



TRADITION OF BUILDING EXCELLENCE

www.arbormeadowsct.com 203.265.1821



ABOUT ARBOR MEADOWS

Home is here at Arbor Meadows of Cromwell. Set on a picturesque property, this 75 single-family community boasts an open space design with common greens and permanent buffers. Located within walking distance of the TPC River Highlands Golf Club, River Highlands State Park, and The Connecticut River, leaving just a short 5-mile drive to Middletown's vibrant restaurant scene. Commutes to Hartford and New Haven are made easy and all schools are within 2 miles and minutes away.

Arbor Meadows is built By Carrier, a local family-owned company building in Connecticut for over 50 years, known for superior craftsmanship, quality, energy efficiency, and the industry's leading five-year warranty. Our team of architects have made sure all options are available for you; from first-floor living, optional Au-pair suites, gourmet chefs' kitchen, home gyms and so much more. Let our professional interior design experts make your visions a reality.

NEW HOMES BY
Calcagni
REAL ESTATE



Artist's Rendering. The rendering/floor plans and photos may not reflect the exact features, colors, or dimensions of the house and may be shown with extra cost options. All dimensions are approximate and subject to change. Please consult with our Sales Representative for actual specifications.





THE BRIAR

PROPERTY DETAILS:

2,104
SQUARE FEET

3
BEDROOMS

2.1
BATHROOMS

2
CAR GARAGE



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Calcagni
REAL ESTATE

By Carrier
Since 1971
Tradition of Building Excellence

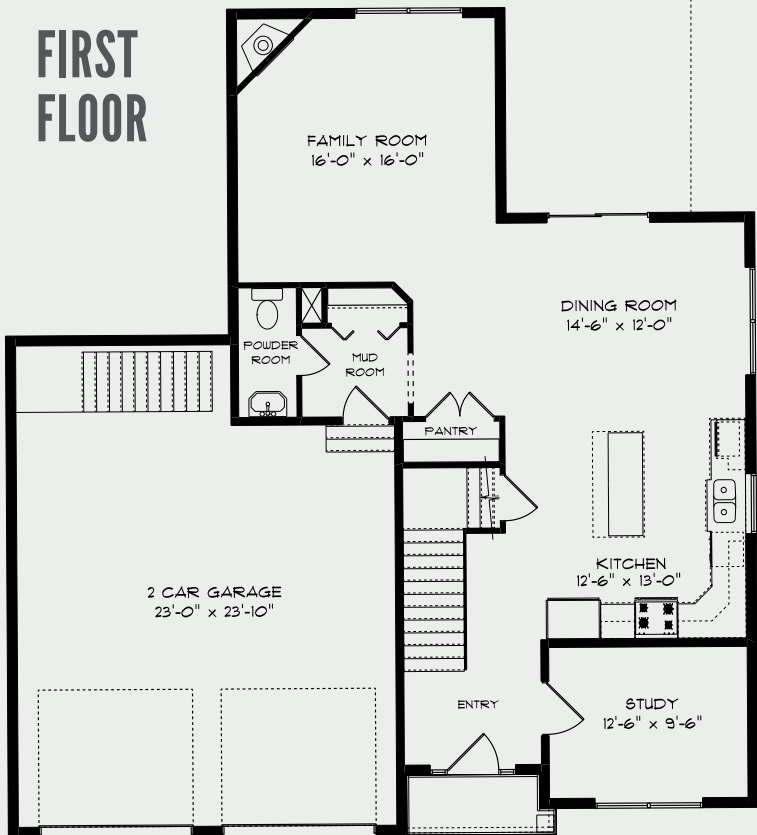


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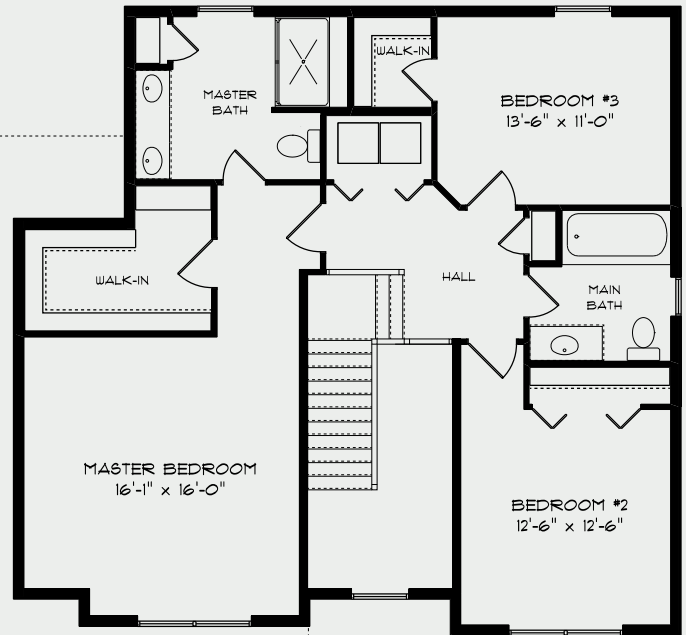
THE BRIAR FLOOR PLANS

- Second floor master suite
- Oversized tiled shower in master bath
- Walk-in closet
- Two additional bedrooms on second floor
- Custom designer crafted cabinetry
- Granite countertops and tiled backsplash
- Large center island
- Hardwood floors
- 9 ft. ceilings on first floor
- Stainless steel appliance packages
- First floor study
- Second floor laundry
- 2-car garage with key pad entry
- Gas fireplace
- Garage to basement stairway

FIRST FLOOR



SECOND FLOOR





THE LAUREL

PROPERTY DETAILS:

2,041
SQUARE FEET

3
BEDROOMS

2.1
BATHROOMS

2
CAR GARAGE

FIRST FLOOR
MASTER SUITE

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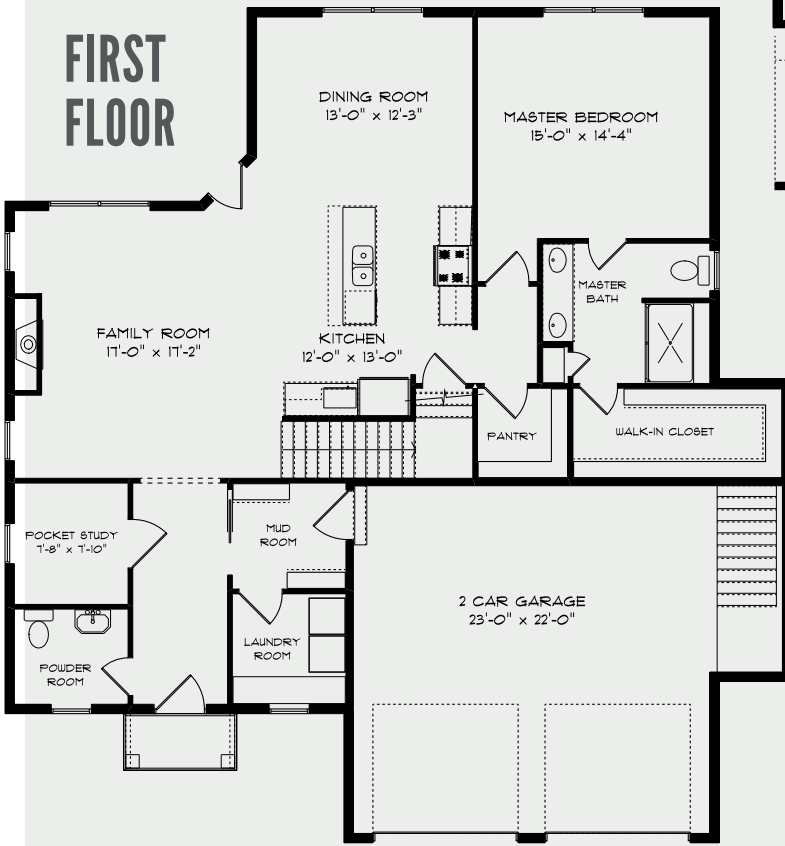


