



Prospect, CT



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2620 WHITNEY AVENUE, HAMDEN, CT 06518 PHONE: 203-288-1821

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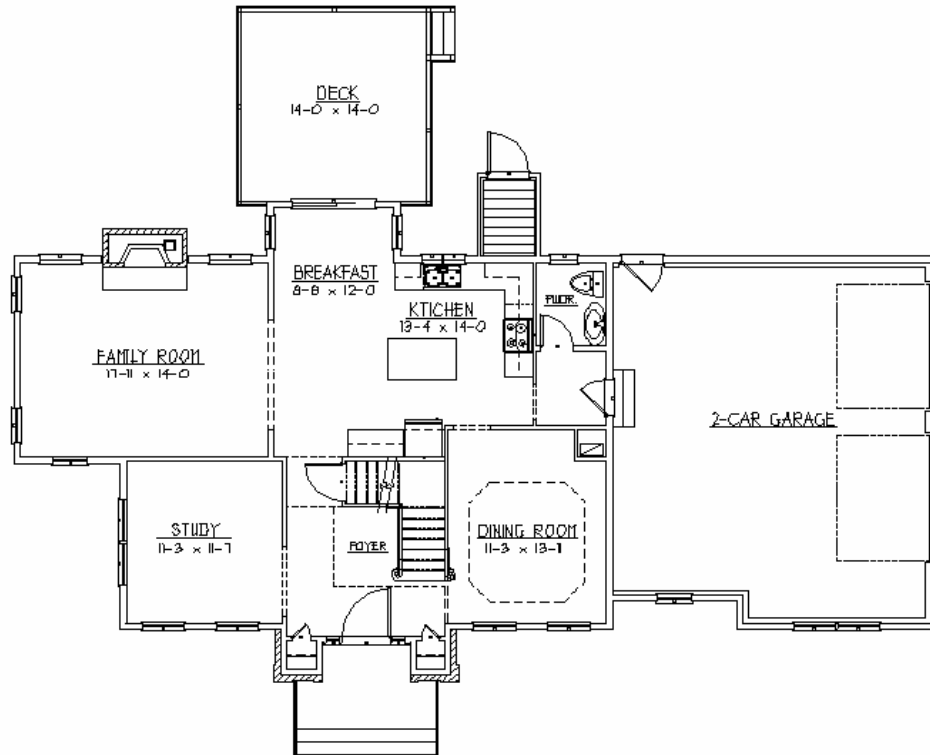
924 NORTH MAIN STREET EXT., WALLINGFORD, CT 06492 PHONE: 203-265-1821

Burlington Model at Country Hills Estates



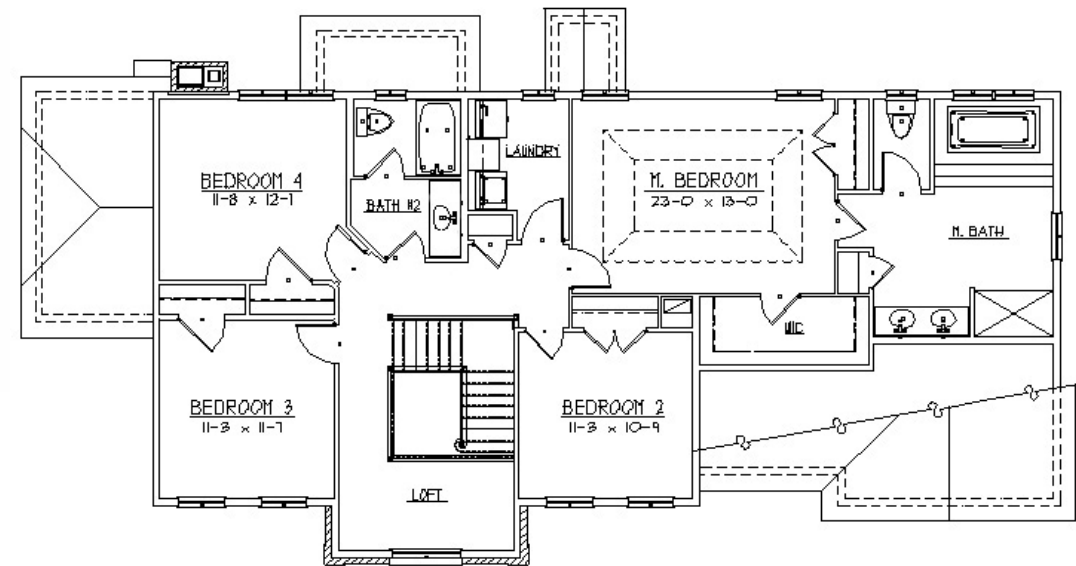
Burlington Model at Country Hills Estates

