PROJECT

About us

MassDwell is a modular housing company based in Massachusetts, specialized in delivering high-quality ADUs through precision off-site construction. We combine smart design, fast delivery, and regulatory expertise to help homeowners, investors, and developers unlock new living space efficiently and affordably. Our mission is to modernize the way people build with modular solutions that are faster, cleaner, and built to last.

Summary

Modular ADU Benefits.....	2
Dwell Essential.....	4
Dwell Classic.....	5
Dwell Prime.....	6
Dwell Deluxe.....	7
Exterior Inclusions.....	8
Interior Inclusions.....	16
How MassDwell works.....	43

WHO DO WE BUILD FOR:

We build for people who build the future.

Whether you're a homeowner, an investor, or a small-scale developer, MassDwell delivers modular housing solutions tailored to your goals, from backyard ADUs to high-impact infill projects.



HOMEOWNERS

Add an independent unit to your single-family home. Host your family, earn rental income, or create space for what matters most.



RENTAL INVESTORS

Boost the value and density of your portfolio with fast, high-quality ADU installations designed for long-term returns.



SMALL LOT BUILDERS

Build smarter and faster. We simplify construction on compact urban lots with turnkey modular solutions that cut time and cost.



Affordable, sustainable and easy to build.

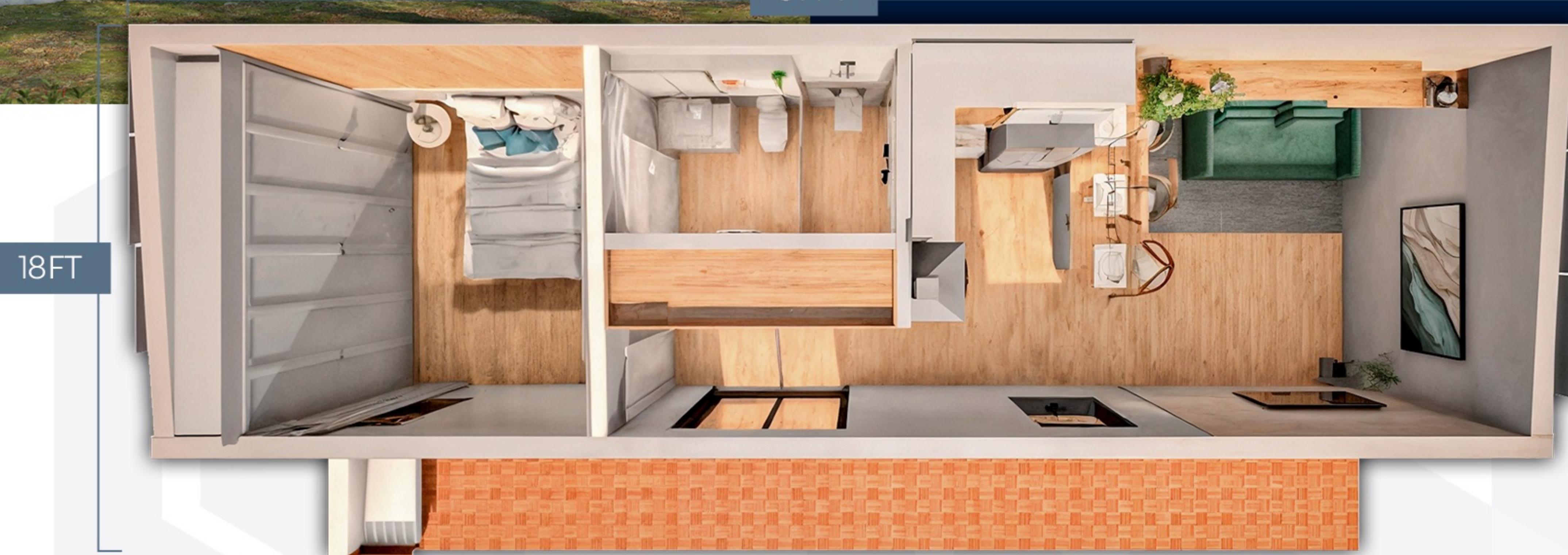
ADUs are reshaping housing in Massachusetts with fast, efficient, and sustainable modular solutions. Whether for family, rental income, or extra space, they maximize existing properties. MassDwell delivers fully compliant ADUs with smart design, fast installation, and reliable execution.

New England Style



39FT

18FT



SINGLE-STORY MODERN STEEL ADU
DWELL ESSENTIAL

ADU SIZE: 471.69' sqft

DECK SIZE: 233.79' sqft

01 Bedroom

01 Bathroom

New England Style



SINGLE-STORY MODERN STEEL ADU

DWELL CLASSIC

ADU SIZE: 574.83' sqft

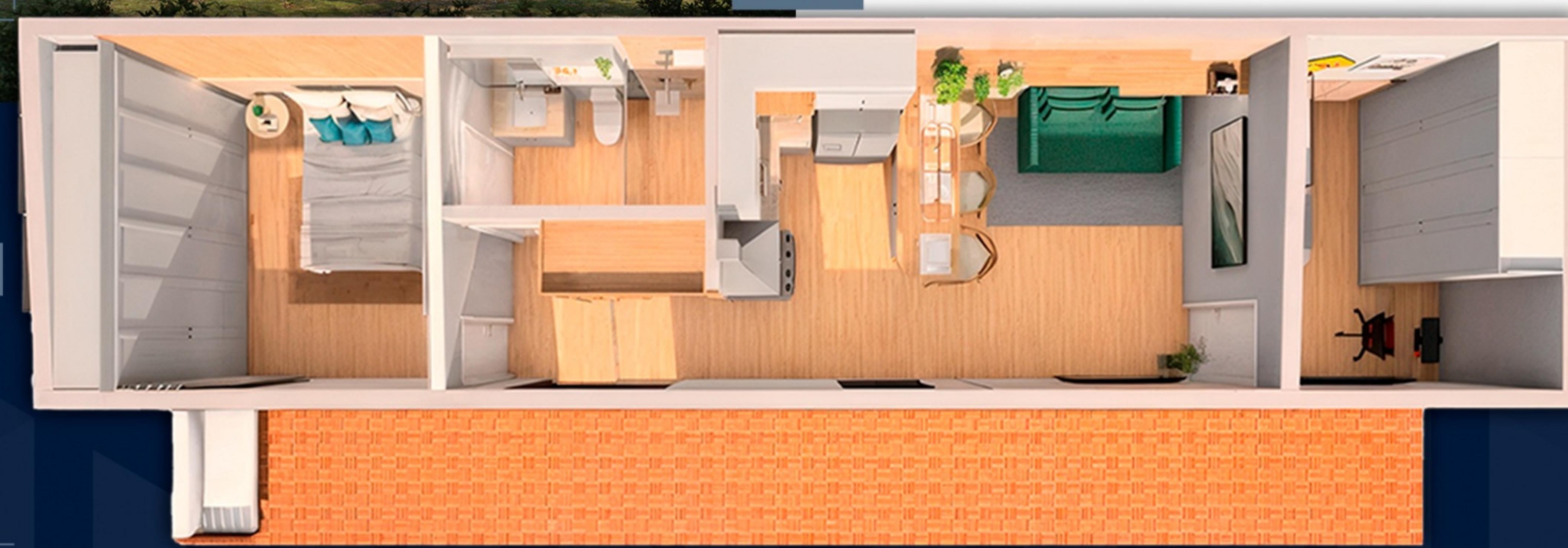
DECK SIZE: 233.79' sqft

02 Bedroom

01 Bathroom

48FT

18FT



New England Style



39FT

29FT



SINGLE-STORY MODERN STEEL ADU

DWELL PRIME

ADU SIZE: 900' sqft

DECK SIZE: 233.79' sqft

02 Bedroom

02 Bathroom

New England Style



SINGLE-STORY MODERN STEEL ADU

DWELL DELUXE

ADU SIZE: 600' sqft

02 Bedroom

01 Bathroom



EXTERIOR

ROOF

GAF Timberline HDZ Roof Shingles



Mission Brown



Oyster Gray



Pewter Gray



Slate



Fox Hollow Gray



Barkwood



Charcoal



Driftwood



Hickory

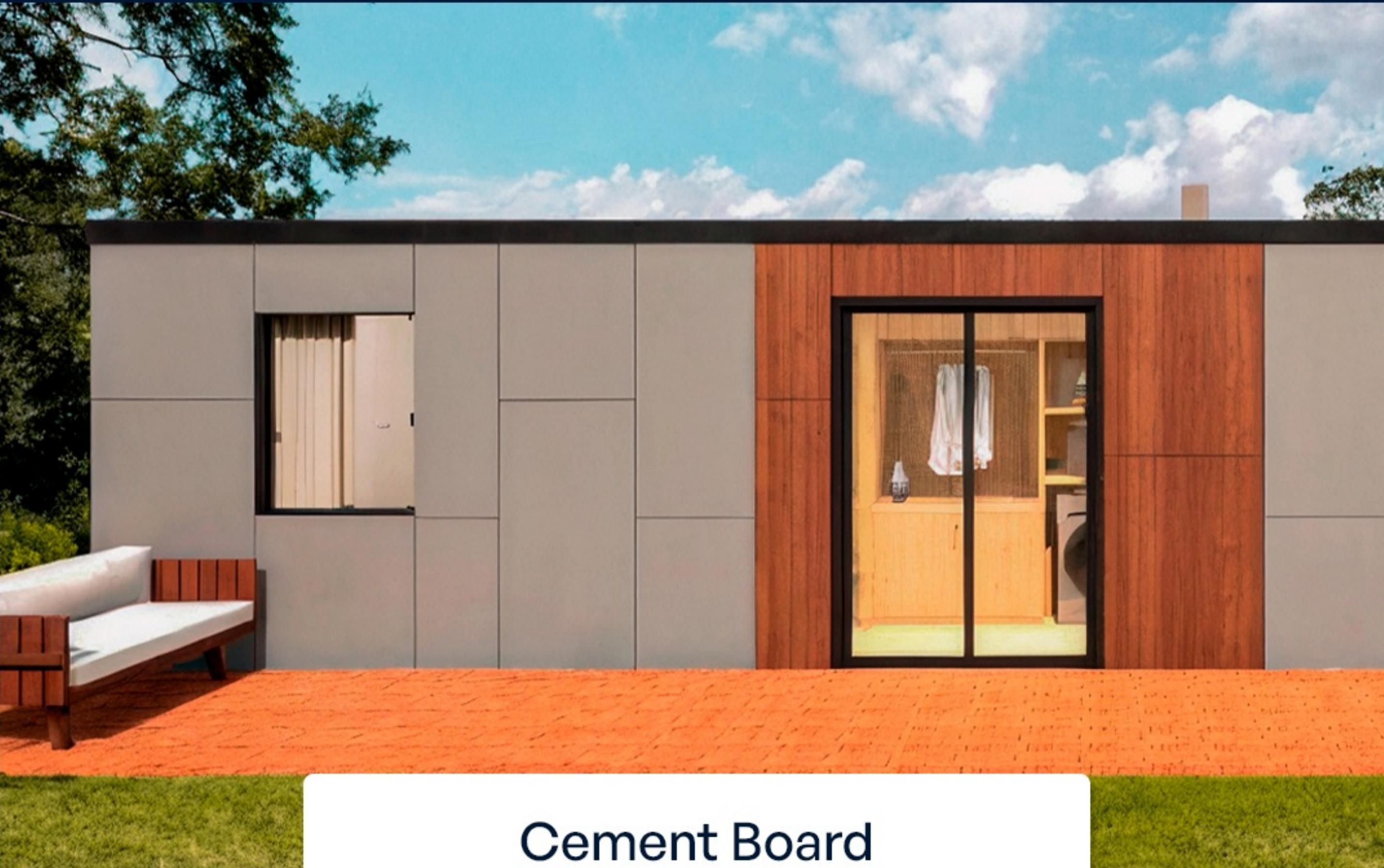


Shakewood

EXTERIOR

SIDING

Multiple Colors to Select From



Cement Board



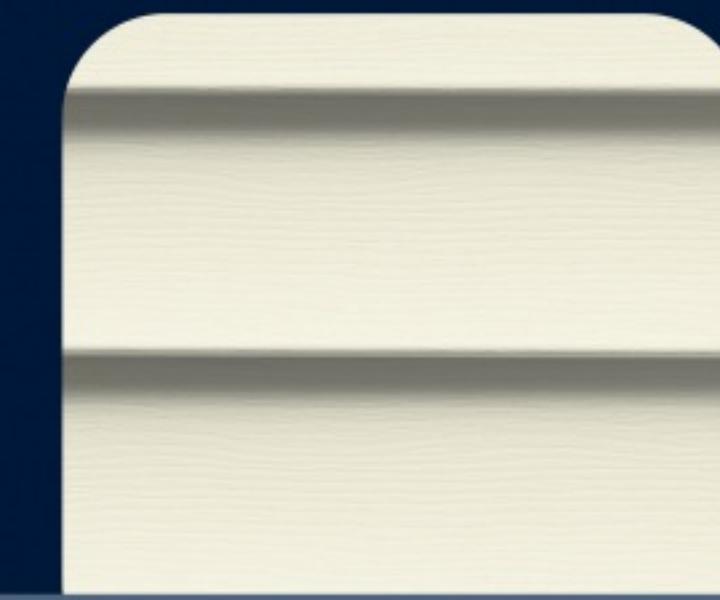
Vinyl Siding



White



Gray



Beige

EXTERIOR

PAINT

You may choose ANY paint color for the exterior of your home.

Here are several inspiration BODY/DOOR paint palettes.



