



**By: Ricci Construction Group**  
**Cheshire, CT**

Project Manager:  
Melanie Williams  
203-272-1821 Ext. 328



[www.calcagni.com](http://www.calcagni.com)

330 SOUTH MAIN STREET, CHESHIRE, CT 06410 PHONE: 203-272-1821  
2620 WHITNEY AVENUE, HAMDEN, CT 06518 PHONE: 203-288-1821  
924 NORTH MAIN STREET EXT., WALLINGFORD, CT 06492 PHONE: 203-265-1821

## Getting to know John Ricci of Ricci Construction Group



John Ricci

### ***How I got my start as a builder...***

I started working with my dad and always had an interest in how things went together.

### ***My path was influenced by...***

The many talented craftsmen that surrounded me when I was growing up.

### ***I built my first home...***

In Cheshire.

### ***Who I am most inspired by...***

There are a couple of different architects that inspire me because they have a true appreciation for the art of architecture.

### ***My greatest strength as a builder...***

My foresight enables me to see beyond the trees from the very beginning of a project through its completion.

### ***My proudest building experience...***

The one that I really learned the most from and I believe peaked as a builder was probably the reconstruction and modification of the Hartford Train Station.

### ***I spend my downtime...***

Farming and having an appreciation for the great outdoors.

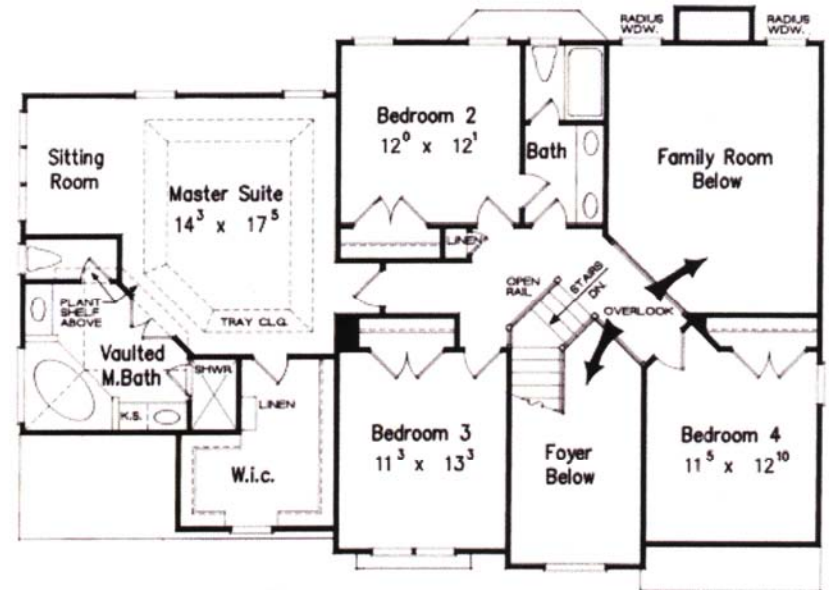
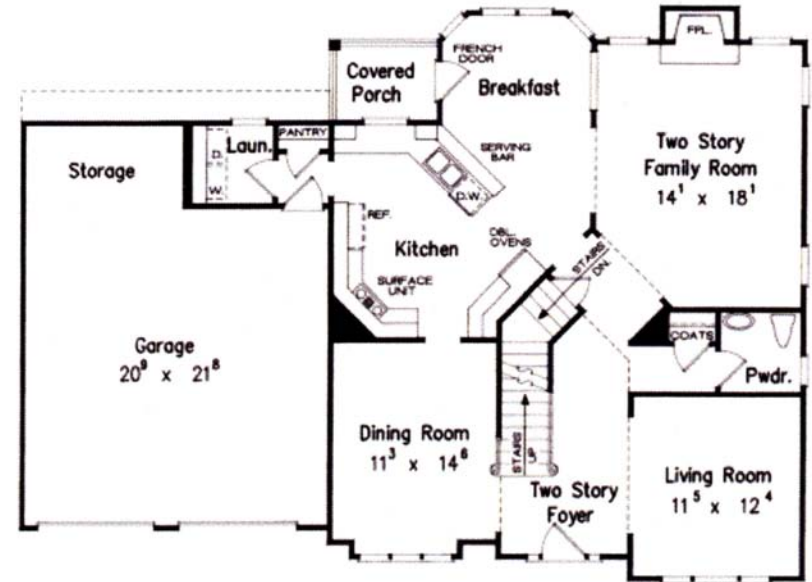
### ***People would be surprised to learn that...***

I raised game birds in my youth.

### ***I want homebuyers to remember me and their buying experience...***

As being easy to work with and that I pay attention to detail. I want them to feel as though they received a quality product and that they got their monies worth. I treat my customers the way that I would like someone to treat me.