First Floor



| | | |
|--------------|-------|---------|
| First Floor | 1,143 | Sq. Ft. |
| Second Floor | 1,410 | Sq. Ft. |
| Total | 2,553 | Sq. Ft. |

Second Floor



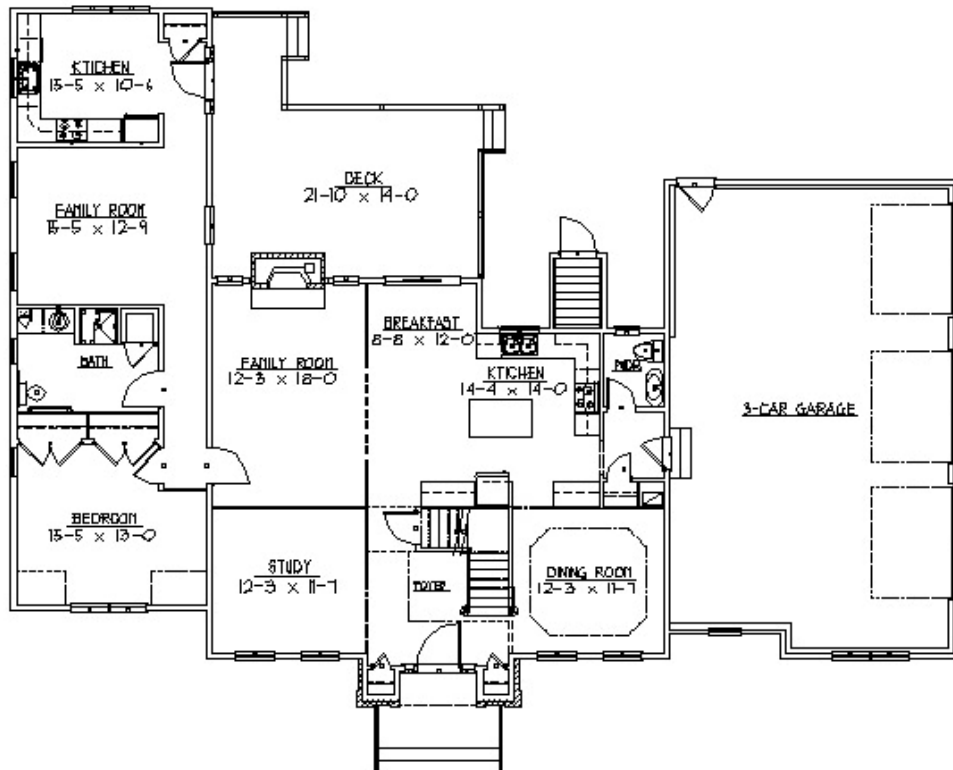
All dimensions are approximate and floor plans are subject to field variations. Artist rendering not exact to scale and detail

Woodbridge Model at Country Hills Estates



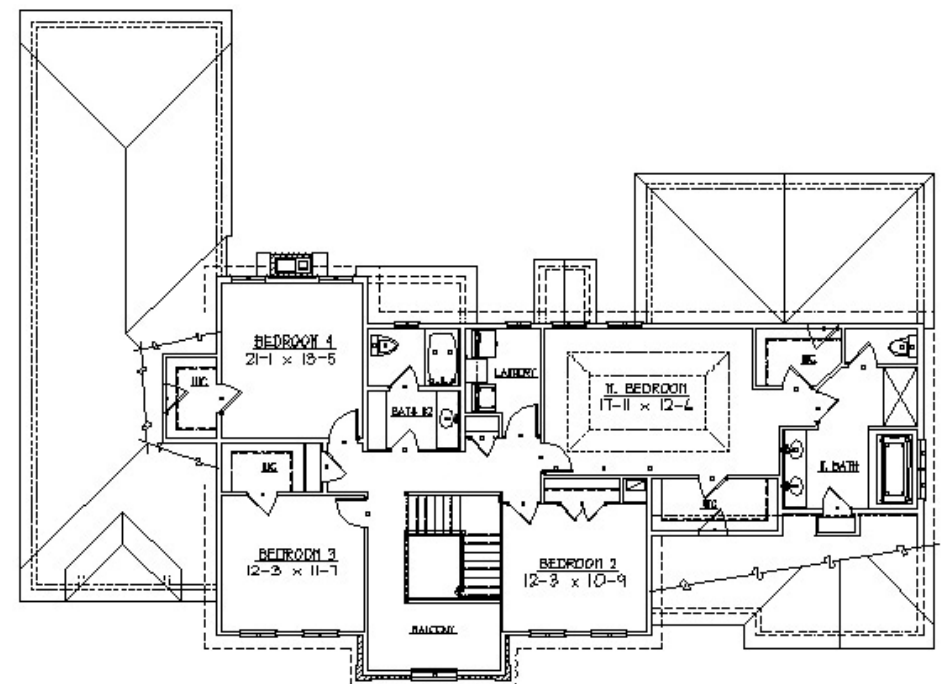
Woodbridge Model at Country Hills Estates