EXTERIOR

DOORS



Black or White



Black or White

DOOR HARDWARE

Schlage Century Entry Handle Set with Latitude Lever



Bright Chrome



Matte Black



Satin Nickel

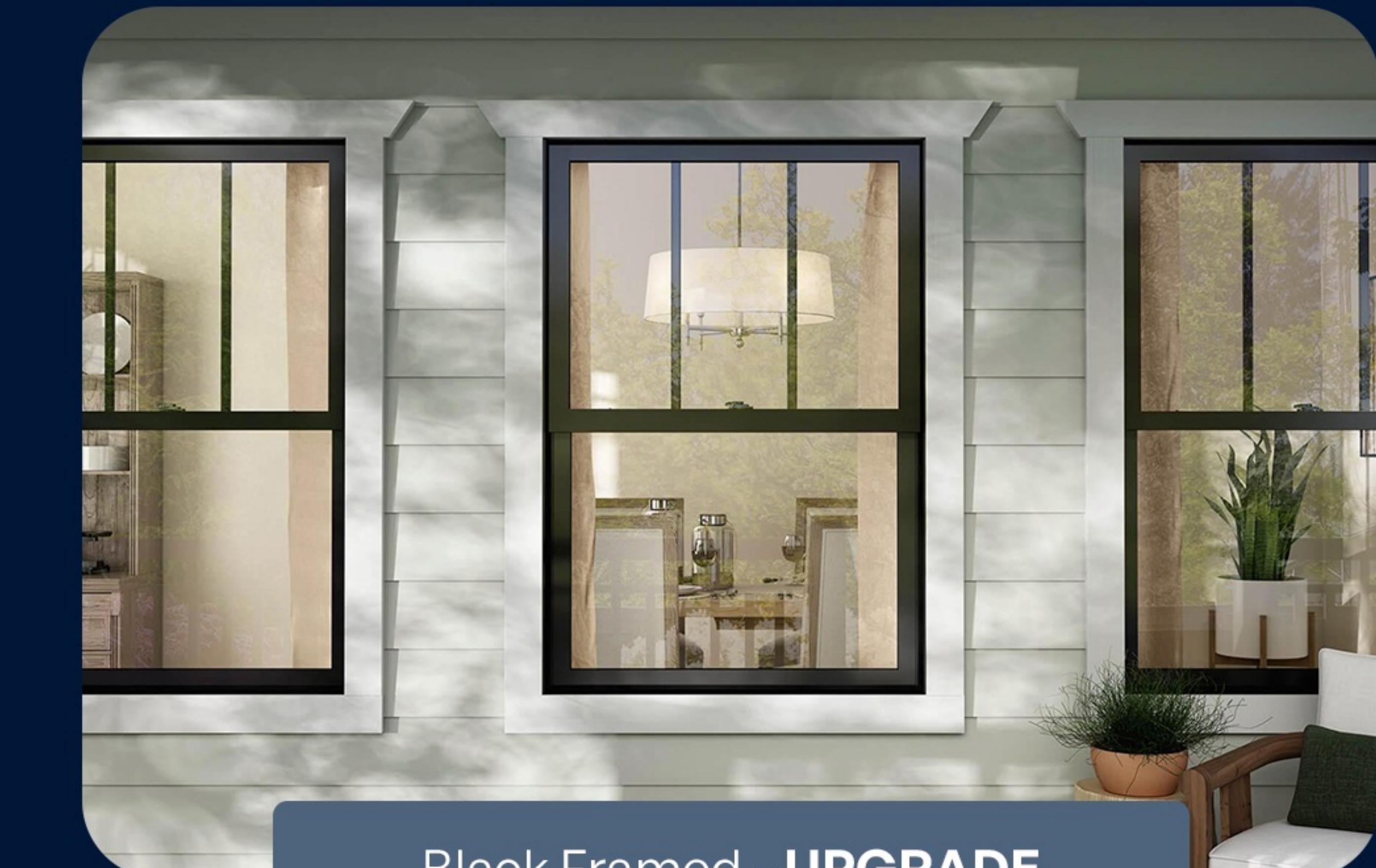


EXTERIOR

WINDOW FRAME COLOR



White Framed - **INCLUDED**



Black Framed - **UPGRADE**

EXTERIOR

**LIGHTING
INCLUDED**



*One Exterior Light Included

Progress Lighting

EXTERIOR

LIGHTING UPGRADE



*One Exterior Light Included

Progress Lighting

FLOORING

Emser "Emcore" Oxford OR Windsor 20mil x 5mm SPC Luxury Vinyl Flooring 7"x48"

