

# UNITS A & J

2 BR | 2 BATHS | 1,225 SF

*Breakwater Bay*

NEW HAVEN, CONNECTICUT



NEW HOMES BY  
**Calcagni**  
REAL ESTATE

877.225.2246  
[calcagni.com](http://calcagni.com)



Artist's Rendering. The rendering/floor plans may not reflect the exact features or dimensions of the unit. All dimensions are approximate and subject to change. Please consult with our Sales Representative for details.

# UNITS B & K

2 BR | 2 BATHS | 870 SF

*Breakwater Bay*

NEW HAVEN, CONNECTICUT



NEW HOMES BY  
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REAL ESTATE

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# UNITS C & M

2 BR | 2 BATHS | 970 SF

*Breakwater Bay*

NEW HAVEN, CONNECTICUT



NEW HOMES BY  
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# UNITS G & R

2 BR | 2 BATHS | 870 SF

*Breakwater Bay*

NEW HAVEN, CONNECTICUT



NEW HOMES BY  
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# UNITS H & S

2 BR | 2 BATHS | 1,230 SF

*Breakwater Bay*

NEW HAVEN, CONNECTICUT



NEW HOMES BY  
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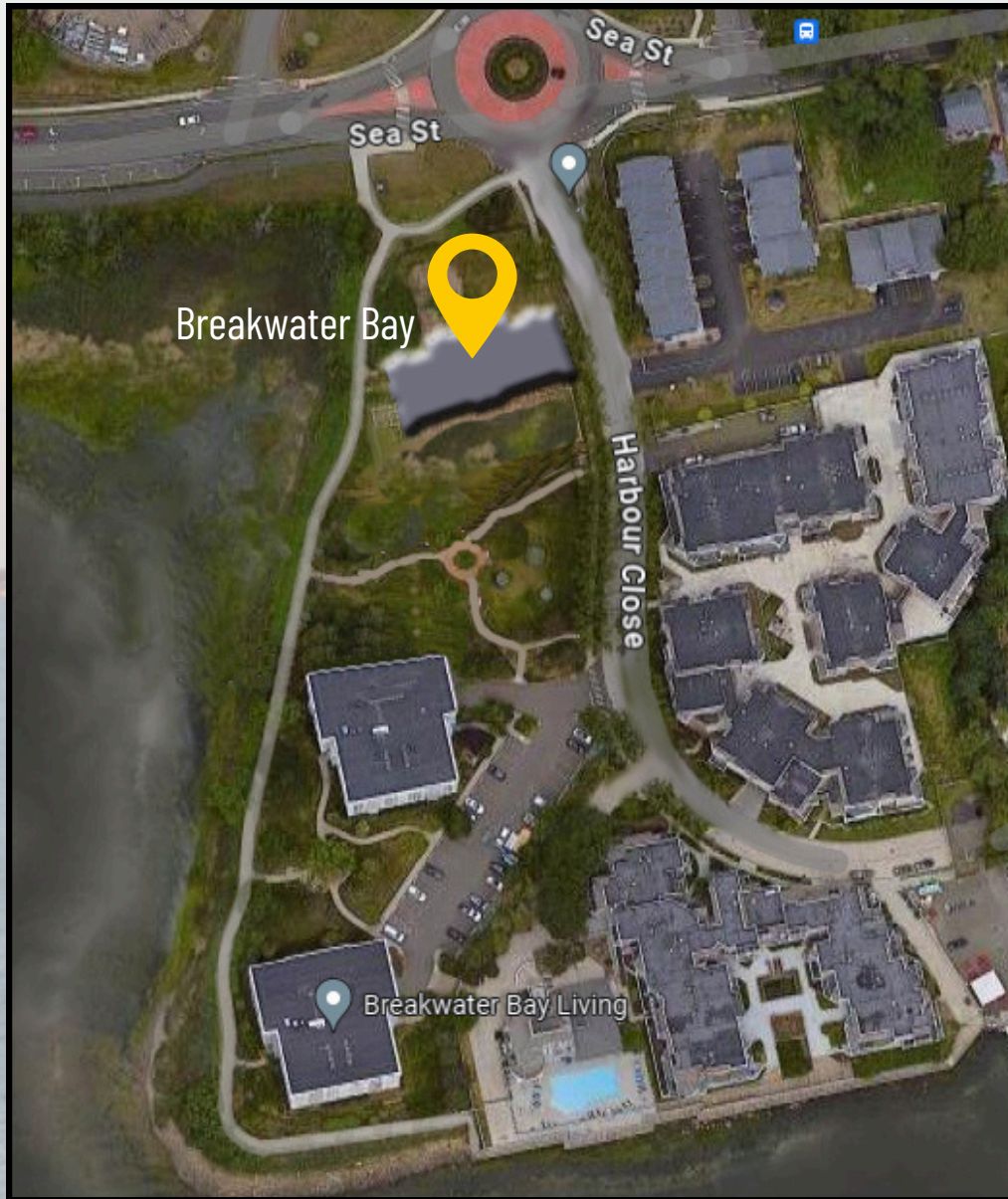