First Floor



| | | |
|------------------|--------------|----------------|
| First Floor | 1,133 | Sq. Ft. |
| In-Law (1st Flr) | 794 | Sq. Ft. |
| Second Floor | 1,560 | Sq. Ft. |
| Total | 3,487 | Sq. Ft. |

Second Floor



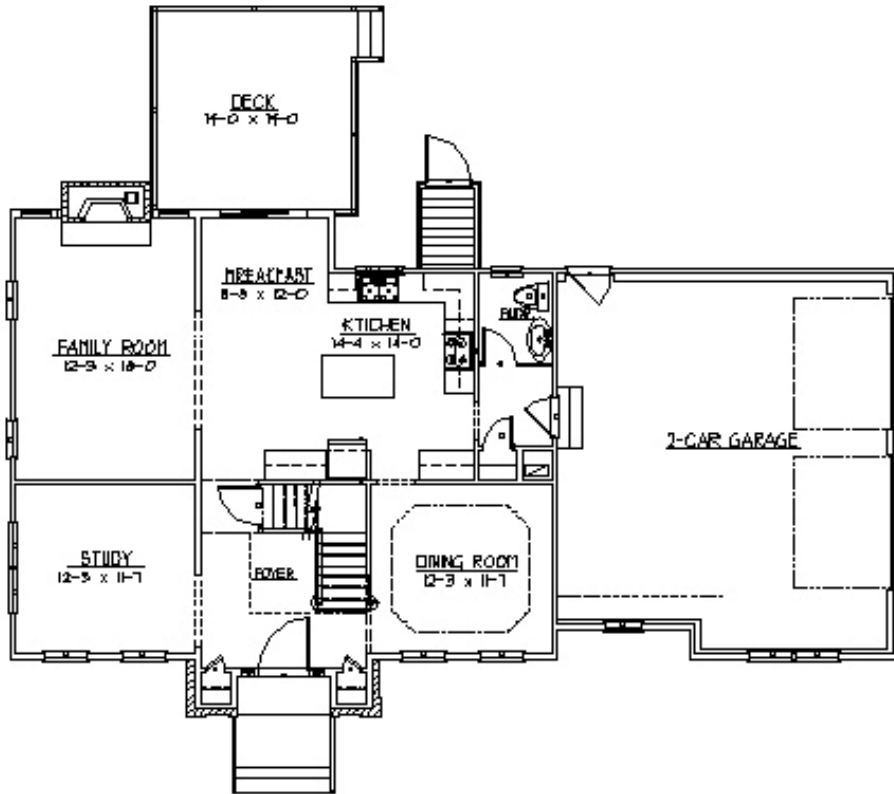
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Litchfield Model at Country Hills Estates



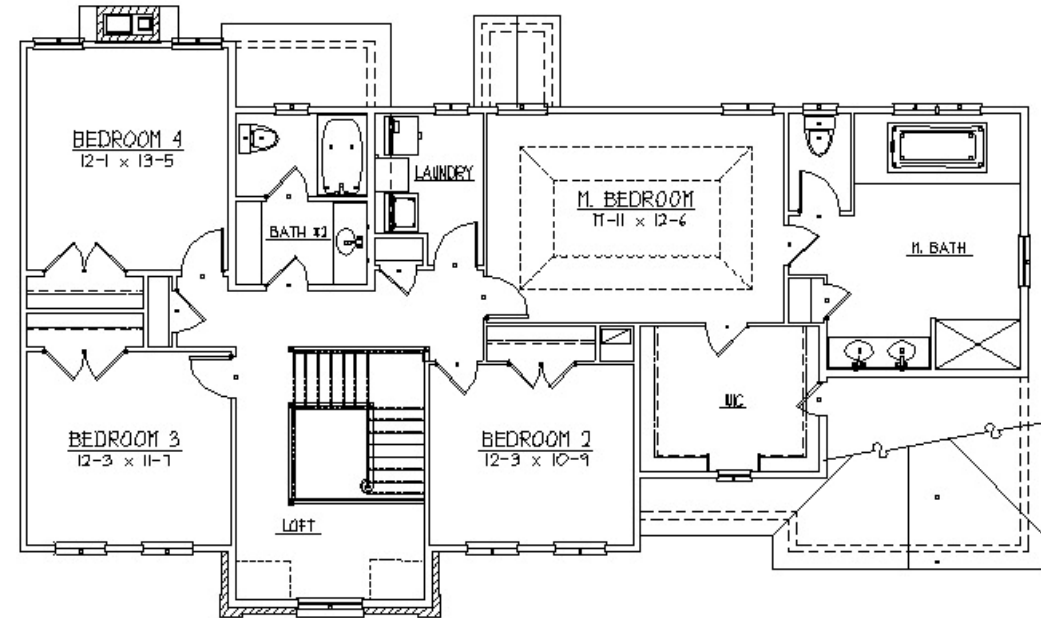
Litchfield Model at Country Hills Estates