# LOT 1



**First Floor - 1,205 sq. ft.**  
**Second Floor - 1,277 sq. ft.**  
**Total - 2,482 sq. ft.**

1st Floor Room Dimensions

Family Room - 14'-1" x 18'-1"  
 Living Room - 11'-5" x 12'-4"  
 Dining Room - 11'-3" x 14'-6"

2nd Floor Room Dimensions

Master Suite - 14'-3" x 17'-5"  
 Bedroom #2 - 12'-0" x 12'-1"  
 Bedroom #3 - 11'-3" x 13'-3"  
 Bedroom #4 - 11'-5" x 12'-10"

**Notes**

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## **Outstanding Features of Kensington Estates**

### **QUALITY STRUCTURAL SPECIFICATIONS**

- Footings and foundations poured concrete
- Basement and garage floors – poured concrete
- Gas fireplace – flush hearth with mantel – marble and granite surround from builder's samples
- Sheathing – exterior walls and roof ½”, floors ¾” T&G
- Insulation – R-15 walls, R-38 ceilings, R-30 cathedral ceilings, blanket fiberglass
- Attic opening – hatch
- Insulated Harvey windows with -built-in grills and screens-vinyl clad exterior Low E glass
- 2” X 4” construction
- Tyvek House Wrap
- Engineered flooring system
- PVC water supply lines (interior)
- Aluminum leaders and gutters
- 200-Amp electrical service
- Ground Fault Interrupt (GFI) safety outlets in kitchen and baths and exterior
- Electrically wired smoke detectors with battery backup
- 275 gallon oil tank in basement
- TGI floor joists
- Waste pipes placed under foundation pour for possible future basement finish

### **OUTSTANDING NEIGHBORHOOD**

- Historically inspired architecturally designed New England styled clapboard homes
- Public water
- Public sewer
- Underground utilities – electric, telephone and cable service

## **DISTINCTIVE EXTERIOR**

- Each home site includes a professionally designed landscape package featuring:
  - 8 foundation plantings
  - Seeded front, side and rear yards
  - Paved driveway
  - Paver walkway – driveway to front door
- Magnificent low maintenance vinyl clapboard siding with a choice of color schemes
- Shutters – vinyl as shown on plan
- Deck – 14' X 12' Trex with vinyl rail
- Oversized double-hung thermal-pane Harvey windows with integral grills and screens – vinyl clad exterior Low E glass
- Colonial slate-style architectural shingles with 30 year warranty
- Spacious two-car garages offering direct access with low maintenance decorative garage doors
- Decorative lanterns at front, rear and garage entries from total lighting allowance of \$1,000
- Distinctive front entry doors with polished brass-tone hardware from Schlage
- Frost-free hose bibs located at front and rear
- Weatherproof electrical outlets at front and rear

## **IMPRESSIVE INTERIOR**

- Wide variety of home design personalization choices
- Full basement
- Nine-foot smooth coat first floor ceilings
- Dramatic staircase with finely crafted solid oak railings with painted balustrades and oak hardwood treads
- Entry foyer and kitchen oak hardwood flooring or ceramic tile
- Oak hardwood flooring in family room, living room, dining room, and upstairs hall
- Walls - two coats of flat paint – one color throughout – Benjamin Moore
- Soaring volume ceilings in entry foyer as per plan
- Tray ceiling in master bedroom suite as per plan
- Designer trim package includes 3 1/2" inch door and window casing, 5 1/4" inch base molding and 4 5/8" inch crown molding in living room, dining room– painted
- Entry foyer with spacious guest closet
- Vinyl ventilated shelving in all guest, bedroom, and linen closets
- Oversized walk-in closet space in each master suite
- Raised panel 3-hinged colonial masonite interior doors-painted- with Schlage polished brass-tone hardware
- Separate laundry room

## **IMPRESSIVE INTERIOR (Con't)**

- Family room with gas burning fireplace, including decorative trim with marble surrounds
- Designer recessed lighting – 6 in gourmet kitchen
- Electronic garage door opener, wired for future use
- 4 pre-wired cable outlets, 4 pre-wired phone outlets
- Carpet Allowance 21 square yard installed

## **GOURMET KITCHEN**

- Designer, beautifully crafted cabinetry by 'Kitchen & Baths by A Matter of Style' \$25,000 allowance includes granite counters from builder's samples (installation included in allowance)
- Oak hardwood flooring
- Appliance allowance \$3,000
- Moen faucets
- Elkay under mount stainless steel sink

## **LUXURIOUS BATHROOMS**

- Master bathroom includes jetted tub, separate glass enclosed tile stall shower
- Cultured marble counter tops with integral sink ( included in kitchen and cabinet allowance)
- Designer, beautifully crafted cabinetry (*included in kitchen cabinet allowance*)
- Imported ceramic tile \$6.00 sq ft allowance
- Powder room includes Kohler pedestal sink and commode
- All baths include polished chrome Moen faucets
- Mirrors sized to vanity
- Designer lighting fixtures from \$1,000 total lighting allowance
- Main bath – fiberglass tub and shower
- All fixtures white

