



Meriden, CT

By: Preston Woods, LLC

**PROJECT MANAGERS:
Kristin Daly Murphy & Daniela Volo
(203) 265-1821 Ext. 227 & 246**



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Preston Woods

Meriden, CT



Preston Woods...A new Active Adult Community set on 14 picturesque acres bordering hundreds of acres of nature conservancy and the Blue Trail hiking trails. Enjoy breathtaking mountain and valley views from this quaint community set on a cul-de-sac, providing residents privacy that is so rarely found in other communities.

We offer 13 single-family, detached, condominium homes featuring energy efficient construction. There are two Cape style homes from which to choose, featuring an open floor plan for comfortable living, each inclusive of 3 bedrooms, with a first floor master bedroom suite, two full and one half-baths, or with limited availability- enjoy a 2 bedroom, 2 bath Ranch model!

Preston Woods owners enjoy a fully applianced kitchen with electric range, refrigerator, hood and dishwasher. Choose from custom oak or maple cabinets and, if desired, our Kitchen Specialist will help make your Preston Woods kitchen uniquely yours. Flooring consists of easy to maintain hardwood in the kitchens, dining, & great rooms, tile baths and carpeted bedroom floors. Entertaining is made enjoyable and easy in the open, spacious living and dining rooms. In addition, residents will enjoy an area designated for a community garden and bocce courts and on-site walking trails. All models at Preston Woods include a two-car garage with automatic door opener, full basement, many with walkout features, clean, high efficiency gas heat and so much more!

We are holding the home owner association dues at \$230.00 per month during construction, until the last home at Preston Woods is built! Ask us for details!



**Getting to know
Kristin Daly Murphy & Daniela Volo
of Calcagni Associates Real Estate**



“Nothing makes us happier than seeing the joy on the faces of our customers when we “deliver” their new homes.”

Our approach to the building process is to make it fun and enjoyable for all of our customers from start to finish. With our combined real estate experience of over 15 years in residential sales, new home sales has become our specialty. When our customers make the decision to purchase a new home, we feel it is important that they understand all of the options available to them. We walk each customer through the floor plans and make sure that they have a clear understanding of the options available and how they will best suit their needs for years to come.

We know when it comes to purchasing a new home you have many choices available, but when you choose to build your new home at **Preston Woods**, you can count on us to be available to help you every step of the way!