Choice of 6 colors Included

Oxford™

Hermosa | 7x48



Windsor™

Barstow | 7x48



Brea | 7x48



Solvang | 7x48



Ojai | 7x48



Malibu | 7x48

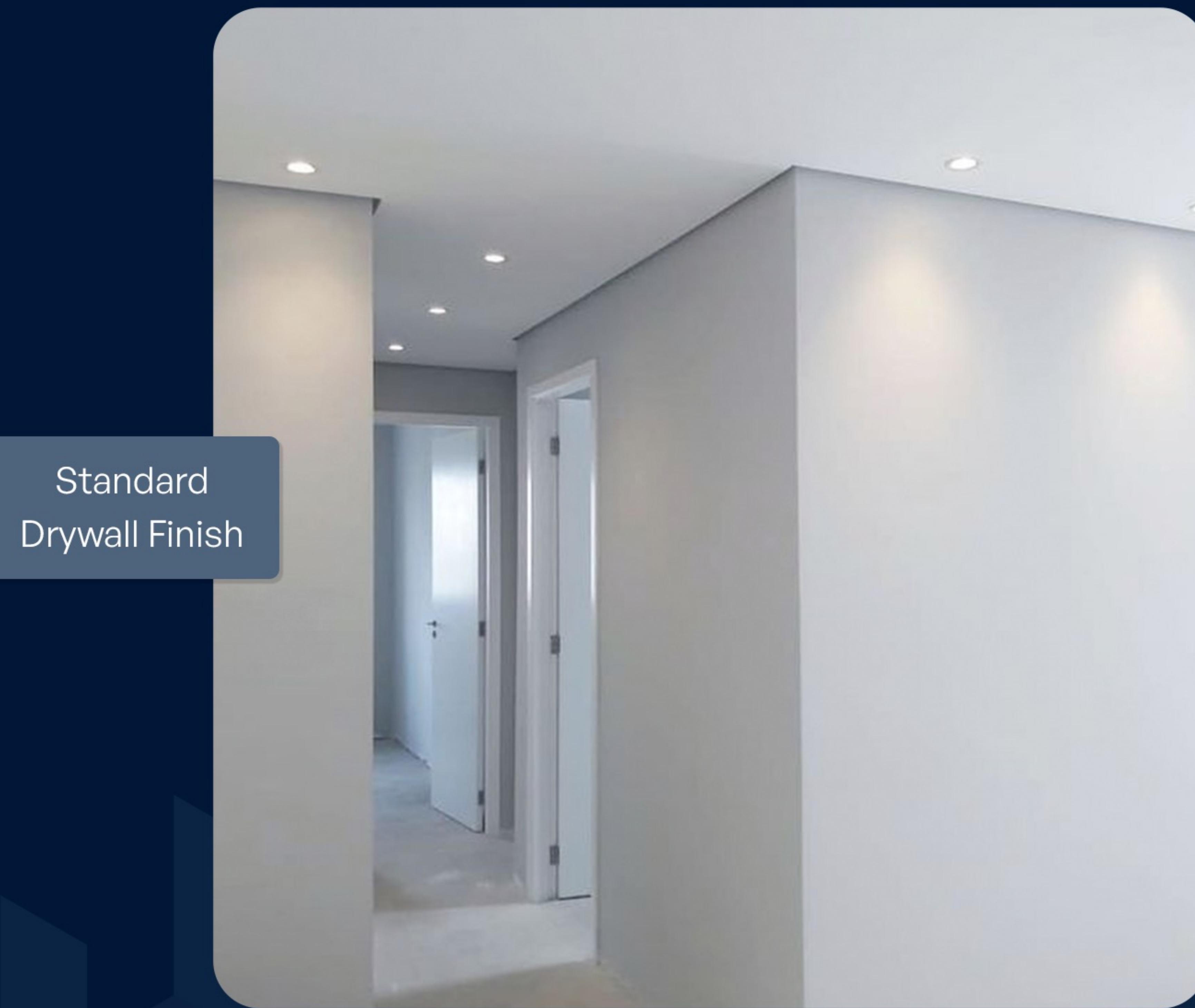


WALL & CEILING FINISH



Standard Smooth Finish

WALL MATERIAL



INTERIOR

DOORS



Panel + Panel Bifold

OR



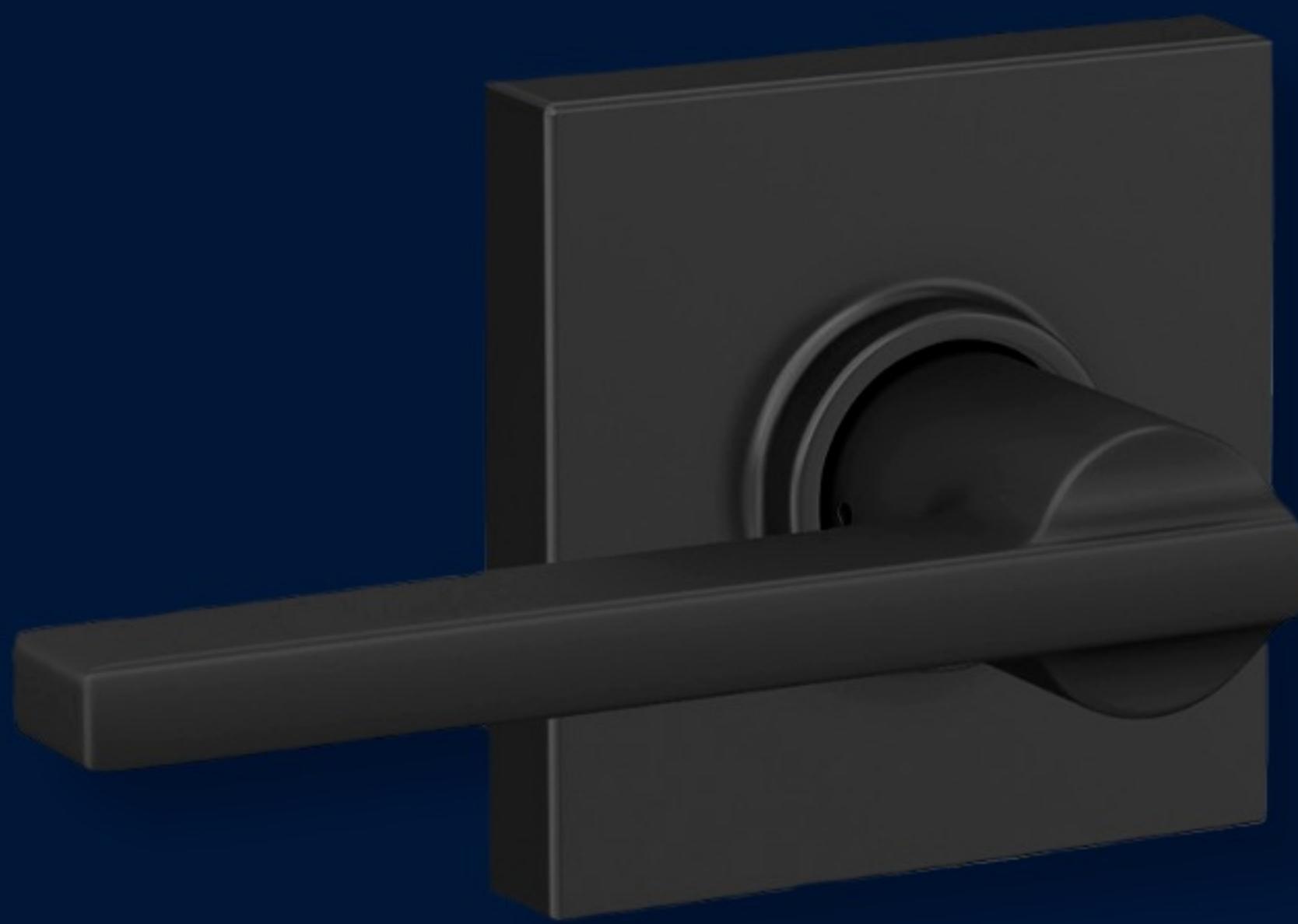
Panel Shaker + Panel Shaker Bifold

DOOR HARDWARE

Schlage Latitude Lever with Collins Trim



Bright Chrome

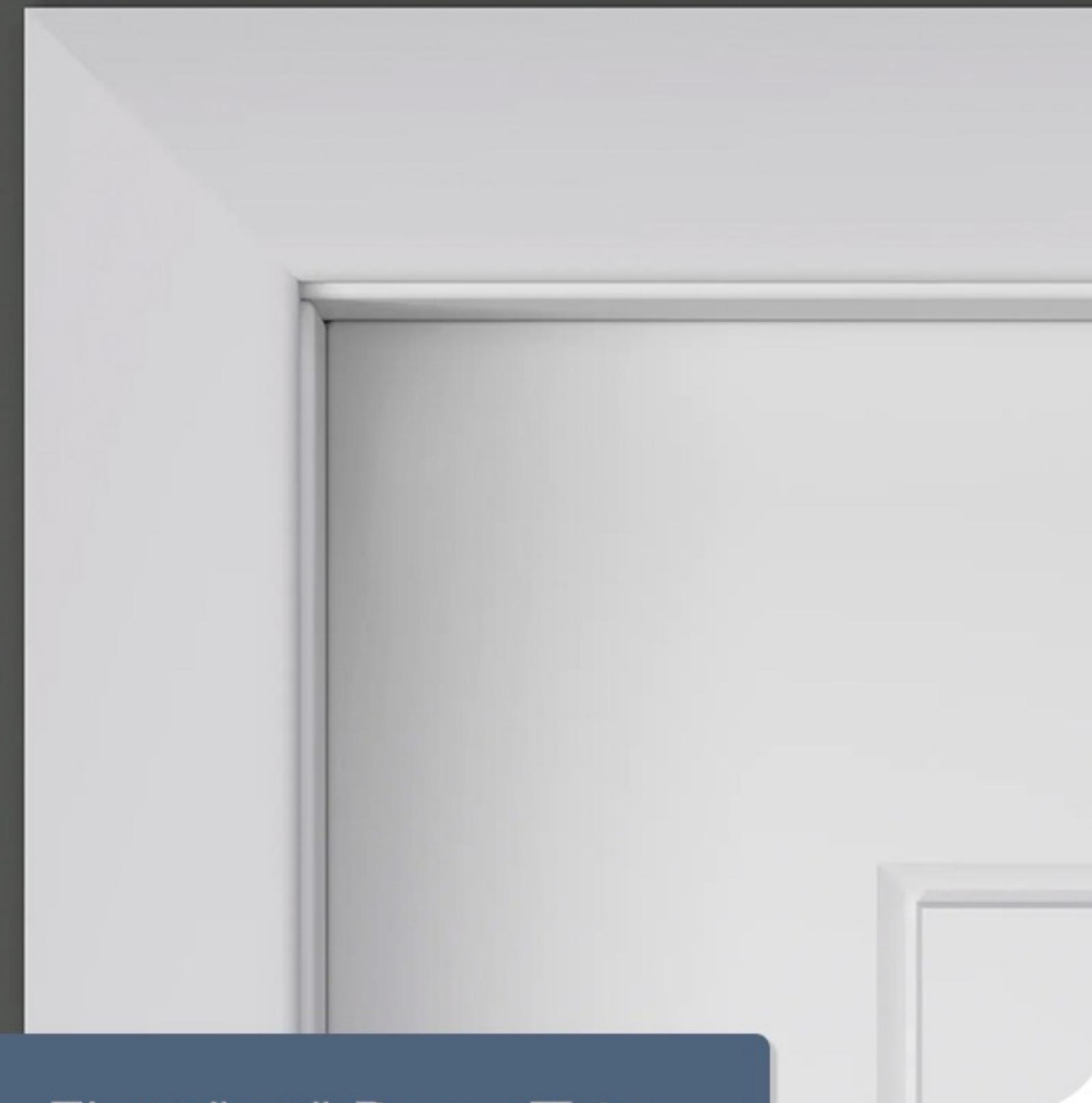


Matte Black

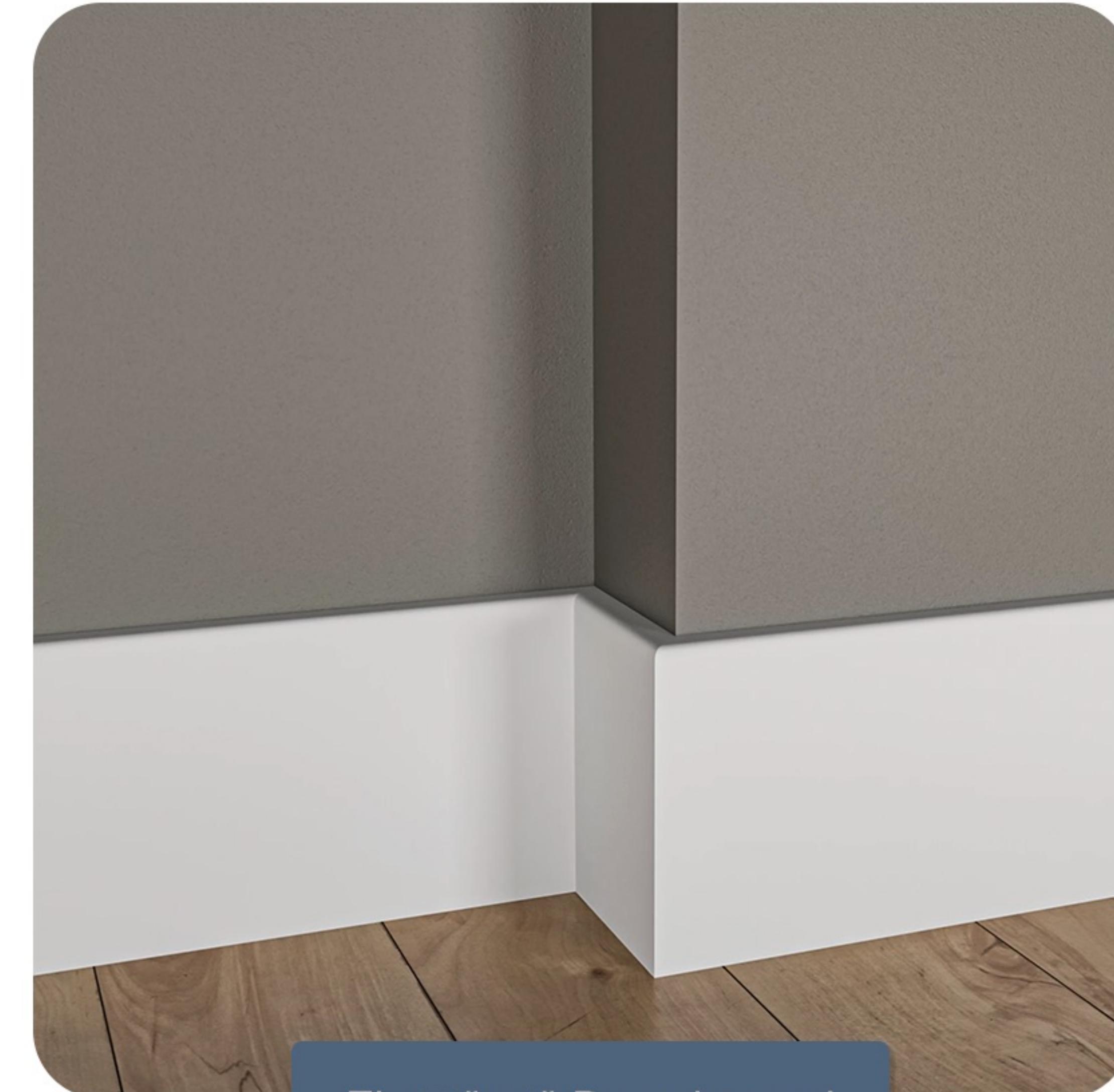


Satin Nickel

BASEBOARD & TRIM



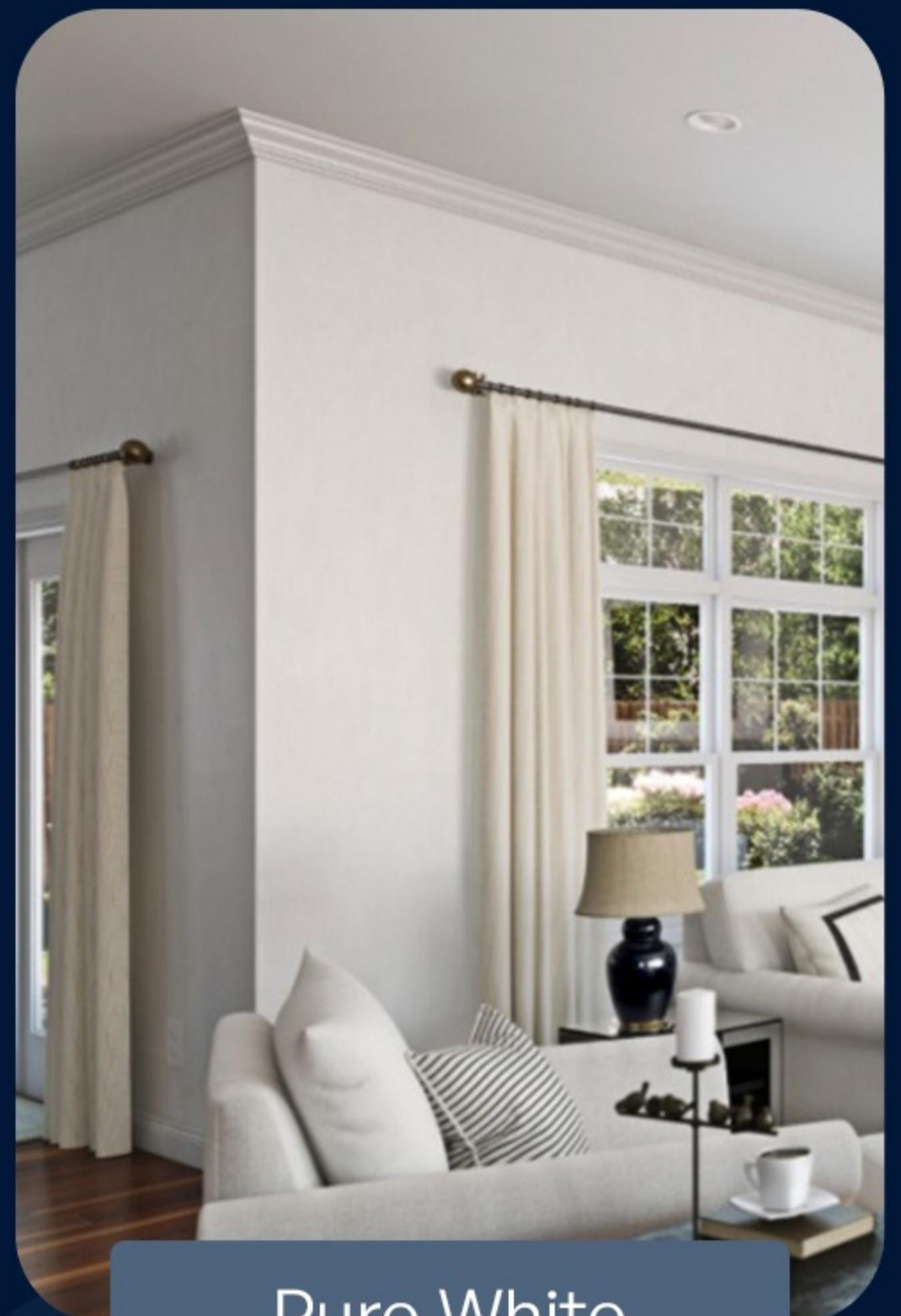
Flat 1"x2" Door Trim



Flat 1"x4" Baseboard

CEILING/WALL/TRIM PAINT

Sherwin Williams Paint Colors



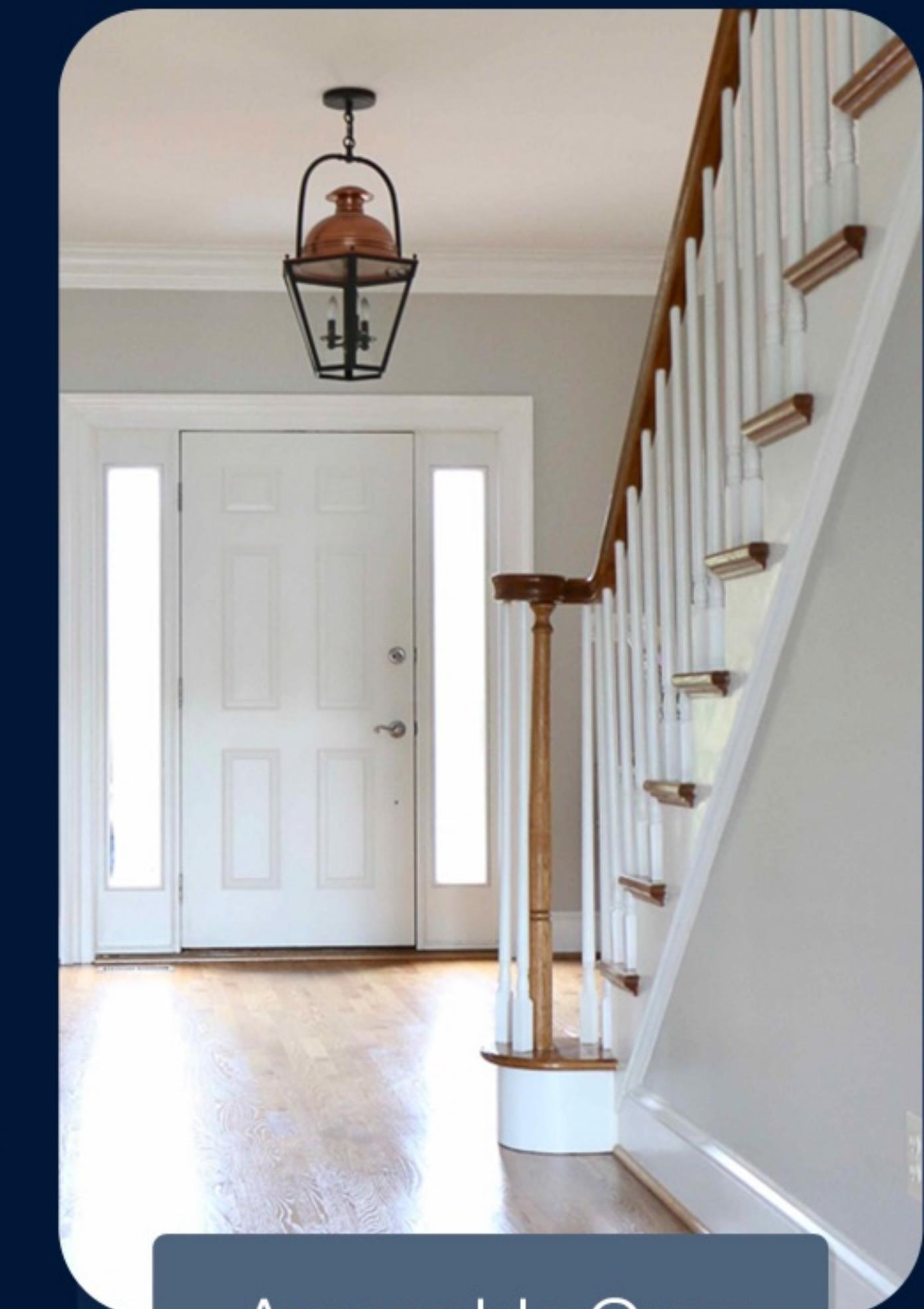
Pure White
used on all ceilings



Greek Villa



Accessible Beige



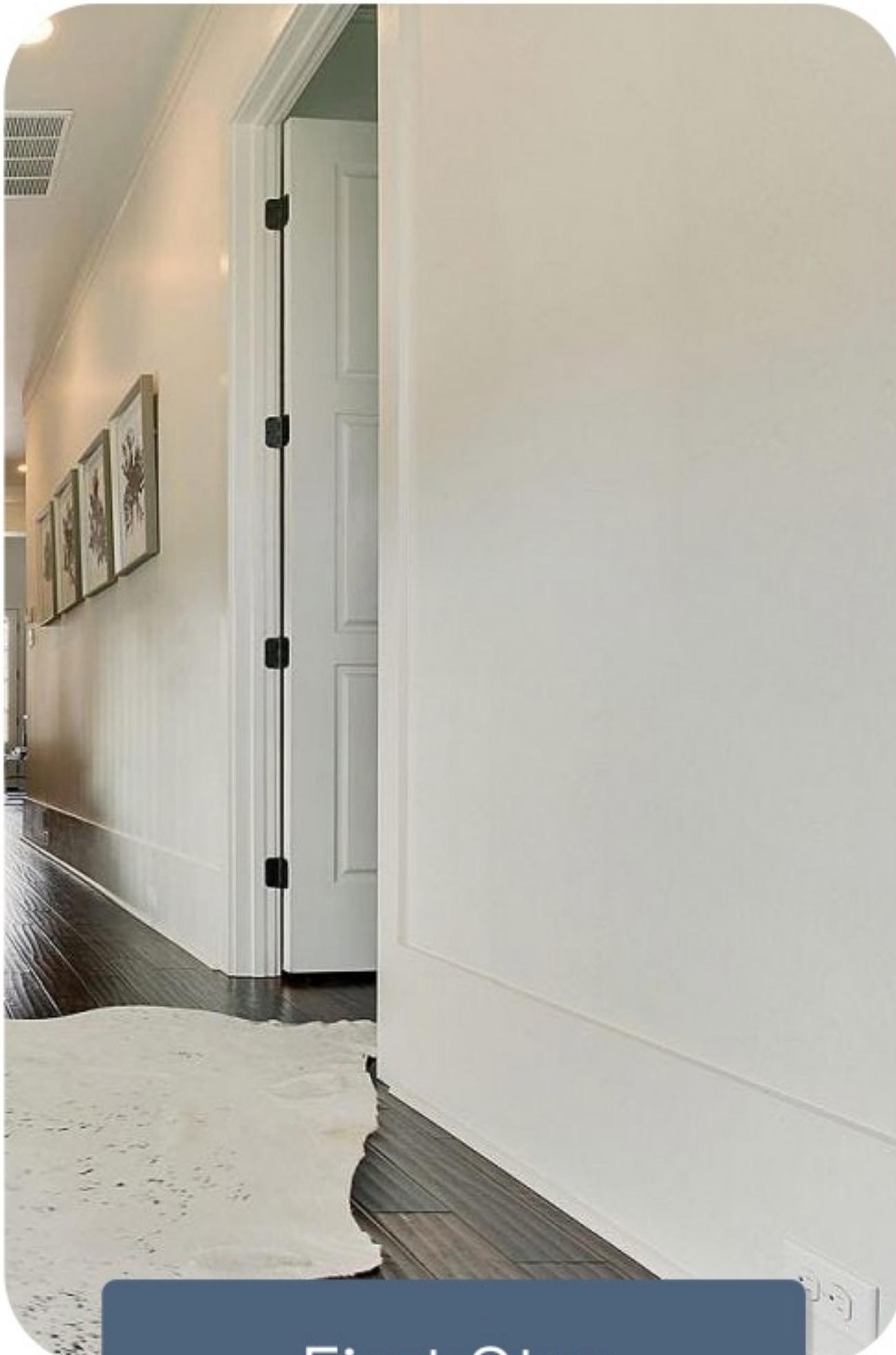
Agreeable Gray

WALL/TRIM PAINT

Sherwin Williams Paint Colors



Denim



First Star



Evergreen Fog



Sea Salt

KITCHEN CABINETS - INCLUDED

Shaker Style-Full Overlay Framed Cabinets with Soft Close Doors and Drawers.