First Floor



| | | |
|--------------|-------|---------|
| First Floor | 1,133 | Sq. Ft. |
| Second Floor | 1,566 | Sq. Ft. |
| Total | 2,699 | Sq. Ft. |

Second Floor



All dimensions are approximate and floor plans are subject to field variations. Artist rendering not exact to scale and detail

SPECIFICATIONS



Structural

- ❖ Footings & foundation - poured concrete
- ❖ Basement & garage floors - poured concrete
- ❖ Fireplace- Masonry brick FP as shown on print, flush bluestone hearth w/ classic wood mantel. Brick surround firebox.
- ❖ Sheathing – roof ½ CDX plywood, Exterior walls, plywood or OSB Board, floors ¾” T&G Advantac flooring.
- ❖ Insulation - Walls R19, Ceilings R-30, Basement R-11
- ❖ Attic opening – pull down stairs
- ❖ Windows- Harvey Viscon Classic with built-in contour grills, low E & Argon Glass
- ❖ Front door – Therma- Tru fiberglass solid door with Transom and two 12” side lights
- ❖ 2x6 Construction

Exterior

- ❖ *Entry-way masonry brick as shown on print
- ❖ Shutters –vinyl as shown on plans
- ❖ *Roof- 30 year architectural shingles
- ❖ Gutters & Leaders Aluminum
- ❖ Deck- 14 x 14 pressure treated material.
- ❖ * Siding- vinyl

Interior

- ❖ Ceilings- flat painted – 9’ ceilings on first floor
- ❖ *Walls - two coats flat paint, one color throughout
- ❖ *Trim- painted first floor, 5 ½” baseboard and 3 ½’ Windsor or Stafford Trim – 2nd floor 3 1/4” colonial trim
- ❖ Doors- masonite type- painted
- ❖ Closets- wire shelving

Interior (Cont’d)

- ❖ Vanity mirrors- plate glass sized per vanity, Oval beveled mirror- powder room
- ❖ Crown Molding 4 5/8” LR and Great Room
- ❖ Tray Ceilings Dining Room and Master bedroom as per print

Electrical

- ❖ Electrical outlets and switches per code
- ❖ Wired ceiling lights in the walk-in closets
- ❖ 200 amp service
- ❖ Interior and exterior fixture allowance \$4,000
- ❖ 5 television jacks, 5 telephone jacks- cat
- ❖ 12 recessed lights

Appliances & Cabinets

- ❖ Appliance allowance - \$5,000
- ❖ *Kitchen cabinets-custom designed with granite countertops
- ❖ *Bathroom vanities- MBR and Main Bath with granite counter tops

Plumbing & Heating

- ❖ Master bath-One piece sit-down shower with glass door, whirlpool tub.
- ❖ Main bath-fiberglass tub and shower combo
- ❖ Powder room-pedestal sink-Gerber La Rive,
- ❖ Bathroom toilets- Gerber, elongated bowl
- ❖ All fixtures white
- ❖ Double sinks- master bath, oval under mount
- ❖ Faucets – Delta
- ❖ Kitchen-under mount Stainless Steel
- ❖ Forced warm air system w/central air
- ❖ 50 gallon oil fired hot water heater
- ❖ 275 gallon oil storage tank
- ❖ Washer & dryer hookups

SPECIFICATIONS- (Page 2)

Floors

- ❖ 1st floor 2 1/4" select red oak flooring- 2 coats polyurethane.
- ❖ 2nd floor carpet \$18.00 per yard allowance
- ❖ Master bath and main bath- tile flooring

Utilities

- ❖ Well- \$6,000 allowance
- ❖ Septic- \$10,000 allowance
- ❖ Underground utilities