Kristin Daly Murphy & Daniela Volo

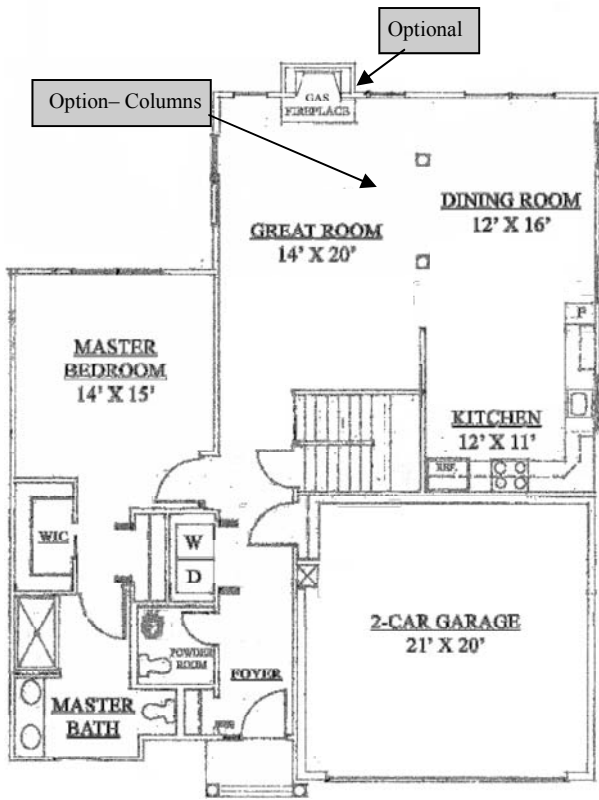
(203) 265-1821

Kristin x 227 / Daniela x 246

924 North Main Street Ext.
Wallingford, CT 06492

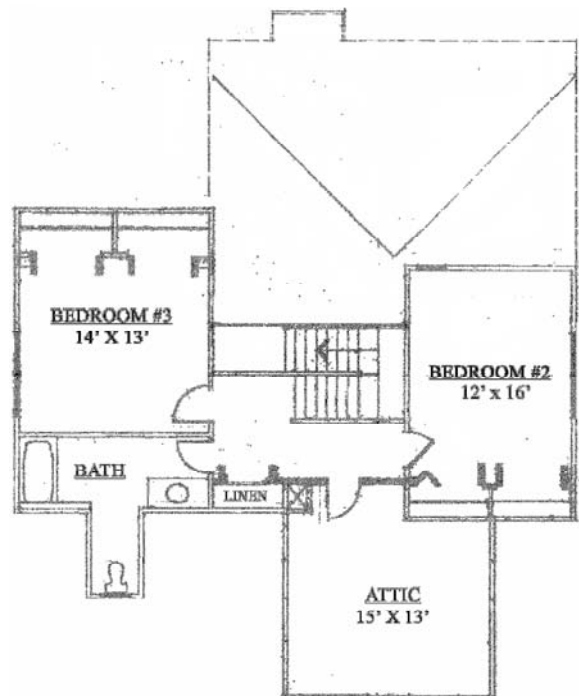
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**WOODBIDGE CAPE
3 BR MODEL**

First Floor	1259 Sq. Ft.
Second Floor	627 Sq. Ft.
Total	1886 Sq. Ft.



Floor plan and elevation details vary from house to house and are not necessarily built exactly as indicated above. Continuing a policy of research and development, Preston Woods, LLC, must reserve the right to make modifications in design, terms and products without notice or obligations. Room sizes are approximate. Landscaping is for display purposes only. 2010