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# Breakwater Bay Map

*Breakwater Bay*

NEW HAVEN, CONNECTICUT



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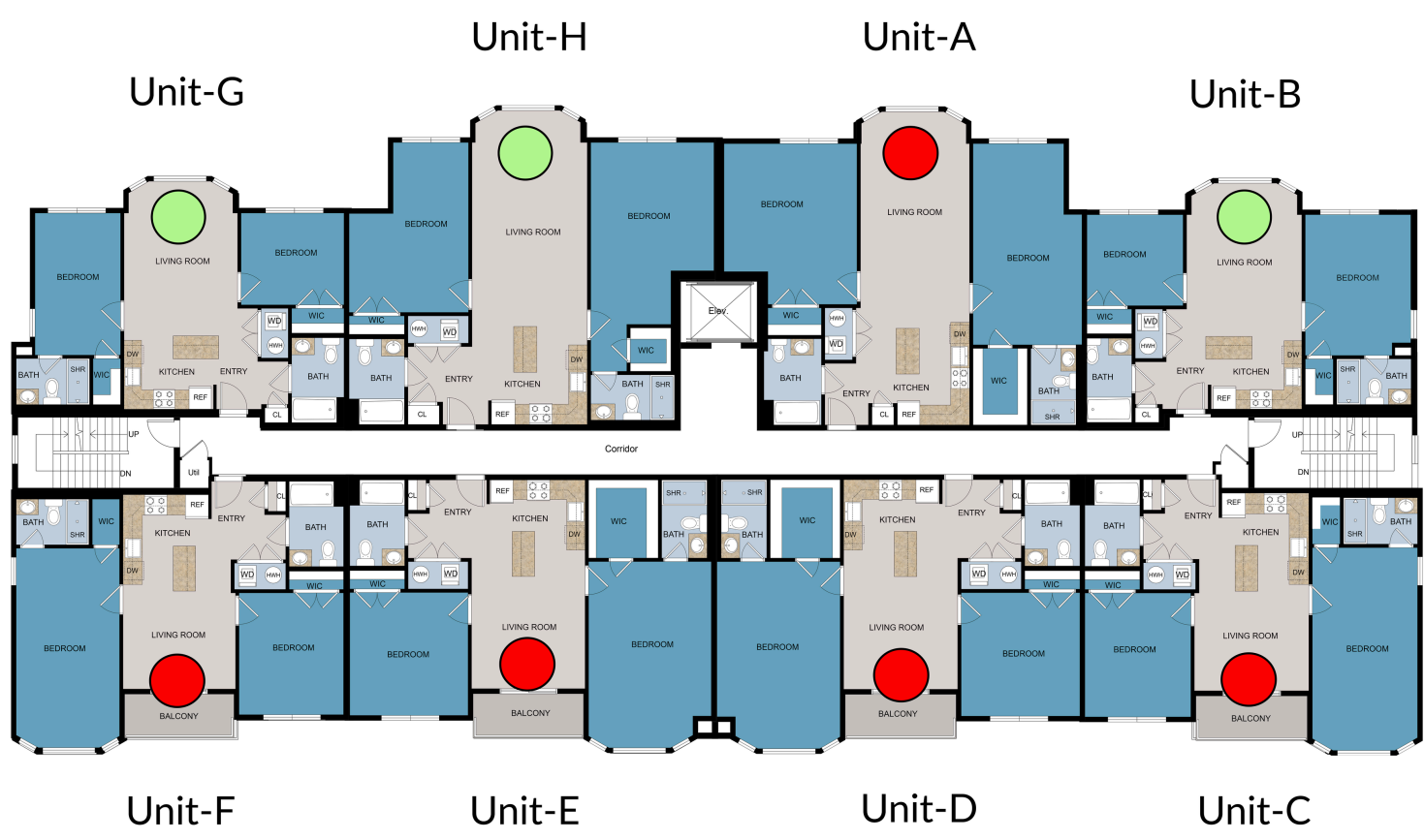
# Second Floor Plan