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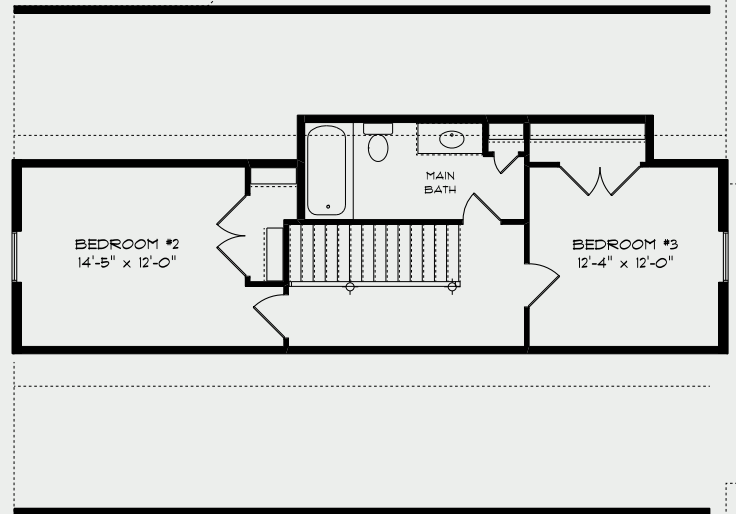
THE LAUREL FLOOR PLANS

- First floor master suite
- Oversized tiled shower in master bath
- Two additional bedrooms on second floor
- Pocket office on first floor
- Custom designer crafted cabinetry
- Granite countertops and tiled backsplash
- Large center island
- Hardwood floors
- 9 ft. ceilings on first floor
- Stainless steel appliance packages
- Organizational drop zone
- 2-car garage with key pad entry
- First floor laundry room
- Gas fireplace
- Garage to basement stairway

FIRST FLOOR



SECOND FLOOR



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THE ASPEN

PROPERTY DETAILS:

2,246
SQUARE FEET

3
BEDROOMS

2.1
BATHROOMS

2
CAR GARAGE

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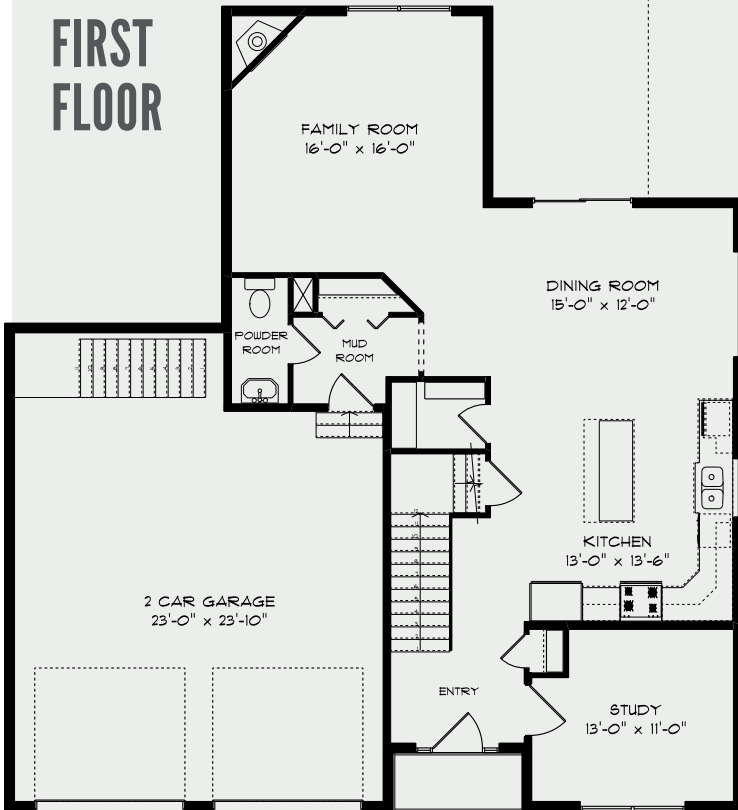