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Rev. 4/14/11



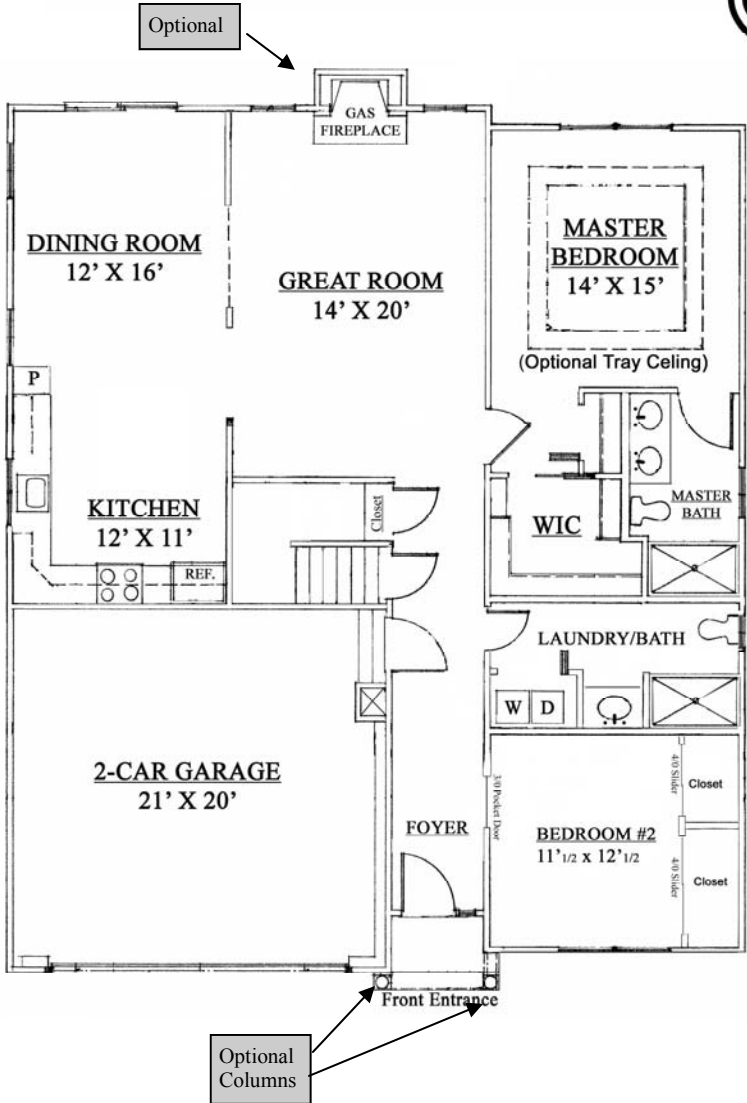
Preston Woods

**GREENWICH RANCH
2 BEDROOM MODEL**

1425 Sq. Ft.



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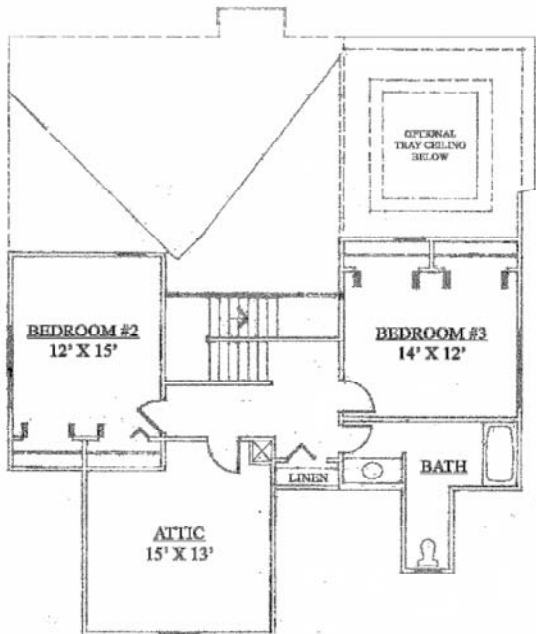
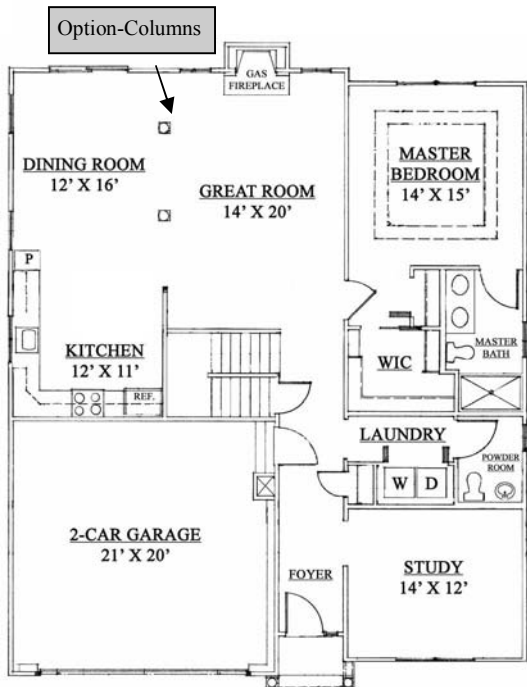
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Preston Woods

GREENWICH CAPE 3 BR MODEL

First Floor	1425 Sq. Ft.
Second Floor	618 Sq. Ft.
Total	2043 Sq. Ft.



