



**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.

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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.**

## Features & Benefits

# Modular ADU benefits

MassDwell ADUs are built to expand your possibilities. Combining speed, efficiency, and smart construction to deliver lasting advantages.



### QUICK INSTALATION

50% faster than traditional methods, reducing the time to occupancy or rental.



### COST-EFFECTIVE

Increase in property value and potential for additional income generation through rental.



### DURABLE & SAFE

Reduction in labor and material costs, making ADUs more affordable.



### ECO-FRIENDLY

Superior energy efficiency and eco-friendly materials, reducing costs and environmental impact.





## **Modular construction is changing the way we 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.



SINGLE-STORY MODERN STEEL ADU

## DWELL ESSENTIAL

 ADU SIZE: 471.69' sqft

 DECK SIZE: 233.79' sqft

 01 Bedroom

 01 Bathroom





## DWELL ESSENTIAL







SINGLE-STORY MODERN STEEL ADU

## DWELL CLASSIC

 ADU SIZE: 574.83' sqft

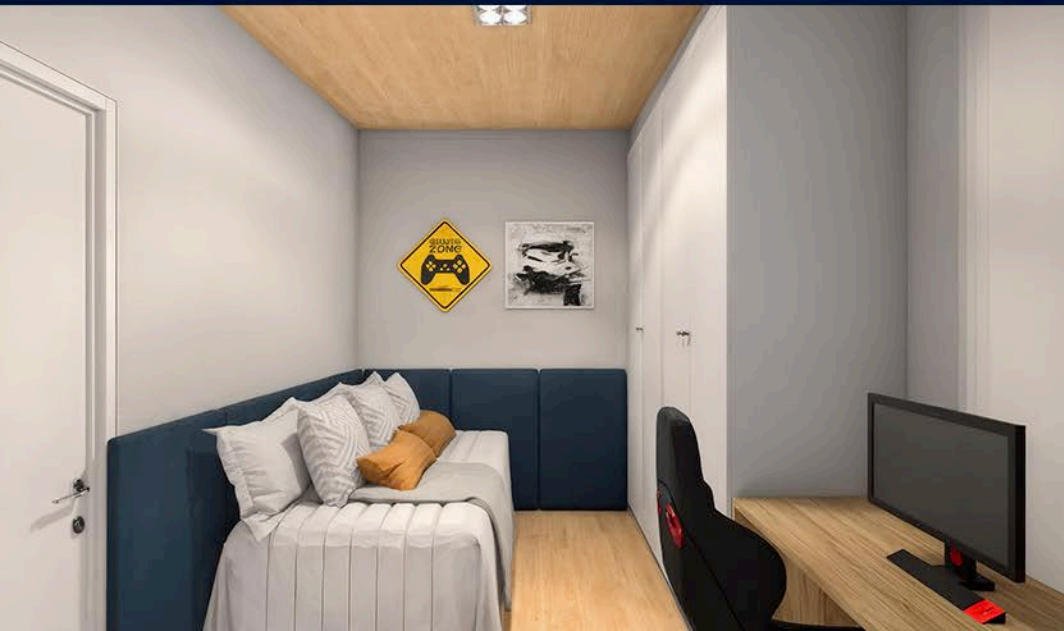
 DECK SIZE: 233.79' sqft

 02 Bedroom

 01 Bathroom



## DWELL CLASSIC







SINGLE-STORY MODERN STEEL ADU

## DWELL PRIME

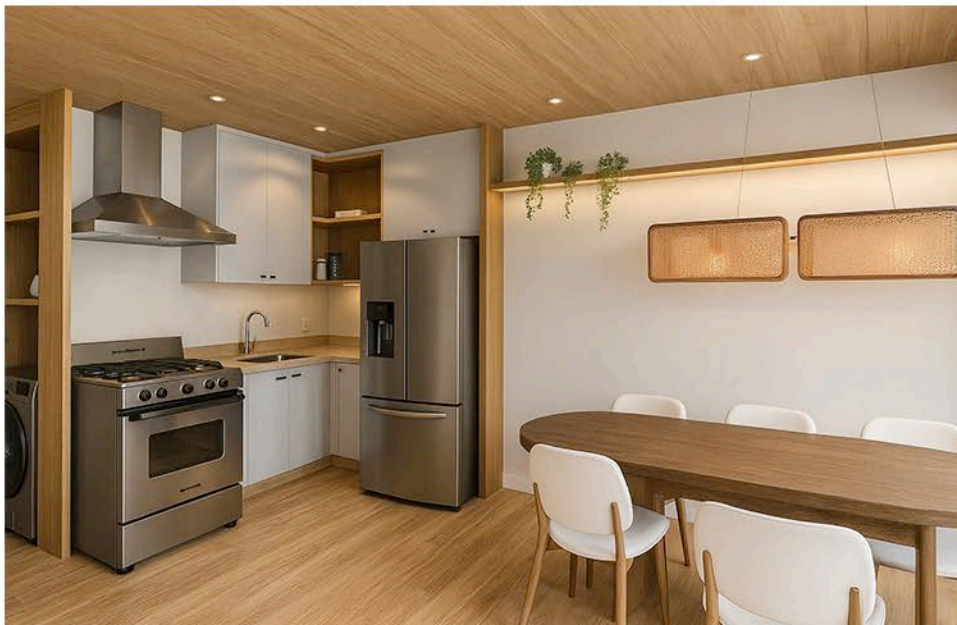
 ADU SIZE: 900' sqft

 DECK SIZE: 233.79' sqft

 02 Bedroom

 02 Bathroom









SINGLE-STORY MODERN STEEL ADU

## DWELL DELUXE

 ADU SIZE: 600' sqft

 02 Bedroom

 01 Bathroom



## DWELL DELUXE





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)*

Client hires a licensed company for site prep and utilities. We assist 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**

## New England's ADU Law

### **What you should know**

The Affordable Homes Act is now in effect across Massachusetts, making it easier than ever to build an ADU on your property, with simplified rules, statewide permission, and no special permit required for most cases. We recommend checking your city's local implementation details as some zoning adjustments may still apply.

#### **Are ADU's legal in Massachusetts?**

Yes. Since February 2025, ADUs (Accessory Dwelling Units) are legal statewide under the Affordable Homes Act. Every residential single-family lot is allowed to add 1 ADU by right, without needing a special permit.

#### **Do I need permits?**

Yes, you'll need:

- Site plan approval
- Building permit
- Compliance with state and local building codes

MassDwell handles this entire process for you, including drawings, submissions, and local approvals.



### What are the size limits?

- Max size: 900 sqft or 50% of the main house, whichever is smaller
- Only 1 ADU per lot is allowed by default
- Must be accessory to a primary single-family home

### What types of ADU's are allowed?

- **Detached:** a separate structure in the backyard
  - **Attached:** connected to the main home (e.g., side or rear extension)
  - **Internal:** conversion of basement, attic or garage
- All types are allowed, as long as there's a separate entrance and the unit meets code requirements.

### How much does a MassDwell ADU cost?

We offer transparent pricing based on model, finish level and site conditions. Request a quote and we'll provide a detailed estimate tailored to your property.

### How long does the full process take?

From initial approval to on-site installation, most projects are completed within 8–12 weeks, depending on permitting and site prep.



**STRESS LESS,  
DWELL MORE**

**BUILDING SMARTER HOMES FOR A BETTER WAY OF LIVING**

 [massdwell.com](https://massdwell.com)

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

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