Landscaping

- ❖ Driveway, crushed stone
- ❖ Lawn – graded & seeded where disturbed.
Front walkway – concrete from steps to driveway
- ❖ Shrubs – front beds only

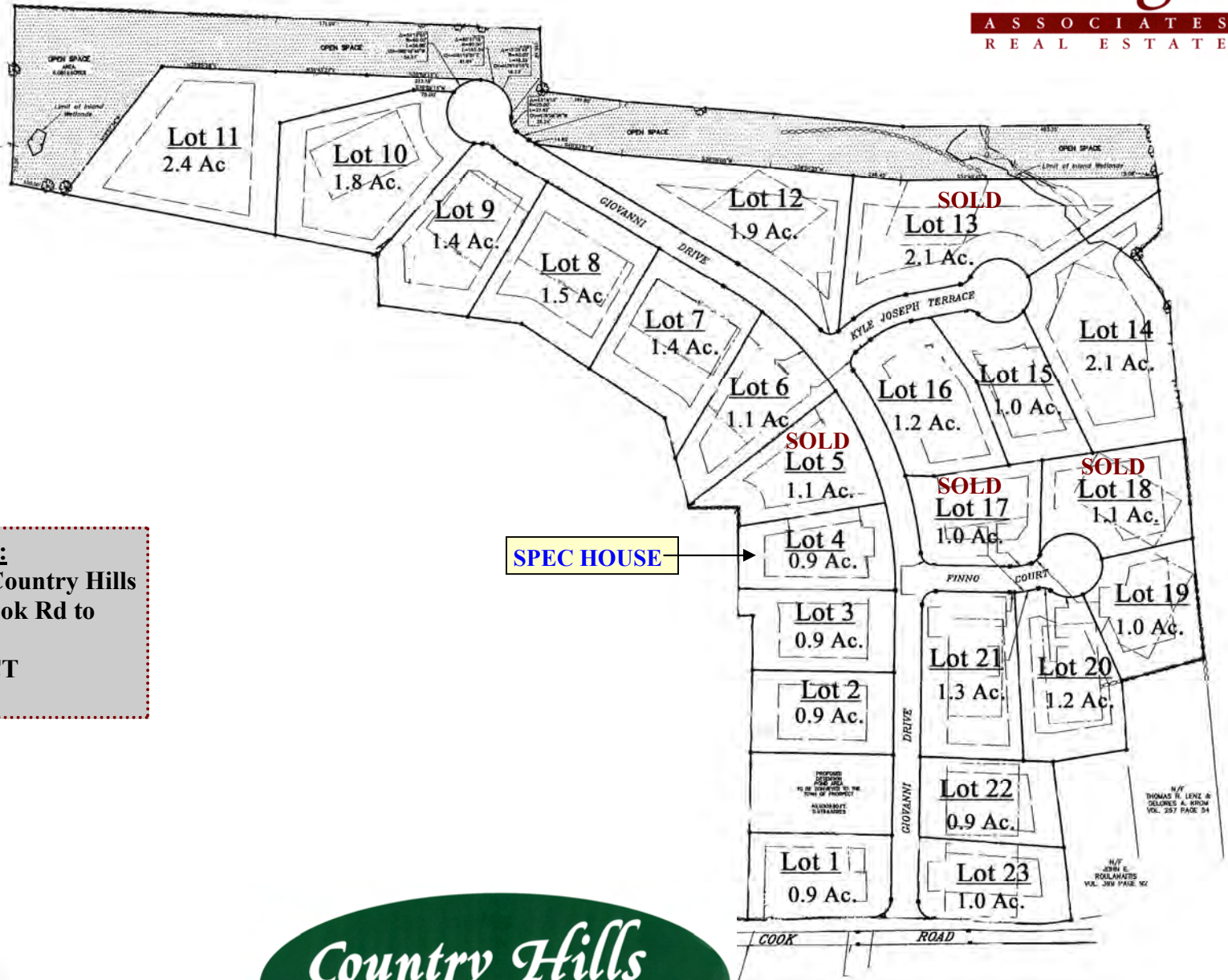
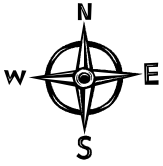
ENERGY STAR Rated home

* Buyers selection available

Builder/developer reserves the right to change and or substitute materials as he deems necessary, as long as the material being changed or substituted for is of equal or greater value.



Map & Building Plan



Directions:
Rt. 68 to Cook Rd to Country Hills Estates or Rt. 69 to Cook Rd to Country Hills Estate Prospect, CT