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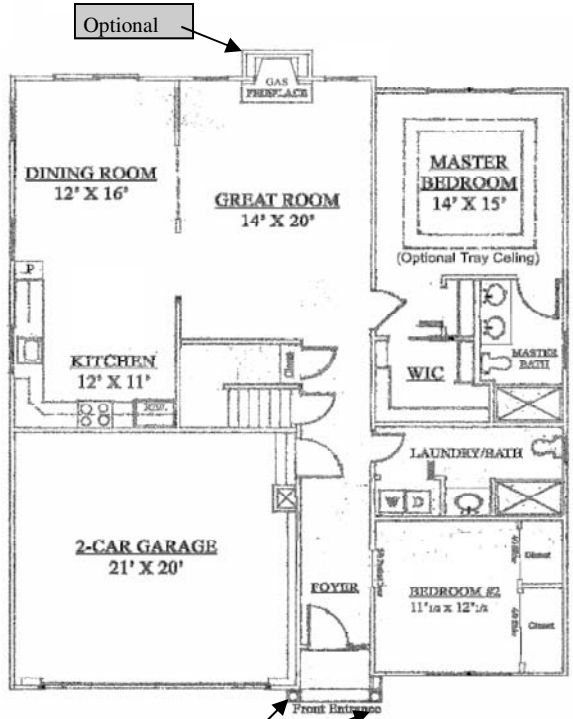
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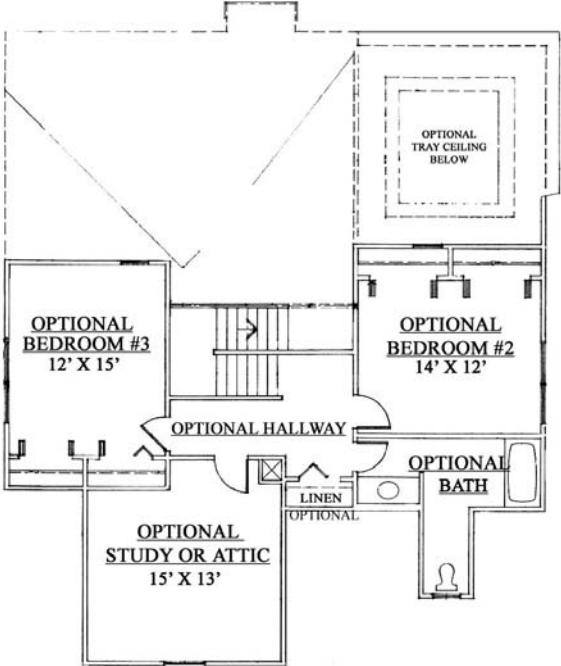
GREENWICH CAPE ALTERNATE MODEL

First Floor	1425 Sq. Ft.
Second Floor	618 Sq. Ft.
Total	2043 Sq. Ft.



Optional

Optional Columns



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Rev. 11/17/11



SPECIFICATIONS

Utilities

- ❖ Underground utilities including cable TV
- ❖ City water and sewer
- ❖ Natural gas

Appliances and Cabinets

- ❖ Fully applianced kitchen featuring range with self-cleaning oven, refrigerator, dishwasher and range hood – all GE appliances*
- ❖ Maple or oak kitchen cabinets featuring 30" upper cabinets and crown molding with laminate countertops* Granite countertops in Greenwich Cape 3 bedroom model*
- ❖ Maple or oak vanities with laminate countertops*

Plumbing & Heating

- ❖ Two zone gas warm-air high efficiency heat (*One zone in Greenwich Ranch 2/3 Bedroom Model*)
- ❖ 50 gallon hot water heater.
- ❖ Central air conditioning – high efficiency
- ❖ Master bath includes white Aker one-piece, 5' fiberglass shower with Delta single handle faucet. 1 drop in sink w/Delta faucet
- ❖ Main Bath – 1 drop in sink w/Delta faucet
- ❖ Main bath includes white Aker one-piece, 5' fiberglass tub/shower with Delta single handle faucet (*4' shower in Greenwich Ranch 2/3BR Model*)
- ❖ Stainless steel, Dayton 25" x 22" single bowl kitchen sink with Delta faucet w/sprayer
- ❖ Gerber white pedestal sink in powder room with Delta single faucet (*Not included in Greenwich Ranch 2/3 BR Model*)
- ❖ Laundry washer hook-ups and dryer vent
- ❖ Frost-free faucets one front and one rear
- ❖ All toilets are white Gerber round bowls
- ❖ Gas fireplace with standard mantle- Greenwich Cape 3 bedroom model only.