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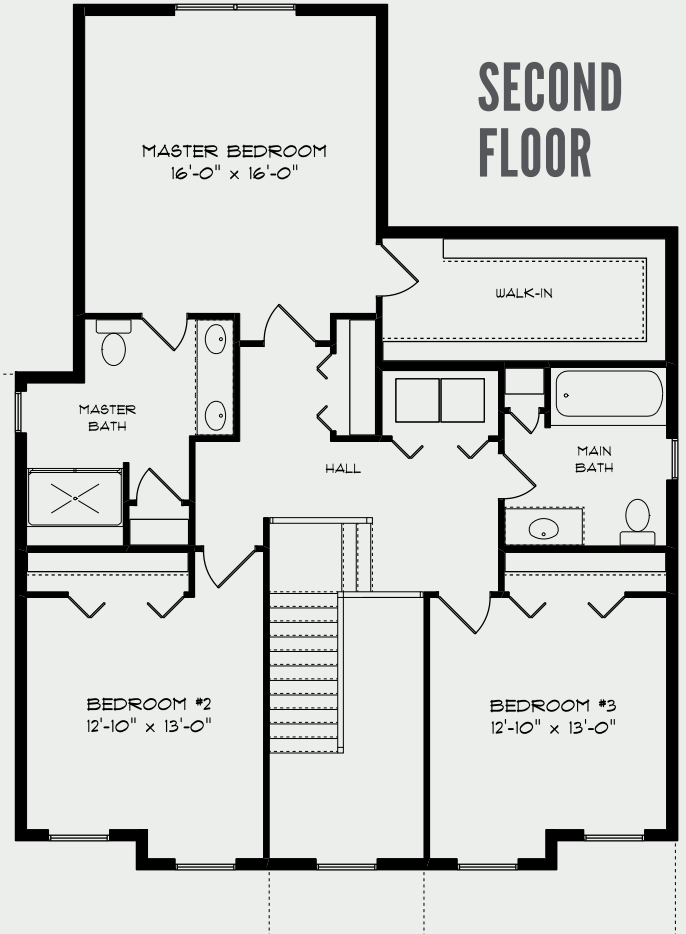
THE ASPEN FLOOR PLANS

- Second floor master suite
- Oversized tiled shower in master bath
- Walk-in closet
- Two additional bedrooms on second floor
- Custom designer crafted cabinetry
- Granite countertops and tiled backsplash
- Large center island
- Walk-in pantry
- Hardwood floors
- 9 ft. ceilings on first floor
- Stainless steel appliance packages
- Study/den on first floor
- Second floor laundry
- 2-car garage with key pad entry
- Gas fireplace
- Garage to basement stairway

FIRST FLOOR



SECOND FLOOR





THE DAPHNE

PROPERTY DETAILS:

2,217
SQUARE FEET

3
BEDROOMS

2.1
BATHROOMS

2
CAR GARAGE

FIRST FLOOR
MASTER SUITE

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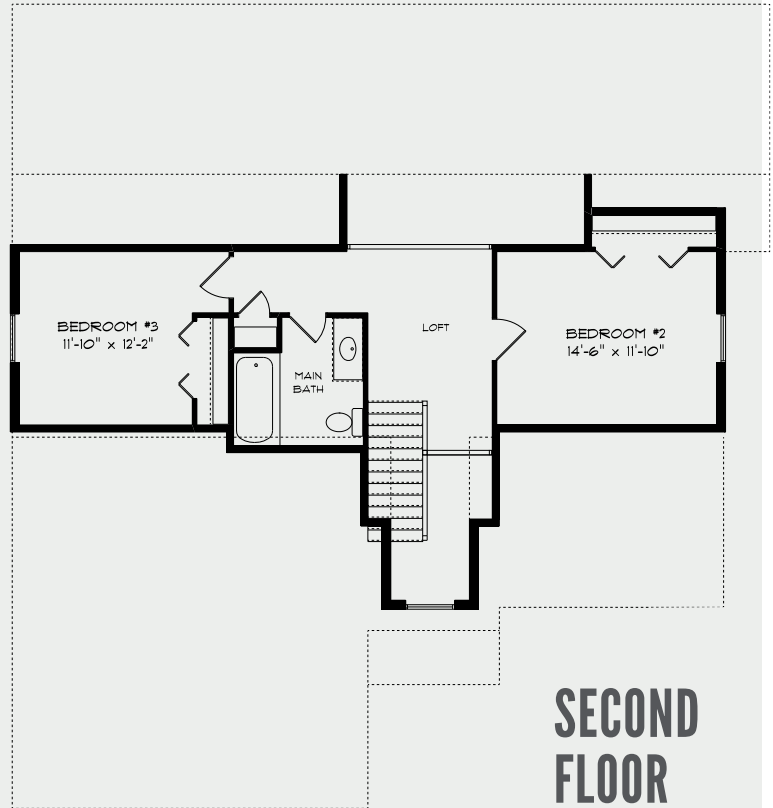
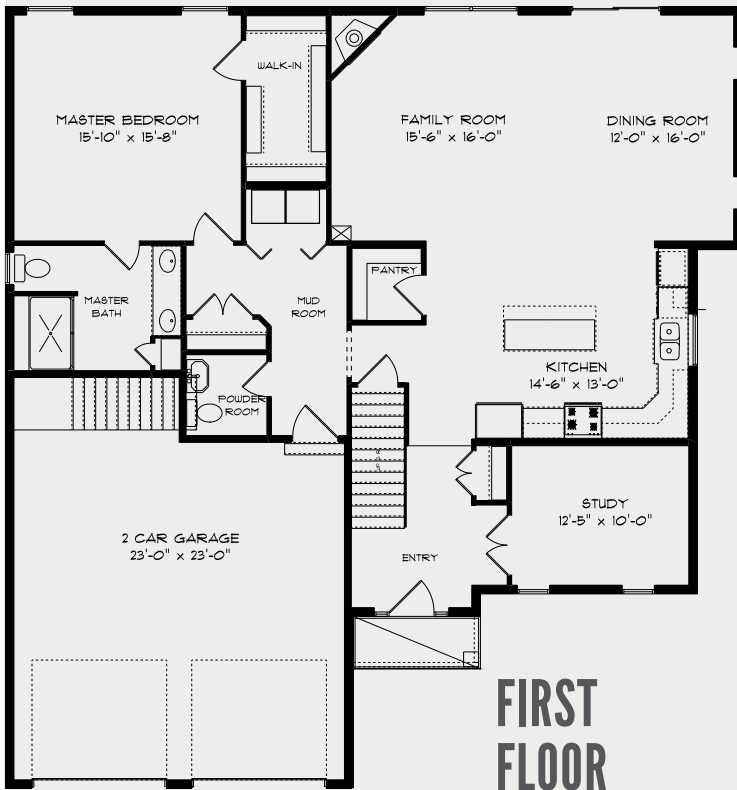
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THE DAPHNE FLOOR PLANS

- First floor master suite
- Oversized tiled shower in master bath
- Walk-in closet
- Two additional bedrooms on second floor
- Custom designer crafted cabinetry
- Granite countertops and tiled backsplash
- Large center island
- Hardwood floors
- 9 ft. ceilings on first floor
- Stainless steel appliance packages
- Study/den on first floor
- First floor laundry
- 2-car garage with key pad entry
- Gas fireplace
- Optional cathedral ceiling with dramatic second floor balcony
- Garage to basement stairway





THE ELLERY

PROPERTY DETAILS:

2,544
SQUARE FEET

3
BEDROOMS

2.1
BATHROOMS

2
CAR GARAGE



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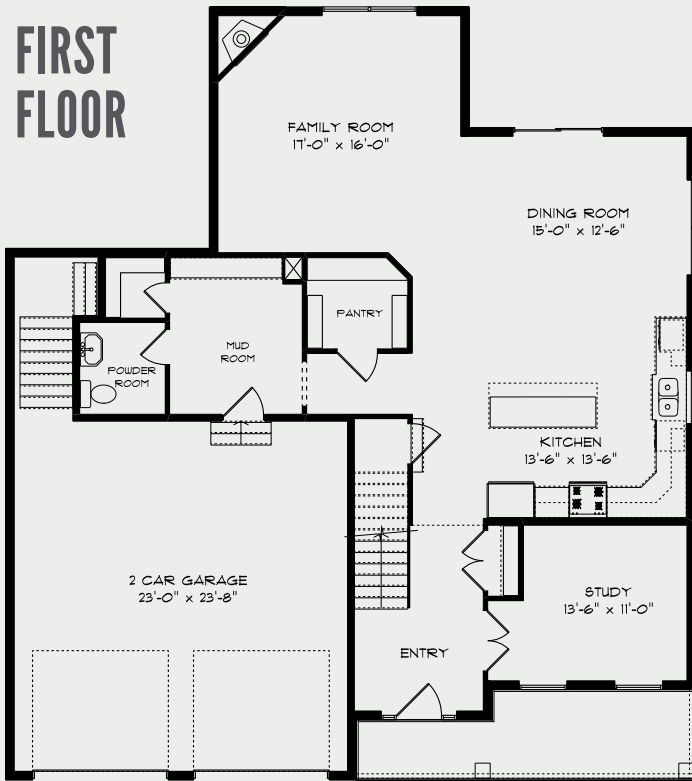