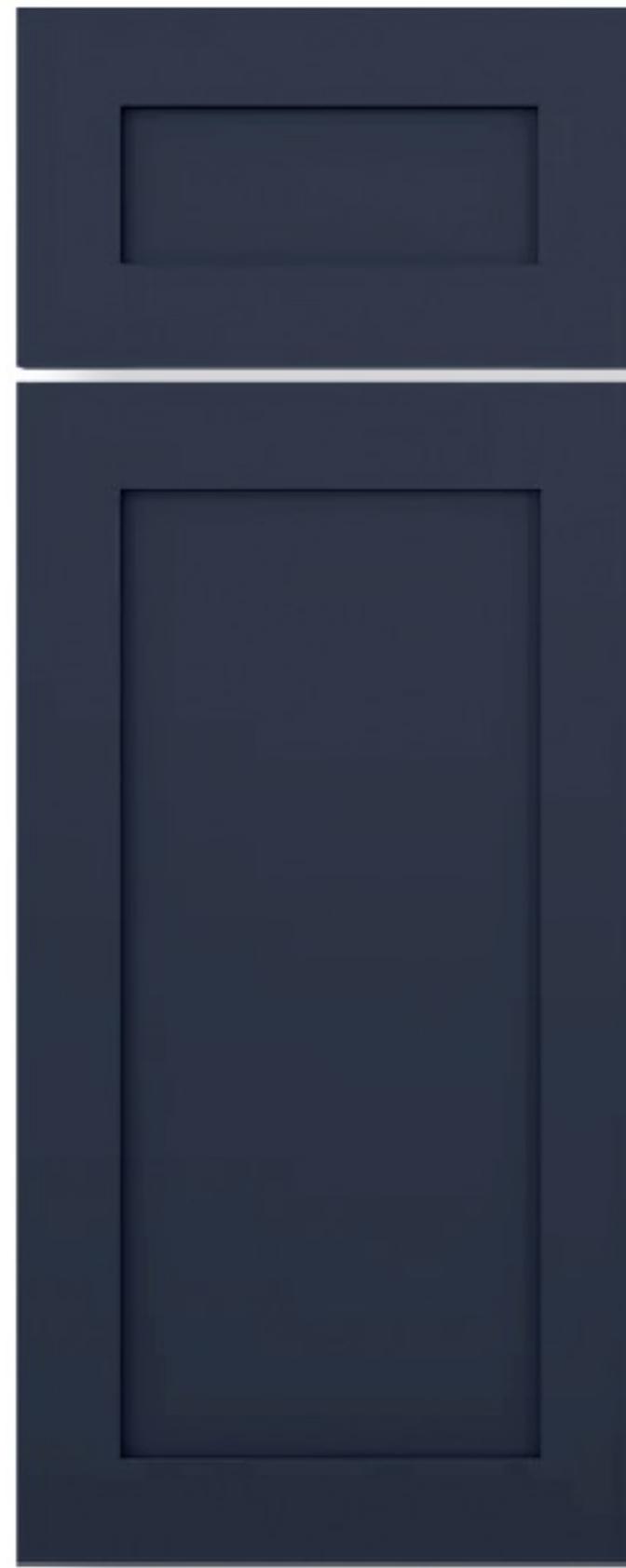
White



Gray

KITCHEN CABINETS - UPGRADE

Shaker Style-Full Overlay Framed Cabinets with Soft Close Doors and Drawers.