Structural

- ❖ Energy efficient construction with R Value insulation to meet building code.
- ❖ Poured concrete foundation with full basement & exterior hatchway or walkout with "3/0" steel door – depending upon site
- ❖ Sheathing – walls and roof are OSB
- ❖ Custom roof framing
- ❖ Tyvec or equivalent exterior house wrap
- ❖ "3/0" French door to deck or patio

* *From builder's selection*

Structural (Cont'd)

- ❖ Thermal double hung windows with full screens and internal grills
- ❖ 2 car clear span garage with one insulated steel garage door and automatic garage door opener
- ❖ Cathedral ceiling in great room
- ❖ 1 year limited warranty

Electrical

- ❖ 200 amp electrical service
- ❖ Hard wired smoke detectors per code
- ❖ Pre-wired telephone and cable TV outlets (3 each)
- ❖ Interior lighting purchased at CT Lighting Centers, plus 4 recessed lights and 2 switches. \$750 Allowance. Exterior package provided by builder
- ❖ Exterior electrical outlets, one front and one rear
- ❖ Street lights

Landscaping

- ❖ Front foundation plantings from landscaper's selections with raked & seeded lawns
- ❖ Paved driveway
- ❖ Bluestone walkway from driveway to front stoop
- ❖ Concrete sidewalks along street as per plan

Exterior Decorating

- ❖ 30 year architectural roof shingles - black
- ❖ Easy care vinyl siding and aluminum wrapped trim
- ❖ Aluminum gutters and downspouts
- ❖ 12 x 12 pressure treated wood deck

Interior Decorating

- ❖ Natural finish oak flooring in the foyer, living room, dining room, and kitchen with 3 coats polyurethane
- ❖ Ceramic tile flooring in the bathrooms and laundry area*
- ❖ Wall to wall carpeting in the master bedroom, main staircase, study, second floor hall, and bedrooms*
- ❖ Colonial six-panel maisonite interior doors
- ❖ Colonial 3 1/2" baseboard trim and 2 1/2" window and door casings
- ❖ Bright brass door knobs and hardware
- ❖ Hand-rolled off white flat paint on walls and semi-gloss white on trim- in bedrooms, baths and 2nd floor, where applicable. Choice of color in living room, dining room, kitchen & hall rooms*
- ❖ Flat painted ceilings
- ❖ Wood pole and shelf in closets