## Second Floor Plan

**MAP KEY**

- = AVAILABLE
- = SOLD



1-8-25



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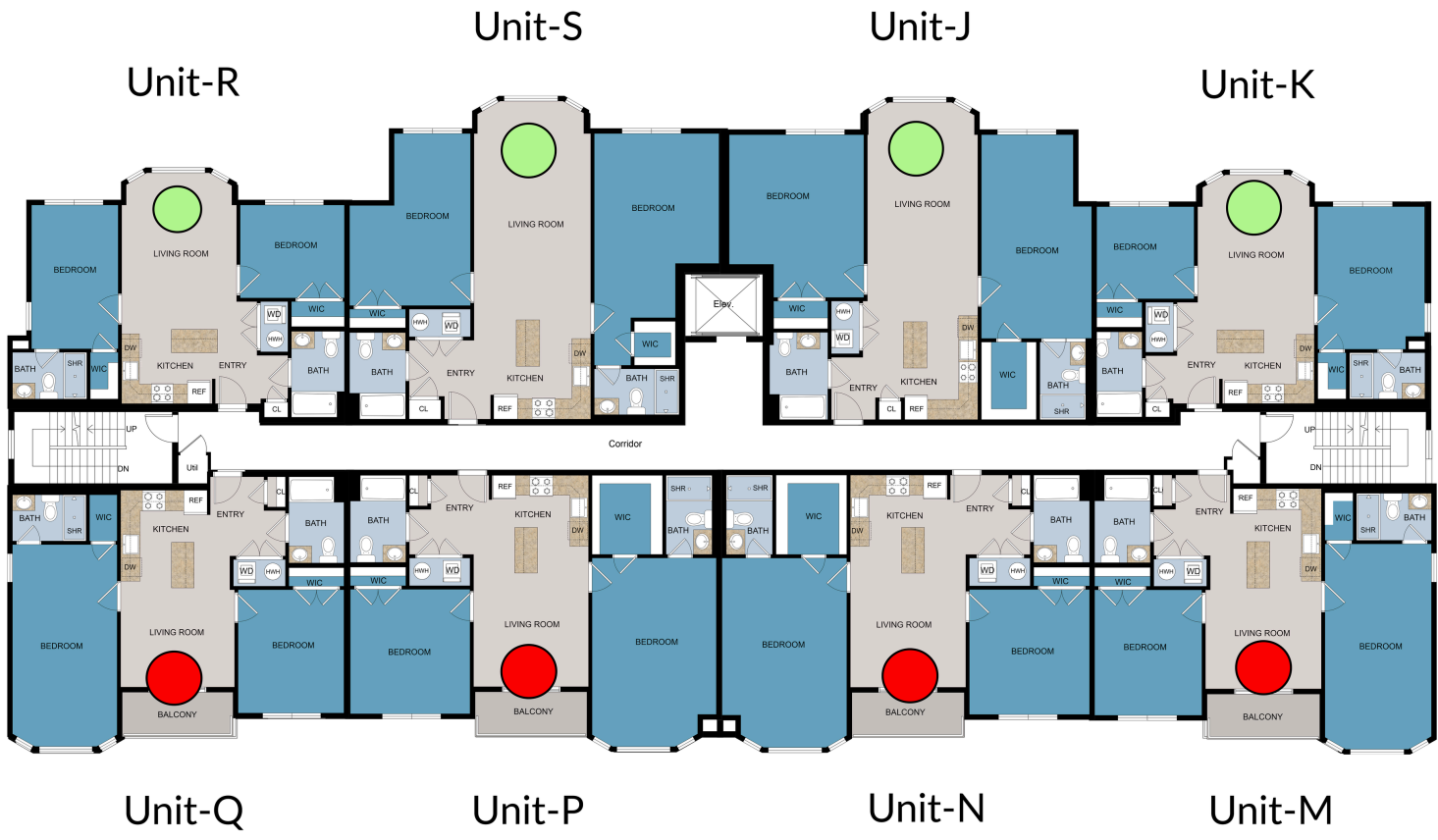
# Third Floor Plan