Blue



Espresso



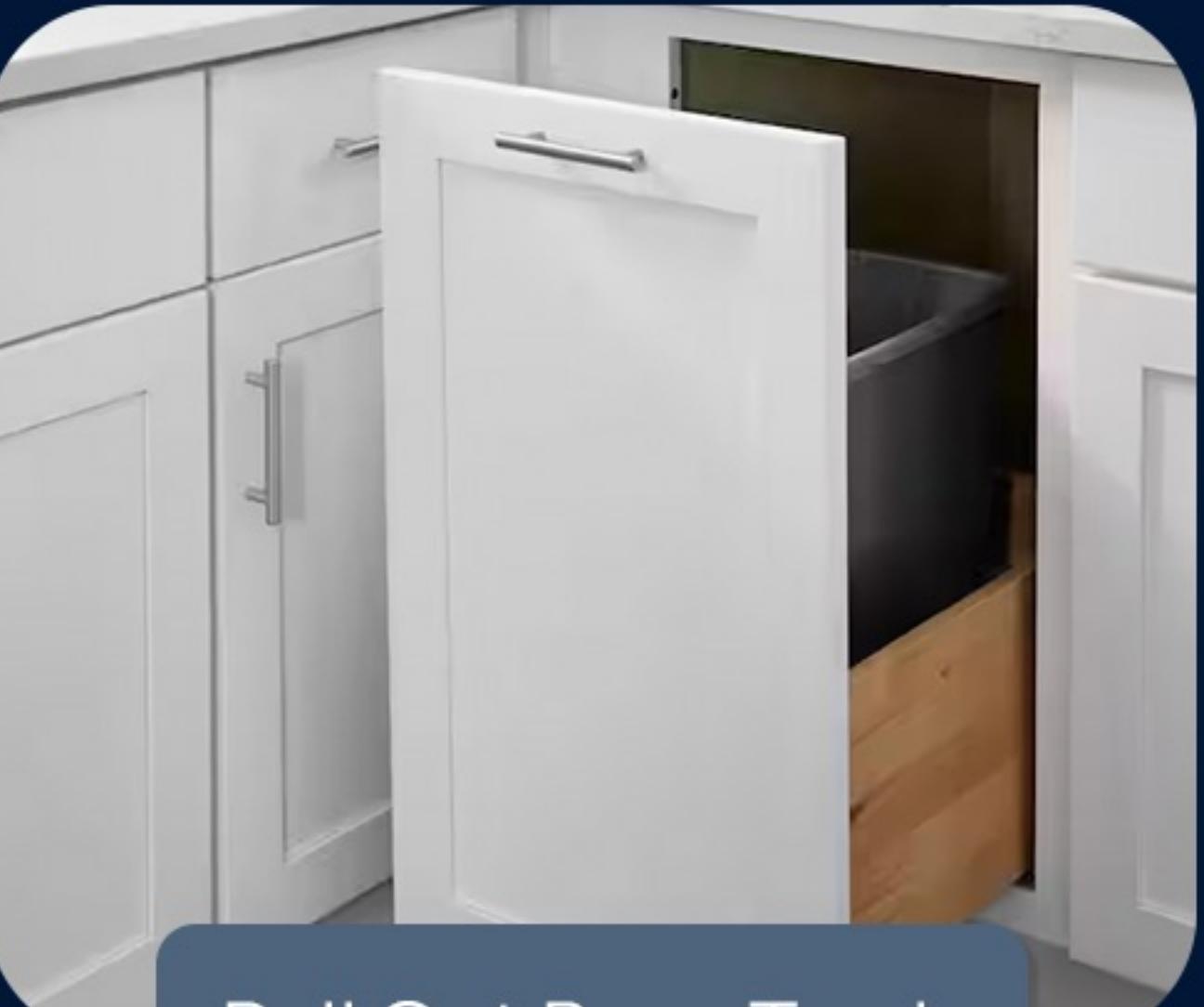
Caramel

*Kitchen Cabinets include 30" Uppers

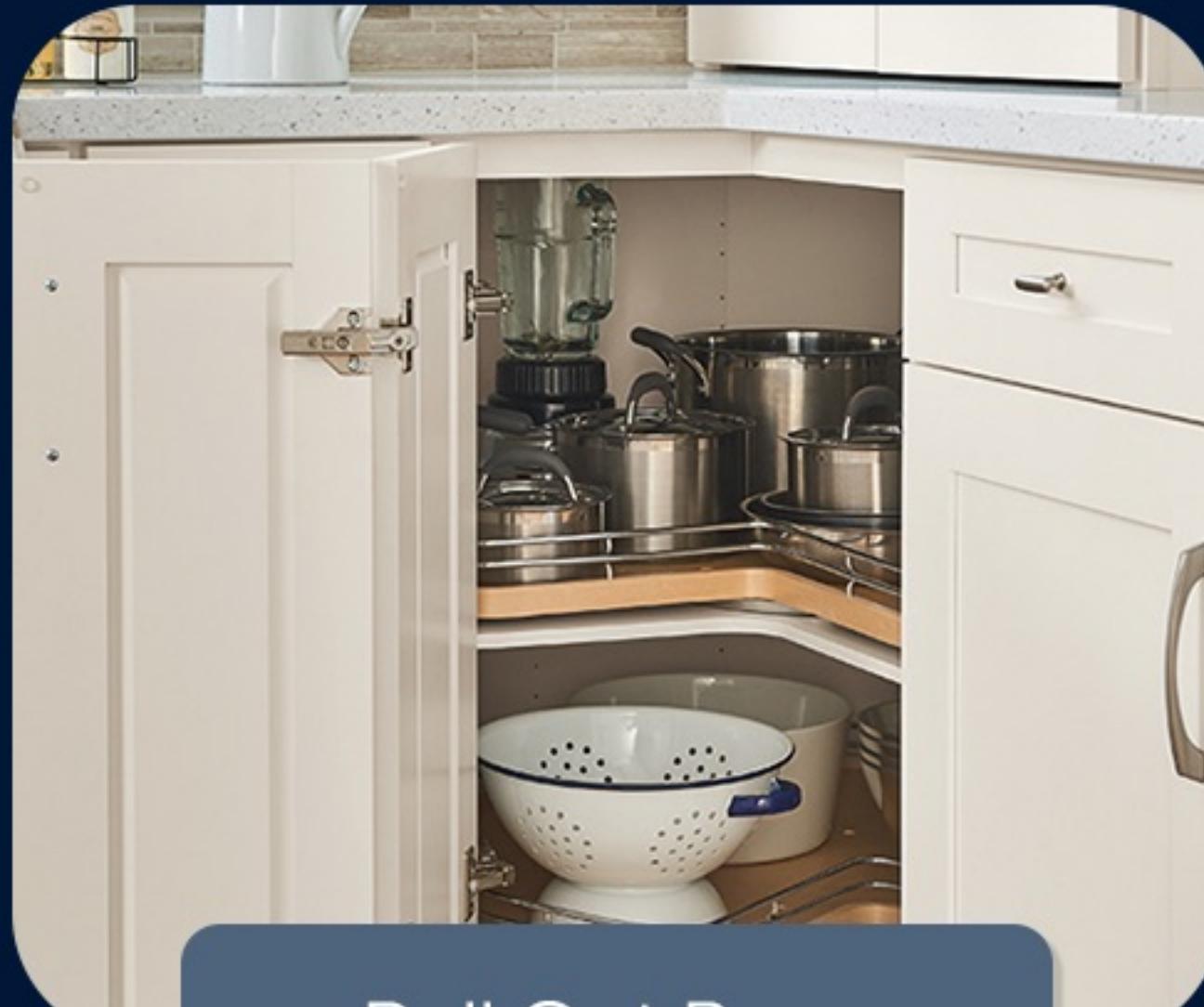
KITCHEN CABINETS OPTIONAL UPGRADES



Pull Out Spice
Rack-Base or Upper



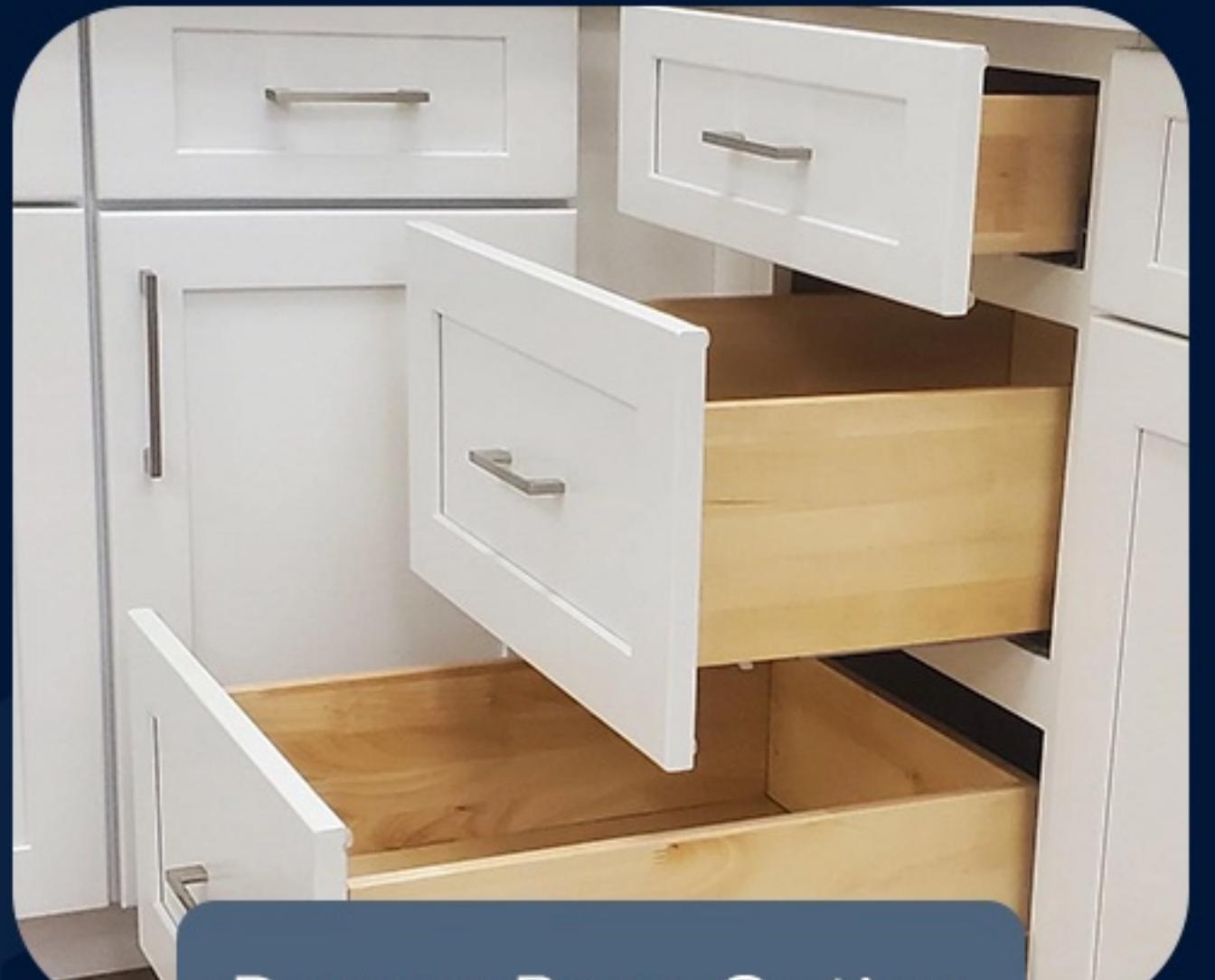
Pull Out Base
& Recycle Bin



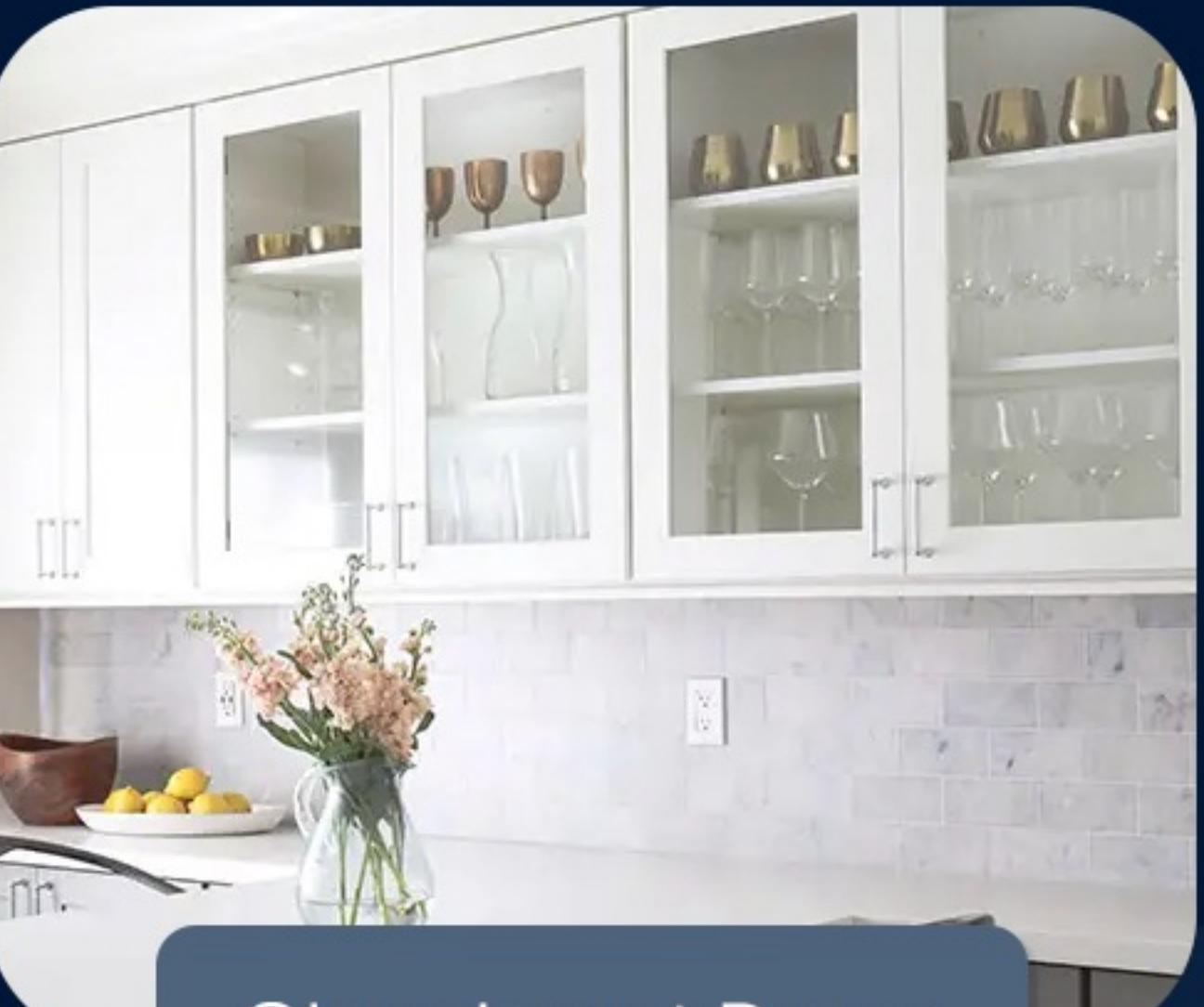
Pull Out Base
Corner Lazy Susan



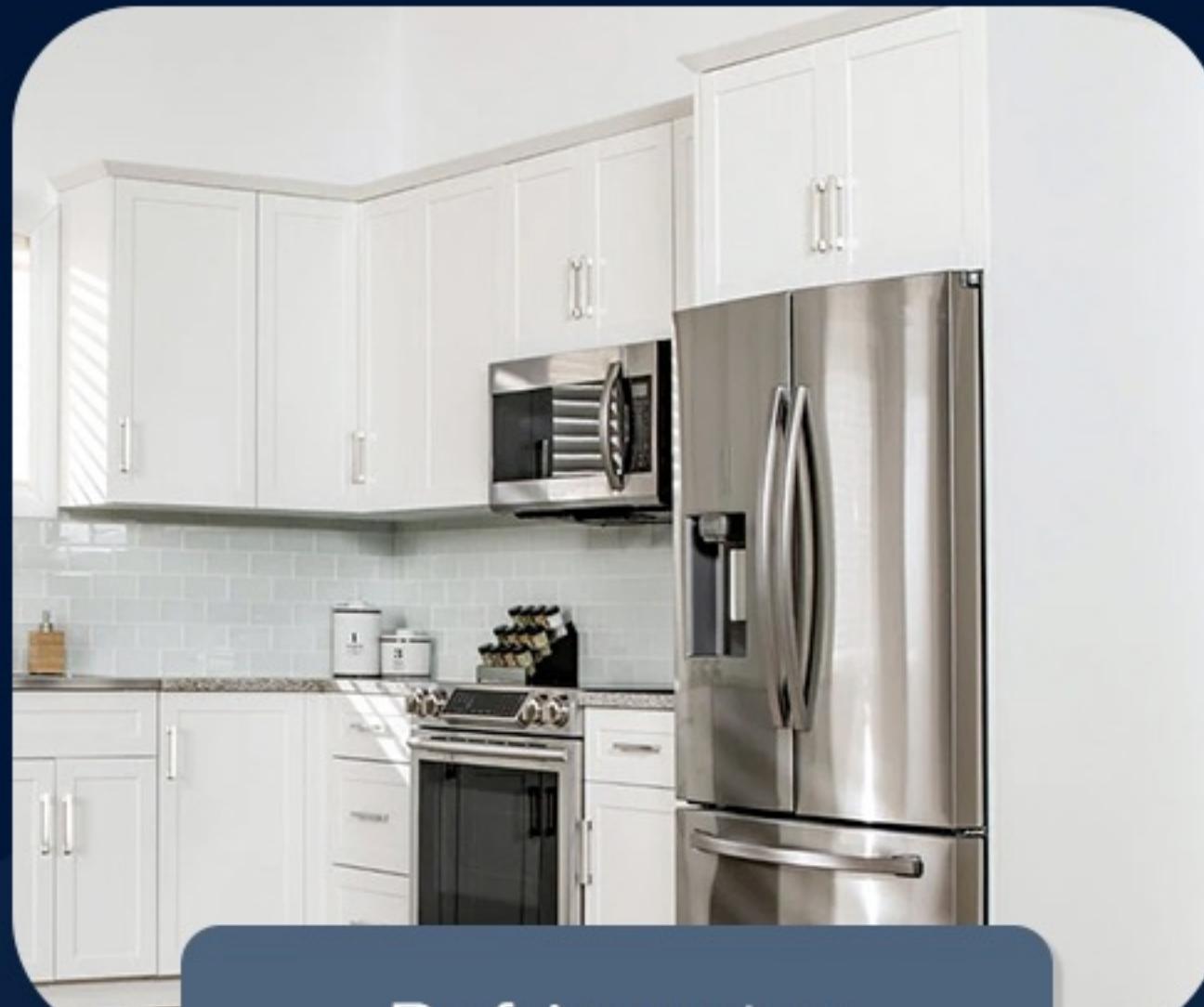
Tip Out Tray
in Drawer



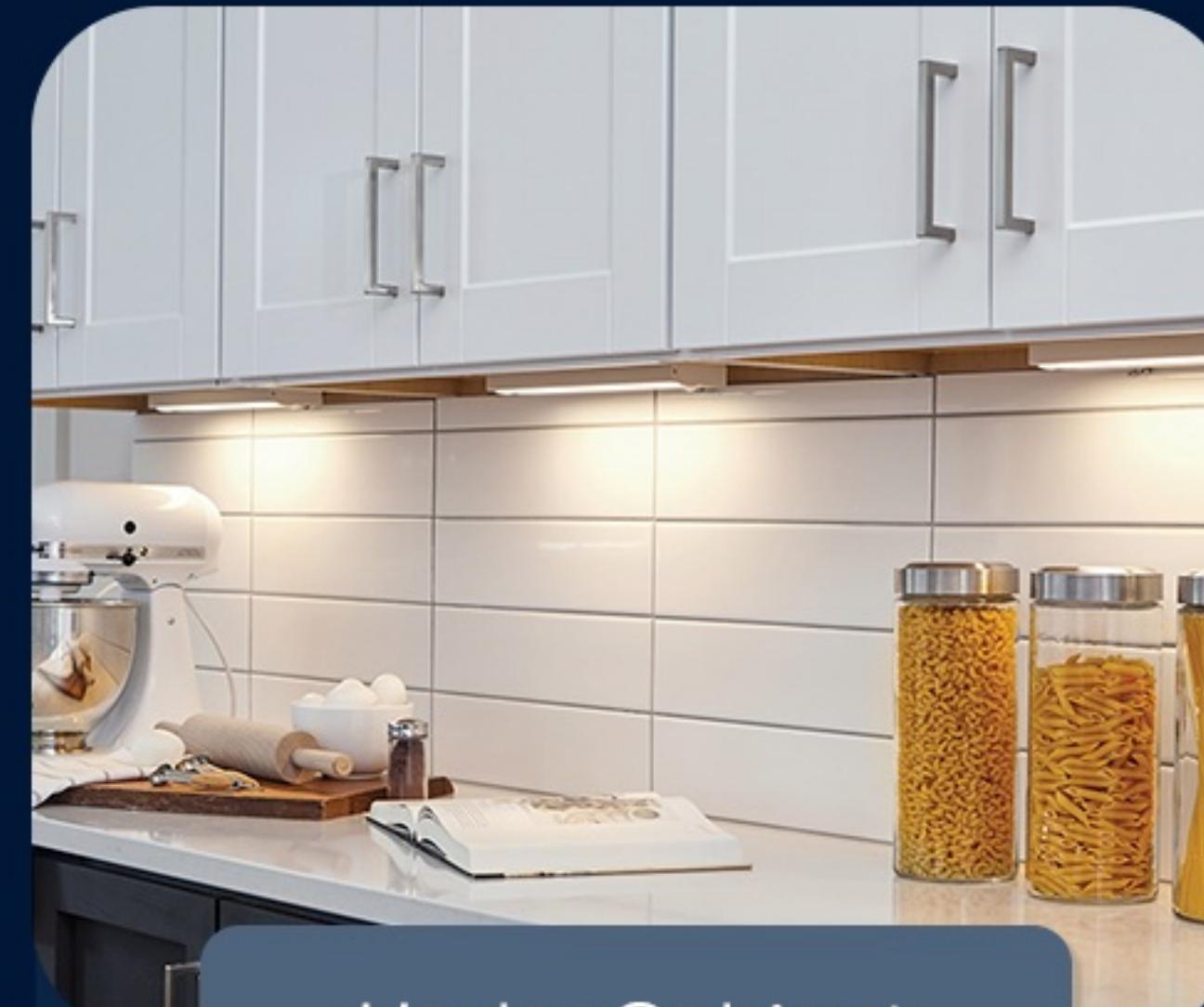
Drawer Base Option
in Leu of Door Base



Glass Insert Doors
on Uppers



Refrigerator
Side Panel



Under Cabinet
Lighting

INTERIOR

CABINET HARDWARE

INCLUDED

Miseno Eaton Bar Pull



Matte Black



Pol. Chrome



Satin Stainless

UPGRADE

Selection Differs
per Location



KITCHEN FAUCET

