



Southington, CT

Project Managers:

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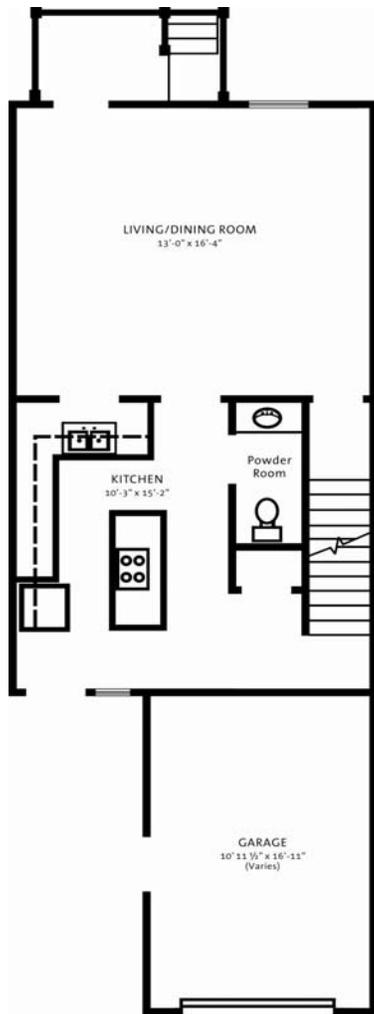


WinterberryWoodsLiving.com

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Winterberry Woods

CONDOMINIUM



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Townhome
Total 1444 Sq. Ft.

The rendering and floor plans substantially represent the model depicted. Contractor reserves the right to alter dimensions slightly provided the financial and structural integrity of the building are not impaired.

Revised 5-2-12

Winterberry Woods

CONDOMINIUM



Angled Townhome

Total 1396 Sq. Ft.



FIRST FLOOR PLAN



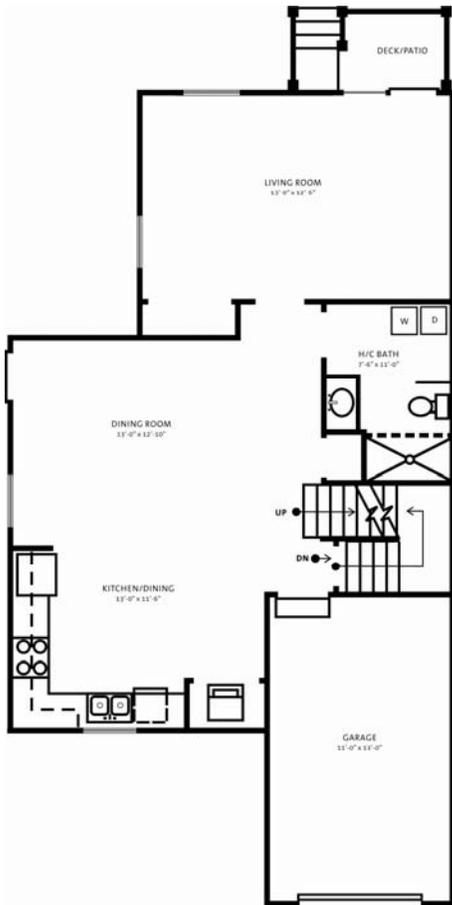
SECOND FLOOR PLAN

The rendering and floor plans substantially represent the model depicted. Contractor reserves the right to alter dimensions slightly provided the financial and structural integrity of the building are not impaired.