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THE ELLERY FLOOR PLANS

- Second floor master suite
- Oversized tiled shower in master bath
- Two master walk-in closets
- Two additional bedrooms on second floor
- Custom designer crafted cabinetry
- Granite countertops and tiled backsplash
- Large center island
- Walk-in pantry
- Hardwood floors
- 9 ft. ceilings on first floor
- Stainless steel appliance packages
- Study/den on first floor
- Organizational dropzone
- Second floor laundry room
- 2-car garage with key pad entry
- Gas fireplace
- Large welcoming front porch
- Garage to basement stairway

FIRST FLOOR



SECOND FLOOR





THE WILLOW

PROPERTY DETAILS:

2,423
SQUARE FEET

3
BEDROOMS

2.1
BATHROOMS

2
CAR GARAGE

FIRST FLOOR
MASTER SUITE

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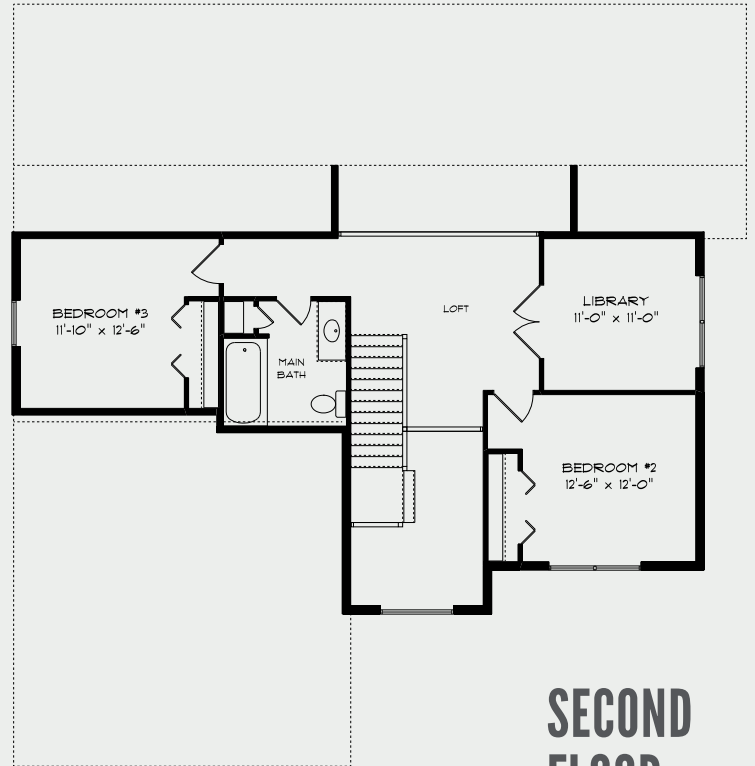
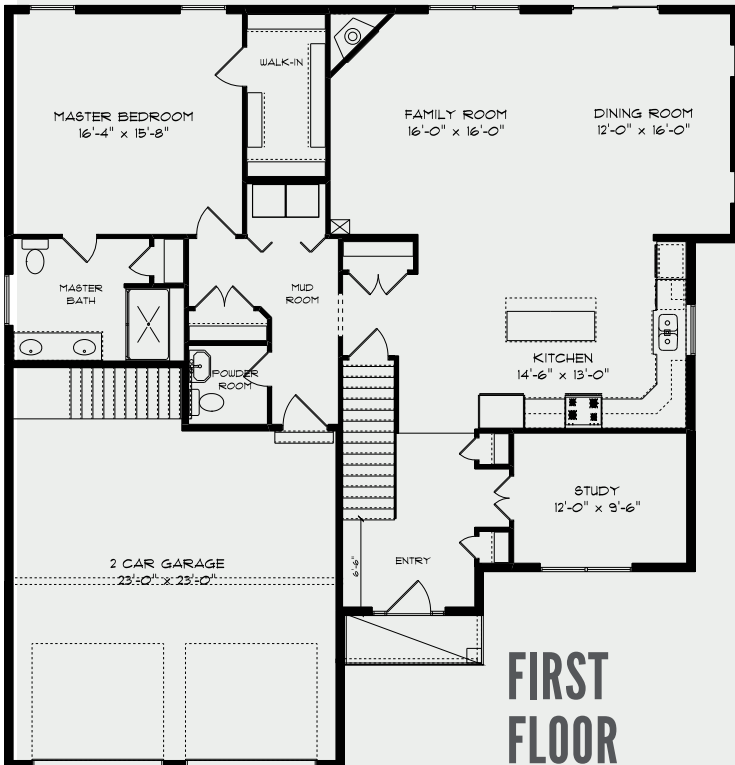
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THE WILLOW FLOOR PLANS