Moen Sleek - Single Hole Pull Down Faucet



Matte Black



Bright Chrome



Stainless Stain

KITCHEN SINKS

Sherwin Williams Paint Colors

INCLUDED



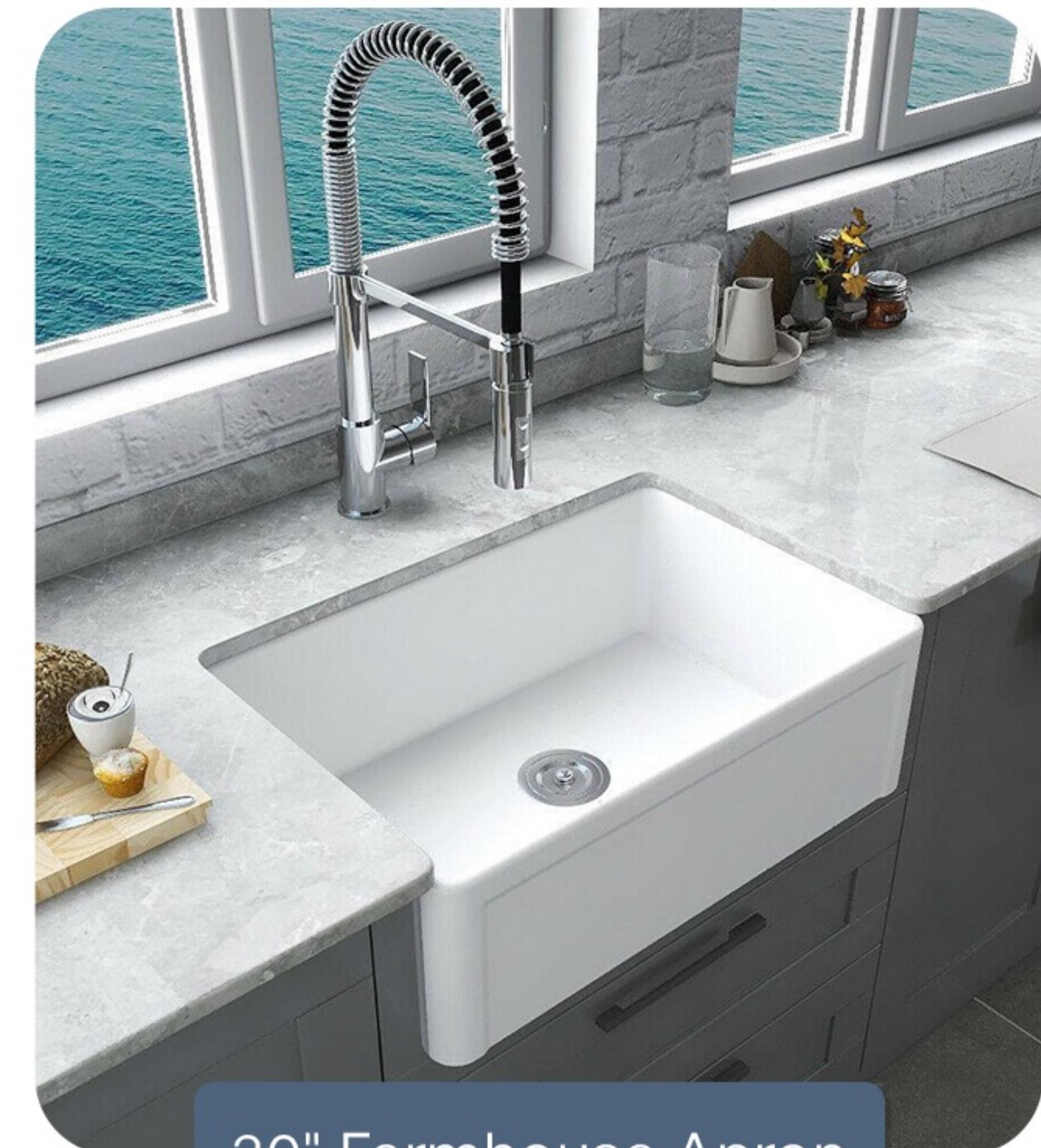
30" Stainless Steel
Undermount

INCLUDED



30" Stainless Steel
Drop-In

UPGRADE

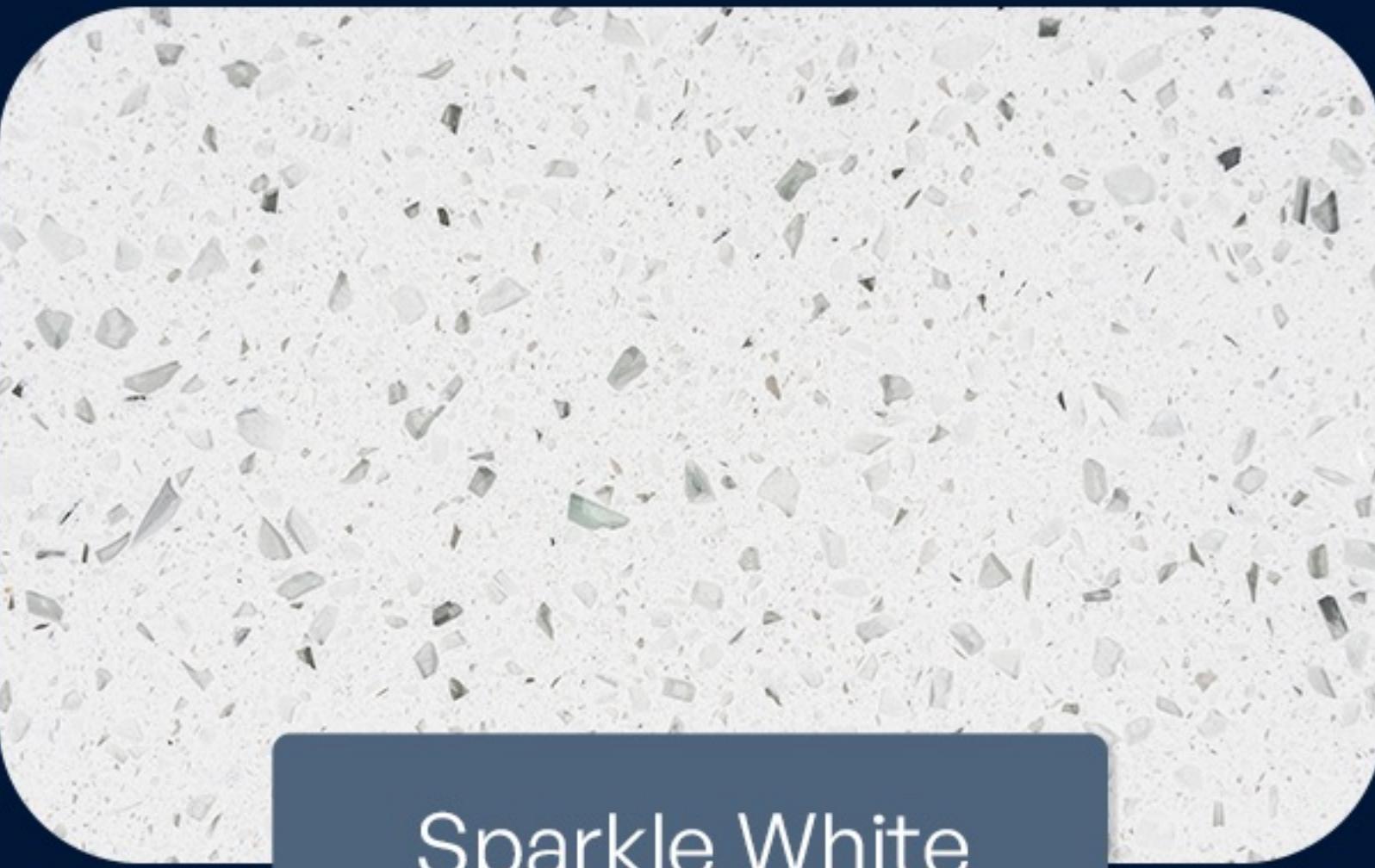


30" Farmhouse Apron
Front Undermount

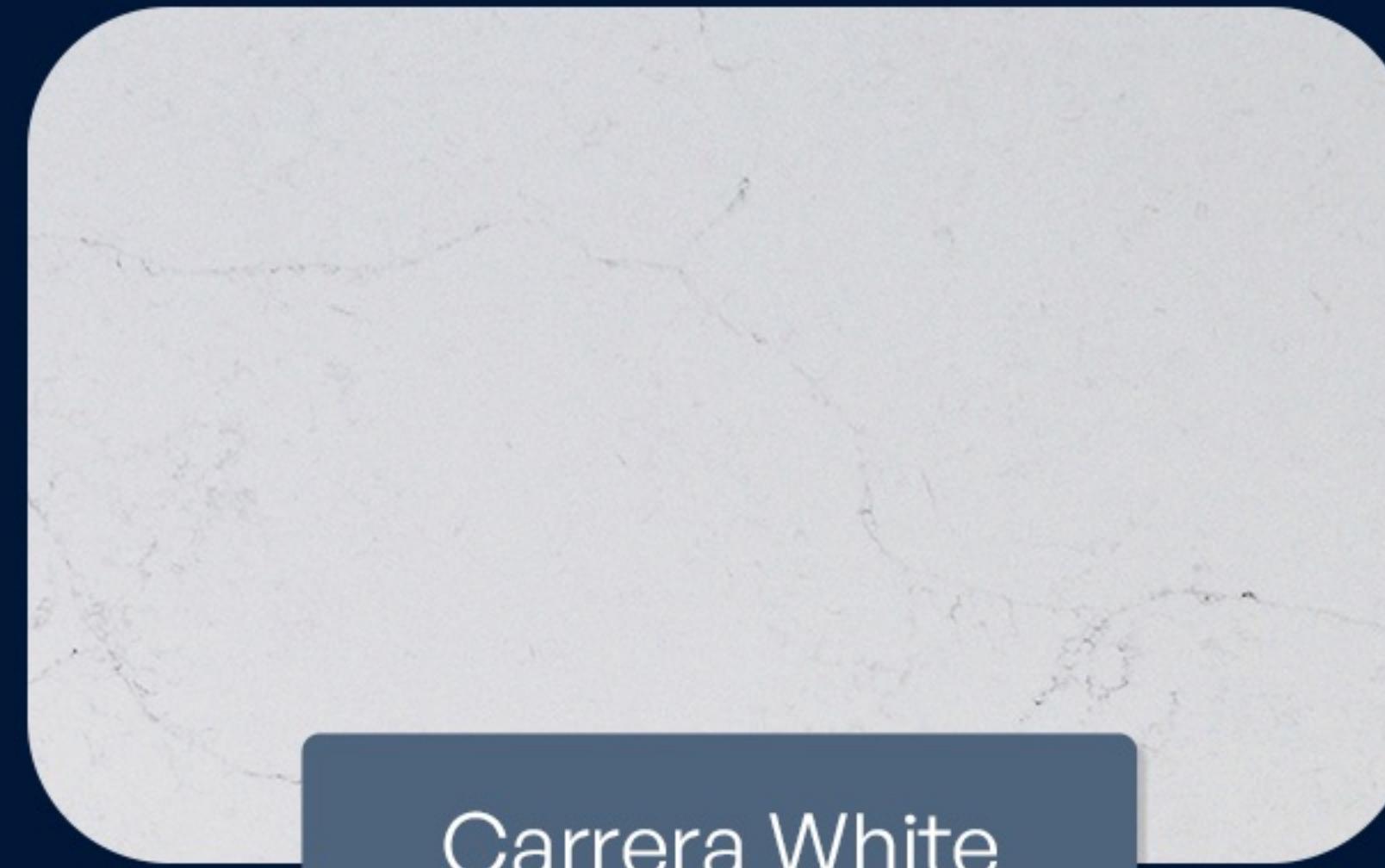
QUARTZ COUNTERTOPS

Quartz: 2cm and Eased/Pencil Edge

INCLUDED

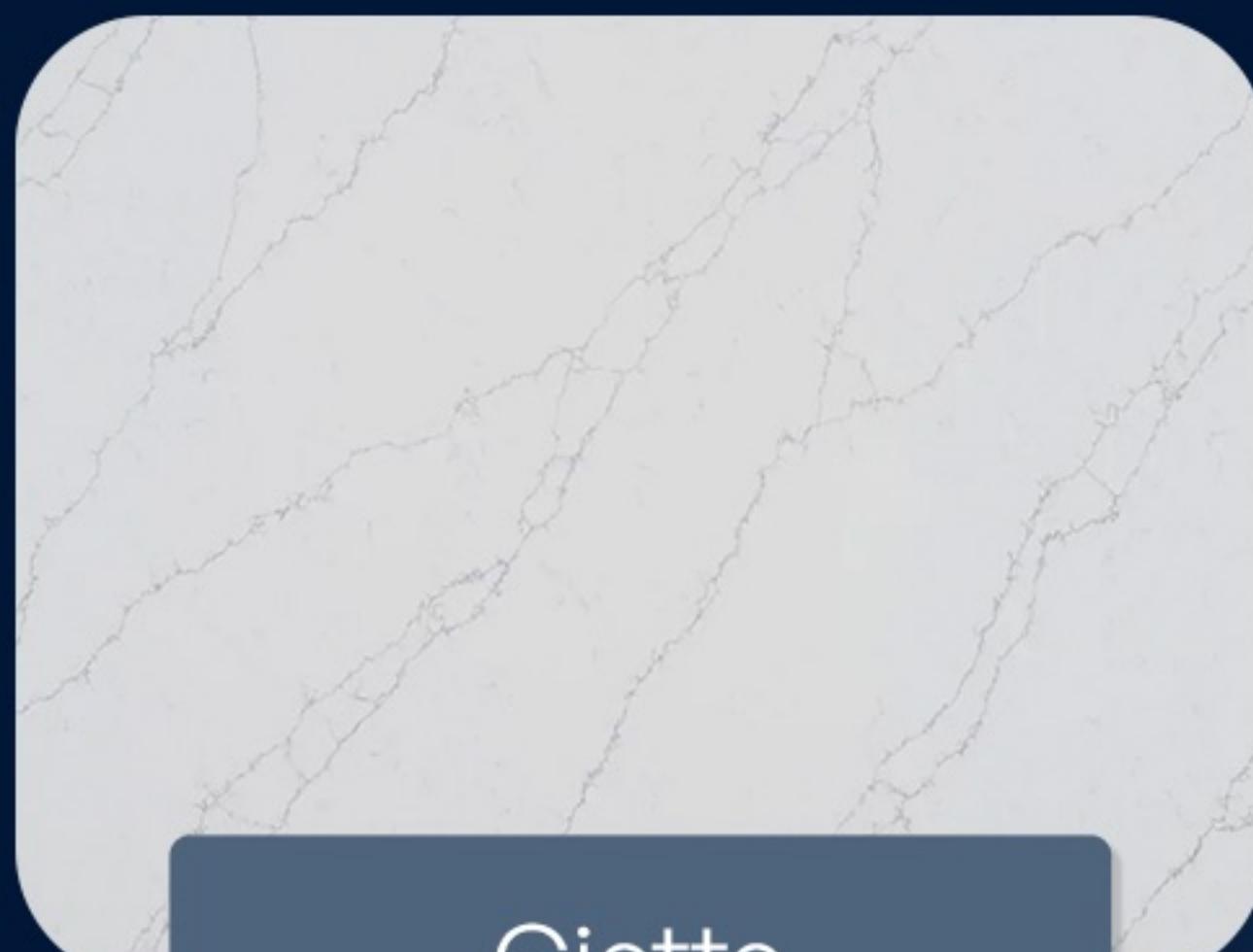


Sparkle White



Carrera White

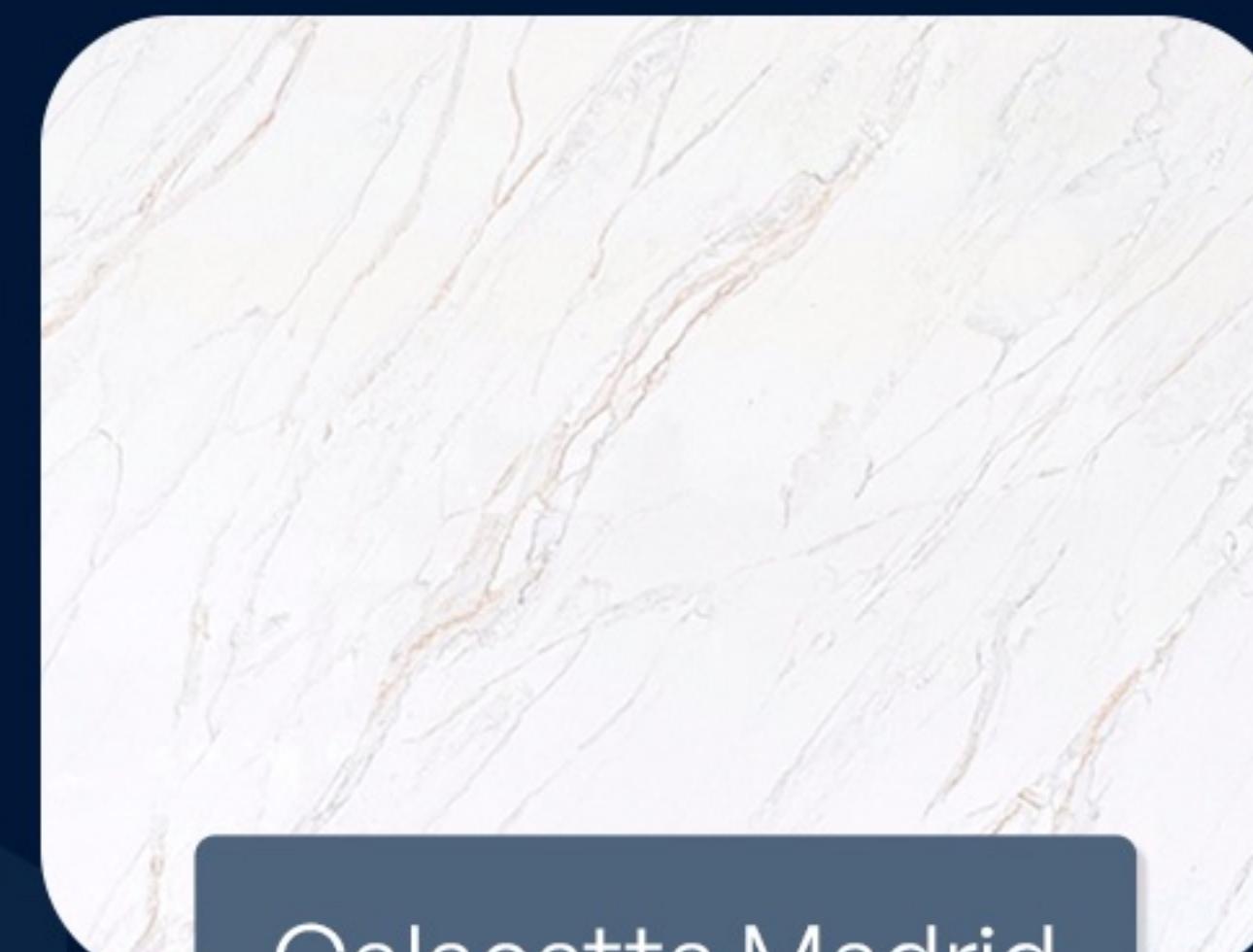
UPGRADE



Giotto



Calacatta Splendor



Calacatta Madrid

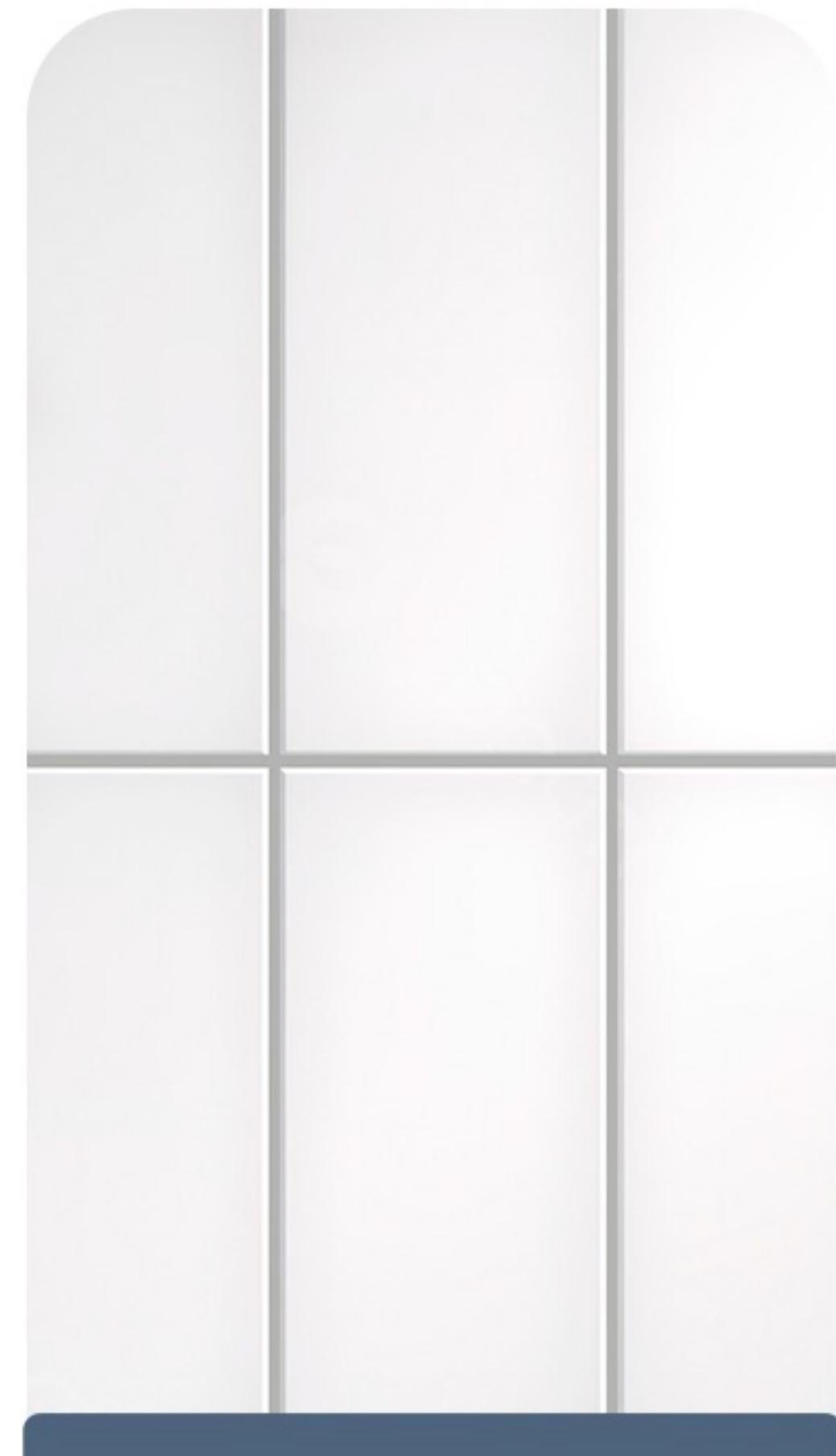
KITCHEN BACKSPLASH



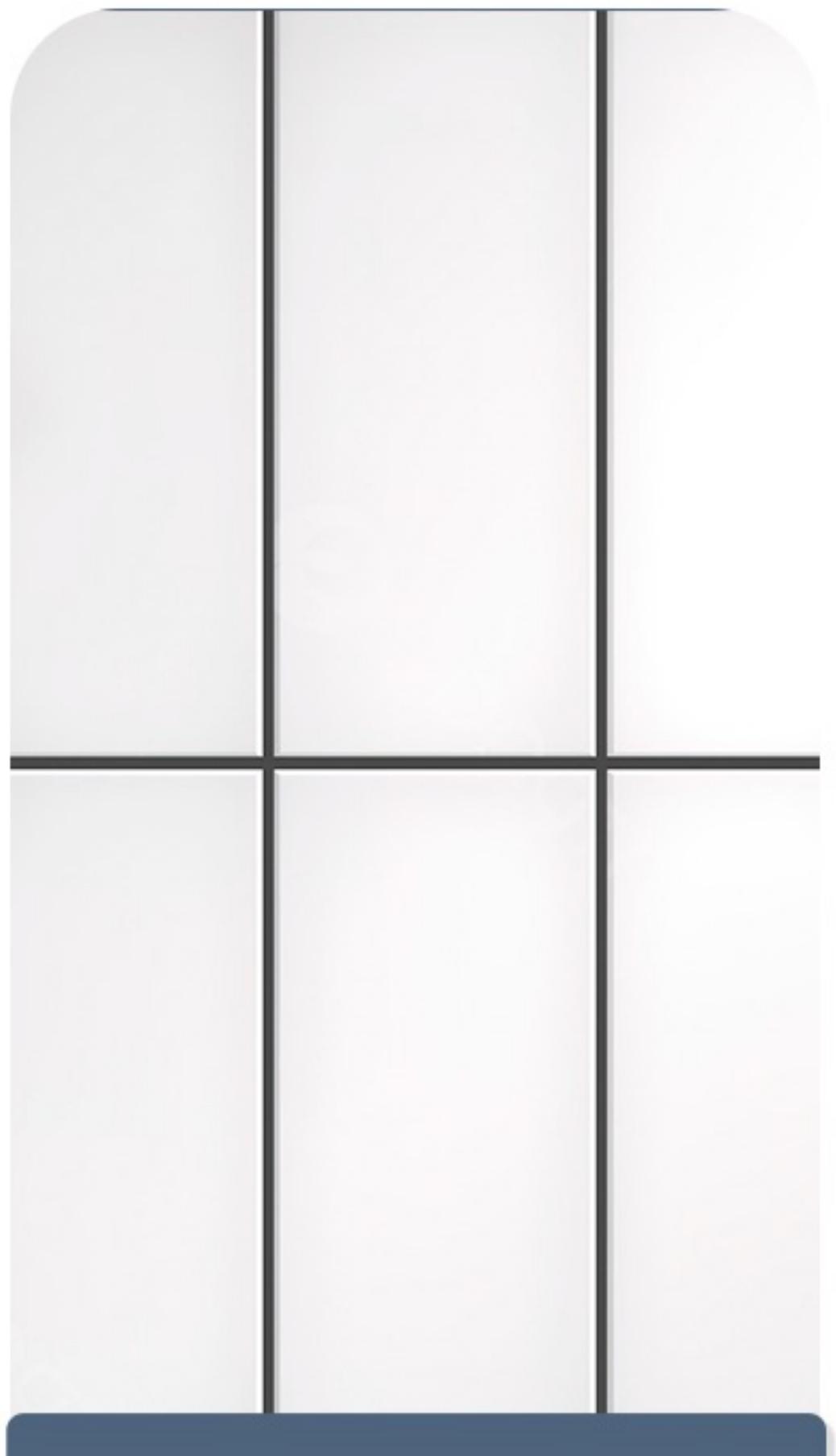
Emser "Catch" 3x6
Glossy White Subway Tile