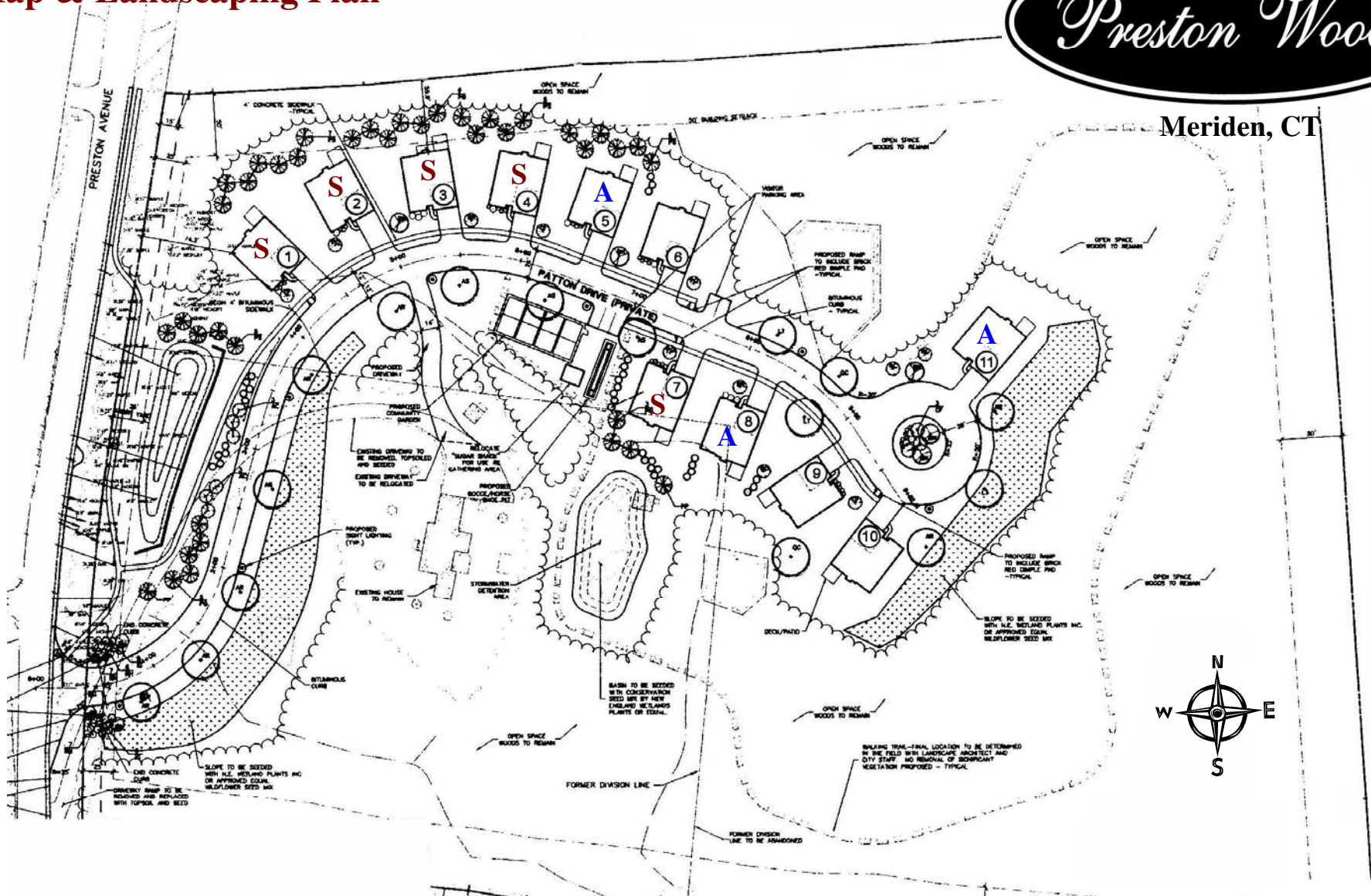
Features and specifications are subject to change. Seller may substitute equal or better quality brands



Map & Landscaping Plan



Meriden, CT



Directions:
Exit 12 off of I-691, turn left onto Preston Avenue. Preston Woods is 1/2 mile on right.

LEGEND

S = Sold
A = Available
T = Temporarily Unavailable

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An Active Adult Community

Information & Sales Procedures

April 2011

1. Preston Woods is a new neighborhood of 13 single-family, age-restricted residential homes in a condominium environment. Phase I consists of sites 1-6 (see map availability).
2. The Project managers will assist in the writing of all Purchase and Sales agreements.
3. All Purchase and Sales agreements require a 10% down payment, \$5,000 shall be submitted with P&S agreement, balance due upon mortgage commitment. The following will also be collected at closing:
 - a. The Seller will collect from each purchaser, at closing, a working capital contribution in an amount equal to two months Common Expense pursuant to the initial budget (or \$460.00)
 - b. The Seller will also collect from each purchaser, at closing, an amount equal to one (1/13) thirteenth of any Sanitary Sewer Escrow Fund required by the City of Meriden. Said amount shall not exceed \$1,000.000
 - c. The Declarant will also collect an additional \$950.00 towards the sewer connection fees and \$1,150.00 water connection fees due the City of Meriden.
4. All upgrades to be paid in full at time of mortgage commitment.
5. Buyers will receive 30 days to obtain a mortgage commitment if financing.



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