## **ENERGY EFFICIENCY**

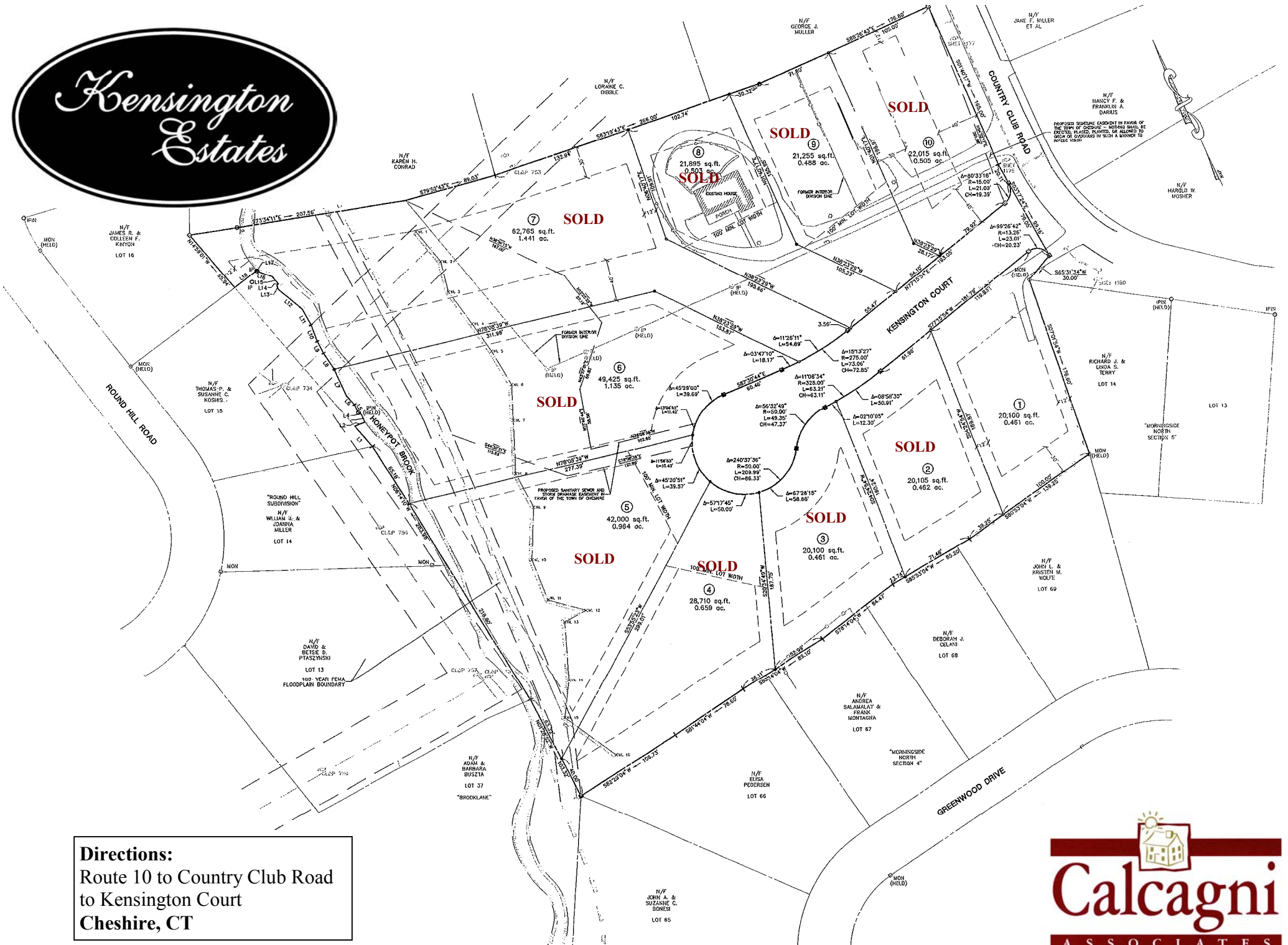
- High efficiency oil fired forced warm air heating with 2-zones and thermostatic controls
- High efficiency central air conditioning with 2-zones and thermostatic controls
- Individual climate control thermostat
- High quality fiberglass insulation and draft seals at all windows and doors
- 66 gallon electric hot water heater
- Ridge and soffit venting for natural cooling in the summer and reduced condensation in the winter
- Caulking and/or expandable foam insulation at all exterior penetrations to minimize air infiltration

*This spec. sheet is subject to change prior to a contract being signed. Builder may substitute items listed for equal or greater value.*



330 South Main Street  
Cheshire, CT 06410  
(203) 272-1821  
Fax (203) 271-3585

10/22/09



**Directions:**  
 Route 10 to Country Club Road  
 to Kensington Court  
 Cheshire, CT