#00 White



#27 Silver



#10 Black

Mapei Ultra Color Plus Grout

KITCHEN APPLIANCE PACKAGE

KITCHEN



Stainless Steel
Refrigerator - 30"



Stainless Steel
Dishwasher - 24"



Stainless Steel
Electric Range - 30"

LAUNDRY ROOM



White Whashing
Machine - 24"



White Drying
Machine - 24"

BATHROOM VANITY/SINK INCLUDED



Vanity includes Marble Top, Undermount Sink & Chrome Pull Bars



Dark Charcoal



White



White Oak



Midnight Blue

BATHROOM FAUCETS

Moen "Voss" Double Handle Bathroom Faucet with Pop-Up Drain



Brushed Gold



Brushed Nickel



Chrome



Matte Black



Oil Rubber Bronze



Polished Nickel

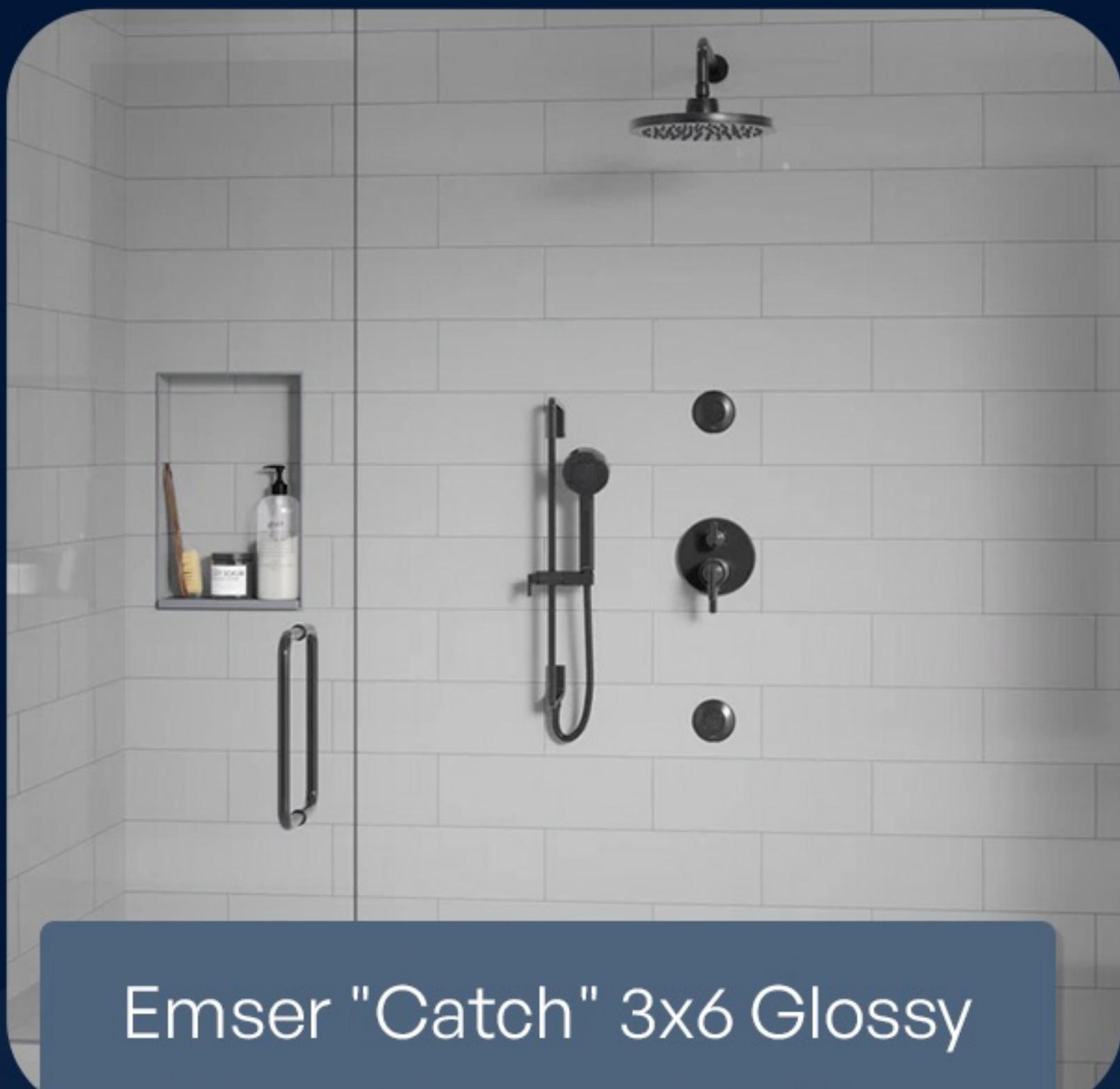
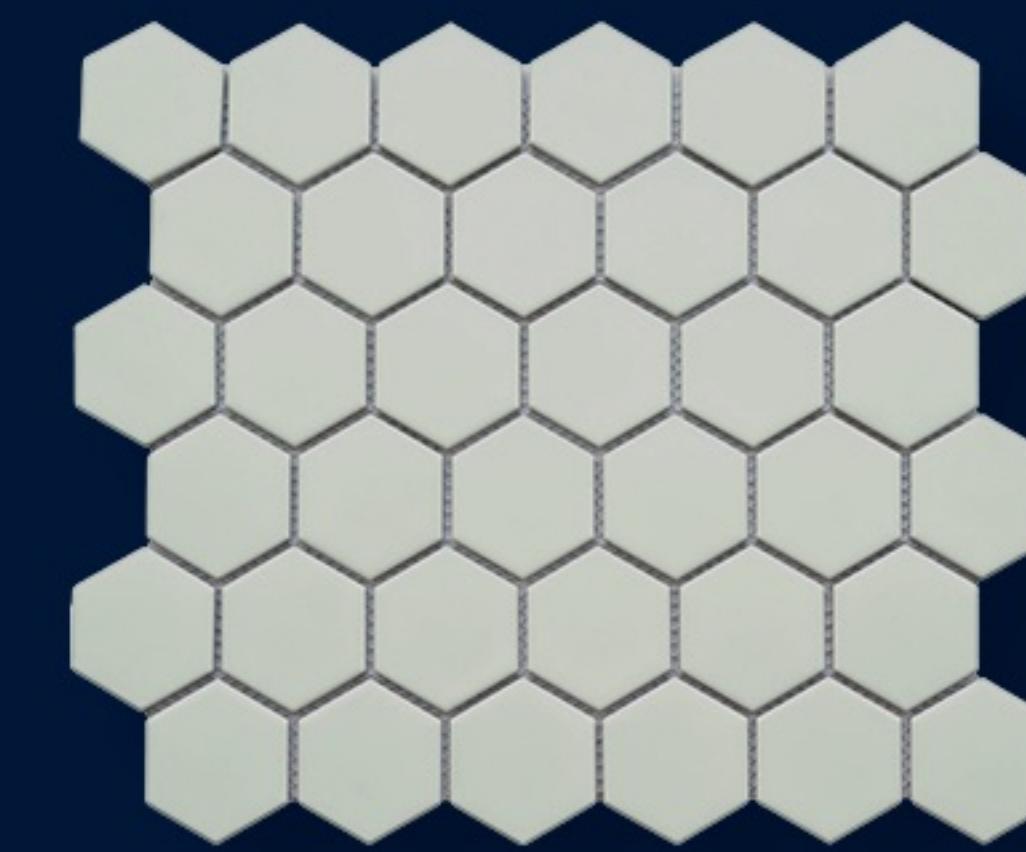
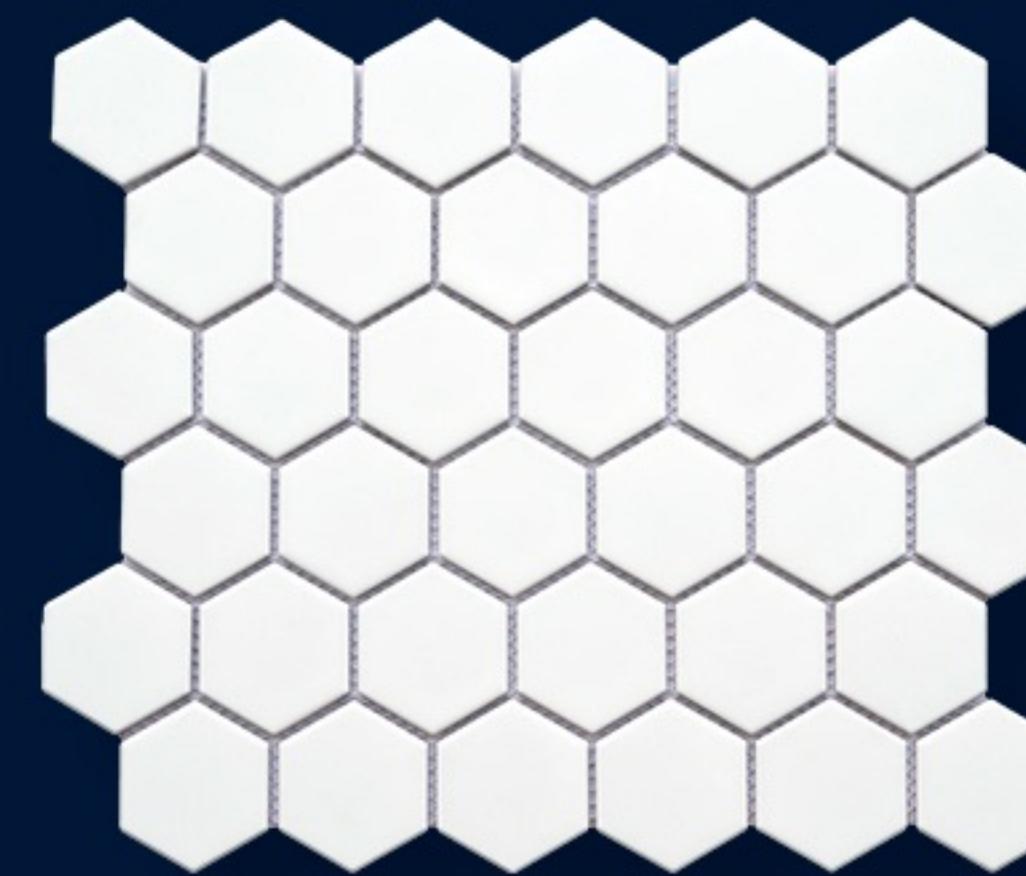
BATHROOM TOILET