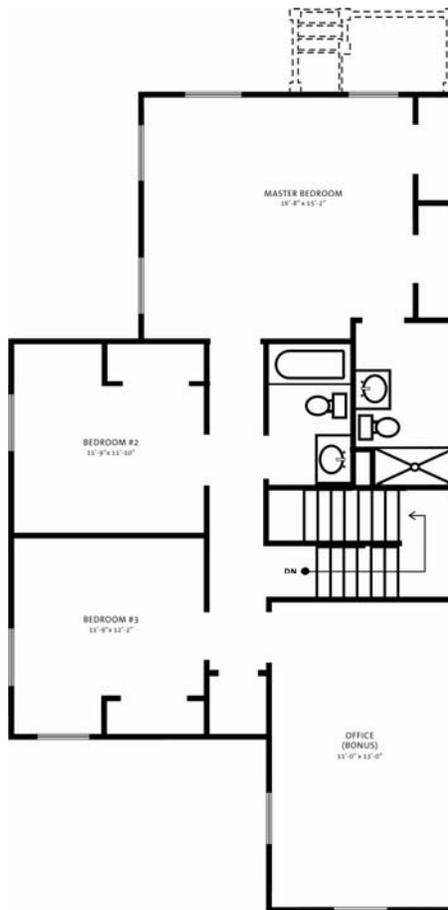
Revised 6-07-12

Winterberry Woods

CONDOMINIUM



FIRST FLOOR PLAN



SECOND FLOOR PLAN

End Townhome
Total 1700 Sq. Ft.

The rendering and floor plans substantially represent the model depicted. Contractor reserves the right to alter dimensions slightly provided the financial and structural integrity of the building are not impaired.

Revised 5-21-12



SPECIFICATIONS

UTILITIES

- ❖ City water, city sewers
- ❖ Propane gas- underground utilities

STRUCTURAL

- ❖ Foundations- poured concrete, construction pursuant to local building code
- ❖ Sheathing- Roof is ½ inch CDX plywood, exterior walls 7/16 OSB
- ❖ Flooring to be 3/4 T&G
- ❖ Exterior walls 2"x 6", floor joists 2"x 10", roof rafters 2"x 8"
- ❖ Insulation - R-19 walls , R-19 ceilings
- ❖ Basement and garage floors, poured concrete
- ❖ Insulated tilt-in windows with built-in grills and screens.
- ❖ Low E Glass.

EXTERIOR DESIGN

- ❖ Siding- Vinyl
- ❖ Roof- 30-year architectural roof shingles
- ❖ Gutters and leaders- aluminum
- ❖ Poured concrete patio
- ❖ Sliding glass door to patio

INTERIOR DESIGN

- ❖ Doors- 6 panel molded
- ❖ Closets- wire shelves
- ❖ Vanity mirrors- Plate glass, sized per vanity (some units will have medicine cabinets)
- ❖ Doors and trim- primed and painted white
- ❖ Walls and ceilings- primed and painted flat off-white

ELECTRICAL

- ❖ Electrical outlets, switches and smoke detectors per code
- ❖ Wired for ceiling lights- fan ready outlets in Dining Room/Bedrooms
- ❖ 100 amp service

ELECTRICAL- CONT'D

- ❖ Builder's lighting package included
- ❖ 4 recessed lights in Kitchen
- ❖ 4 telephone outlets, four cable outlets (CAT 5)
- ❖ 1 garage door opener installed on units with garages

APPLIANCES AND CABINETS

- ❖ Custom kitchen cabinets, from builder's selections. Some designs include center islands.
- ❖ Counter tops granite- from builder's selections
- ❖ Bathroom vanities, solid surface or 1 piece cultured marble
- ❖ Stainless steel appliances included- Stove, refrigerator, microwave/hood, gas oven/range, dishwasher

HEATING/COOLING- PLUMBING

- ❖ Central air- Forced hot air. Gas (propane-metered)
- ❖ Energy efficient propane furnace
- ❖ One piece shower/tub
- ❖ Water saving toilets

FLOORS

- ❖ Kitchen and Living Room to be solid oak flooring
- ❖ Bathrooms to be ceramic tile
- ❖ Upper level carpeted

LANDSCAPING

- ❖ Sidewalks
- ❖ Paved driveways
- ❖ Concrete walkway from front door to driveway
- ❖ Exterior lighting in parking area and entrance drive
- ❖ Walking trails, picnic area, conservation area (under construction)

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

Revised 4/23/12