## Third Floor Plan

**MAP KEY**

- = AVAILABLE
- = SOLD



11-15-24



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# PRICING

*Breakwater Bay*

NEW HAVEN, CONNECTICUT

## 2nd Floor

## 3rd Floor

UNIT	SF	PRICE	UNIT	SF	PRICE
A - <b>SOLD</b>	1,225	\$385,000	J	1,225	\$395,900
B	870	\$360,000	K	870	\$365,900
C - <b>SOLD</b>	970	\$400,000	M - <b>SOLD</b>	970	\$385,900
D - <b>SOLD</b>	1,100	\$390,000	N - <b>SOLD</b>	1,100	\$390,900
E - <b>SOLD</b>	1,100	\$400,000	P - <b>SOLD</b>	1,100	\$390,900
F - <b>SOLD</b>	970	\$390,900	Q - <b>SOLD</b>	970	\$400,900
G	870	\$380,900	R	870	\$390,900
H	1,230	\$385,900	S	1,230	\$395,900

Updated January 8, 2025. Terms, conditions, pricing, and availability are subject to change without notice. Please contact Sales Associate for additional information.



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# FEATURES & SPECIFICATIONS

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## EXTERIORS

- Sliding doors thermal, vinyl
- Windows-insulated vinyl clad with Low E-Glass with screens

## UTILITIES

- Public water, public sewer included in HOA
- Fire sprinkler system

## ELECTRICAL

- Electrical outlets and switches to code
- 150-amp service
- Electric car charging ready

## STRUCTURAL

- Construction pursuant to local building code
- Footing and foundation- poured concrete
- 2 X 6 exterior wall construction
- Insulation per code

## LANDSCAPING

- Lawn graded, raked, and seeded
- Assorted shrubs and trees

## INTERIORS

- 9 ft. ceilings
- Floors - LVT in kitchen, dining area, living area, foyer and bedrooms
- Baths - tile
- Doors - 2-panel solid Masonite, painted semi-gloss white
- Black hinges and door handles
- Clothes closets - white wire shelving
- Ceilings - flat finish white
- Walls - flat finish
- Trim - painted semi-gloss white

## CABINETS AND APPLIANCES

- Designer kitchen cabinets topped with crown molding
- Quartz kitchen countertops with tile back splash
- Quartz island
- Master bath vanity and main bath vanity have quartz countertops
- Standard appliance package includes 4 pieces; 30" refrigerator, 24" dishwasher, 30" stove, and 30" microwave

## PLUMBING AND HEATING

- High efficiency heating/cooling system with 3-zones
- Electric hot water tank
- Waste, drain and vent piping PVC
- Hot and cold water supply is pex tubing
- Bathroom with fiberglass tub surround
- Master bathroom shower with tile walls
- Kitchen sink - stainless steel undermount with single lever faucet with sprayer
- Energy Star water saver toilets are elongated style white
- Washer and dryer hook-ups are provided with shut-offs for ventless appliances

## MISCELLANEOUS

- Fiber Optics
- HERS rated
- Garbage chute
- Bike racks in garage
- Storage onsite



REALTOR

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EQUAL HOUSING OPPORTUNITY

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