American Standard H2Optimum Elongated Two-Piece Toilet
with Siphon Jet Technology



SHOWER WALL & FLOOR TILE INCLUDED

Emser "Impact" Hexagon Shower
Floor Tile in White or Gray



Emser "Catch" 3x6 Glossy
White Subway Wall Tile



#00 White



#27 Silver



#10 Black

Mapei Ultra Color Plus Grout

SHOWER OPTIONAL UPGRADES



4"x16" Shower
Shampoo Niche

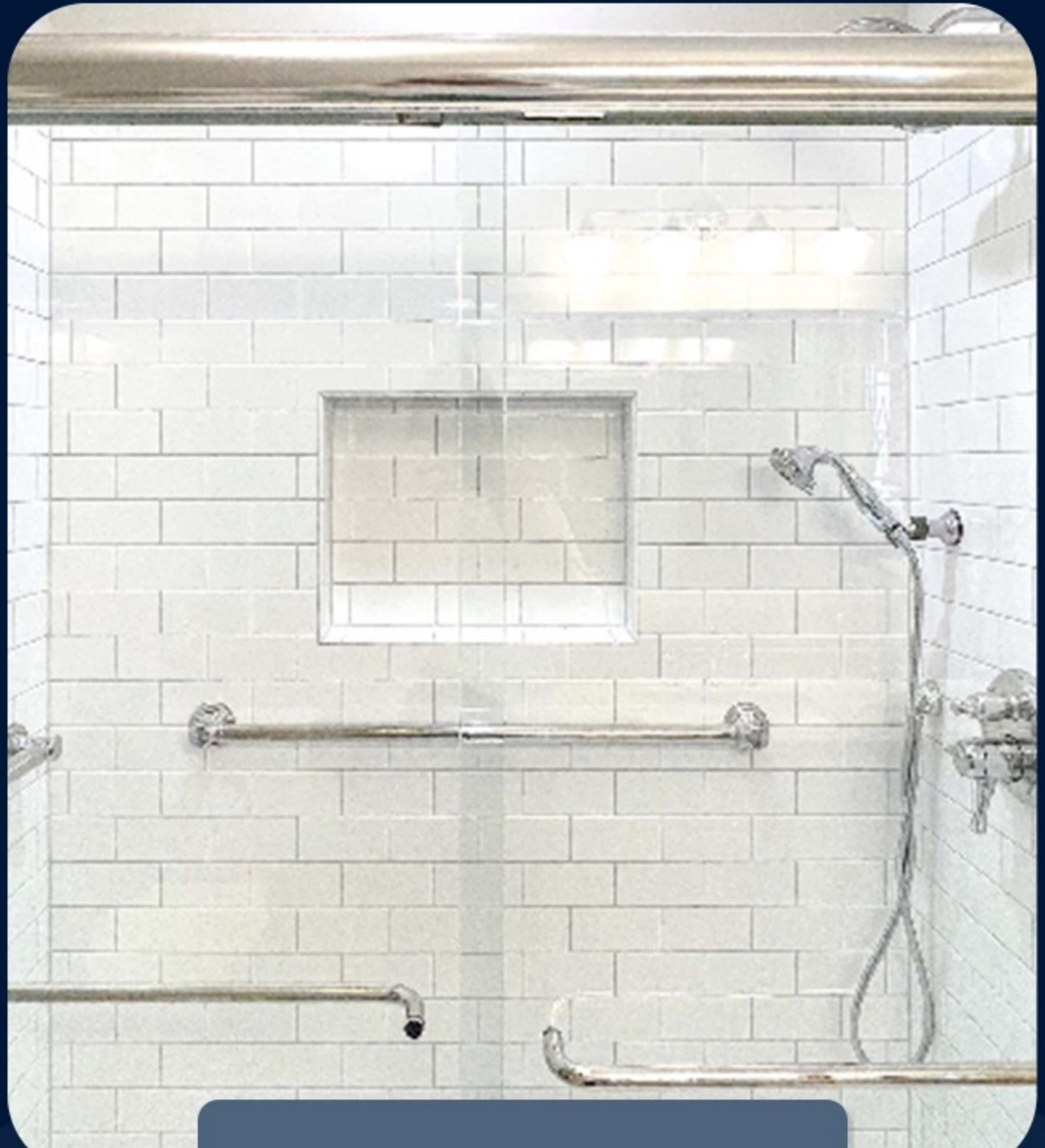


Shower Bench

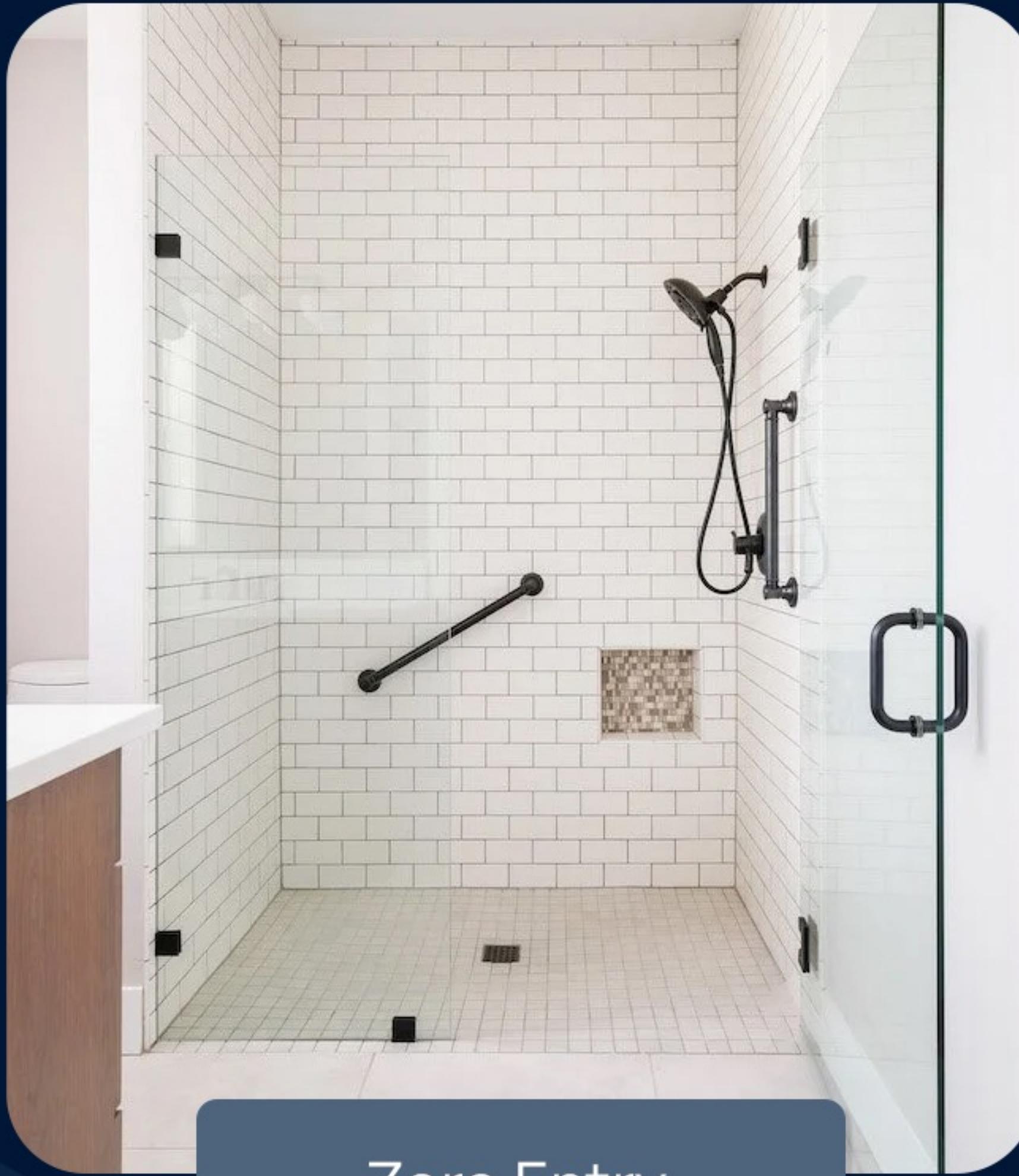


Recessed Vanity
Medicine Cabinet

ADA APPROVED BATH UPGRADES



Shower Grab Bars



Zero Entry
Shower Floor



ADA Approved
Comfort Height Toilet

SHOWER FIXTURES

Moen "Voss" Single Handle Posi-Temp Shower Trim & Head



Brushed Gold



Brushed Nickel



Chrome



Matte Black



Oil Rubber Bronze



Polished Nickel

SHOWER DOOR - UPGRADE

Framed Hinged Shower Door with Clear Glass



Matte Black



Chrome



Brushed Nickel

*Included One Shower Rod per Bathroom

BATHROOM VANITY LIGHTING INCLUDED

Replay



Progress Lighting

*One Vanity Light Included



Antique Bronze

Brushed Nickel

Polished Nickel

Matte black

Clifton Heights



Antique Bronze

Brushed Nickel

Matte Black

BATHROOM VANITY LIGHTING UPGRADE

Adley



Antique Bronze

Brushed Nickel

Polished Nickel

Matte black

Vertex



Brushed Gold

Brushed Nickel

Matte Black

Progress Lighting

*One Vanity Light Included

How Massdwell works?

Our process, step by step

STEP 01

Consultation & Feasibility

Free consultation to assess your property, zoning, and budget.

(\$ Downpayment: **Free**)

STEP 02

Model Selection

Choose from four pre-designed models with our team's guidance.

(\$ Downpayment: **10%**)

STEP 03

Permitting

We handle all permits and ensure compliance with local regulations.

(\$ Downpayment: **15%**)

STEP 04

Site Preparation (By Client)

Massdwell coordinates client site work with contractor assisting with technical guidance.

(\$ Downpayment: **Paid directly by the client**)

STEP 05

Manufacturing

Your unit is built in our facility with strict quality control.

(\$ Downpayment: **35%**)

STEP 06

Delivery & Installation

We transport, install, connect, and deliver your move-in ready ADU.

(\$ Downpayment: **40%** (balance on completion))

STEP 07

Move-In & Support

We provide a final walkthrough and stay available for future support.

(\$ Downpayment: **None**)



**STRESS LESS,
DWELL MORE**

BUILDING SMARTER HOMES FOR A BETTER WAY OF LIVING

🌐 massdwell.com

-instagram- [massdwell](https://www.instagram.com/massdwell/)