- First floor master suite
- Oversized tiled shower in master bath
- Walk-in closet
- Two additional bedrooms on second floor
- Custom designer crafted cabinetry
- Granite countertops and tiled backsplash
- Large center island
- Hardwood floors
- 9 ft. ceilings on first floor
- Stainless steel appliance packages
- Study/den on first floor
- First floor laundry
- 2-car garage with key pad entry
- Gas fireplace
- Optional cathedral ceiling with dramatic second floor balcony
- Garage to basement stairway





THE LINDEN

PROPERTY DETAILS:

2,794
SQUARE FEET

3
BEDROOMS

2.1
BATHROOMS

2
CAR GARAGE

NEW HOMES BY
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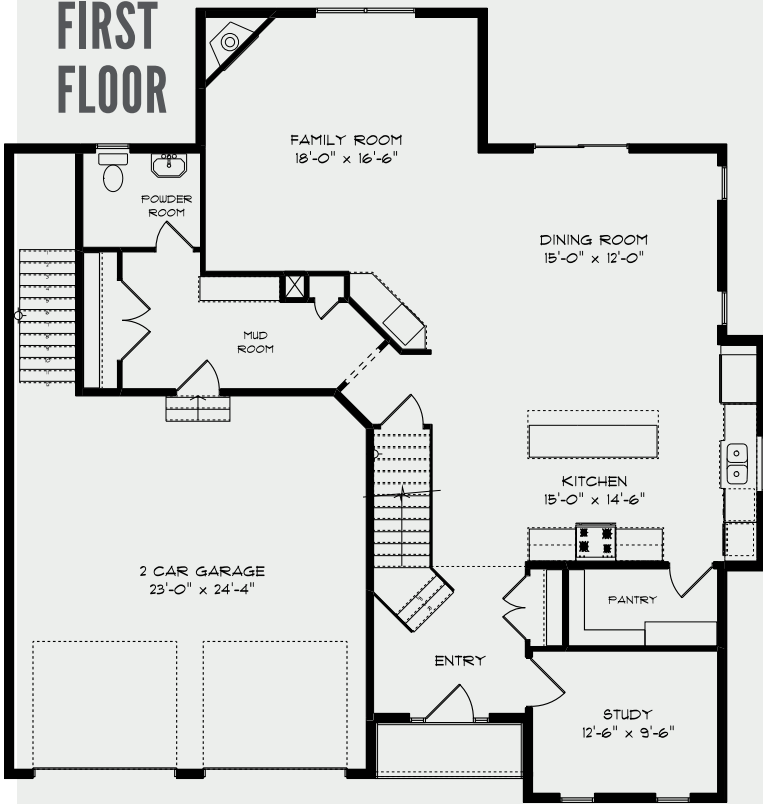


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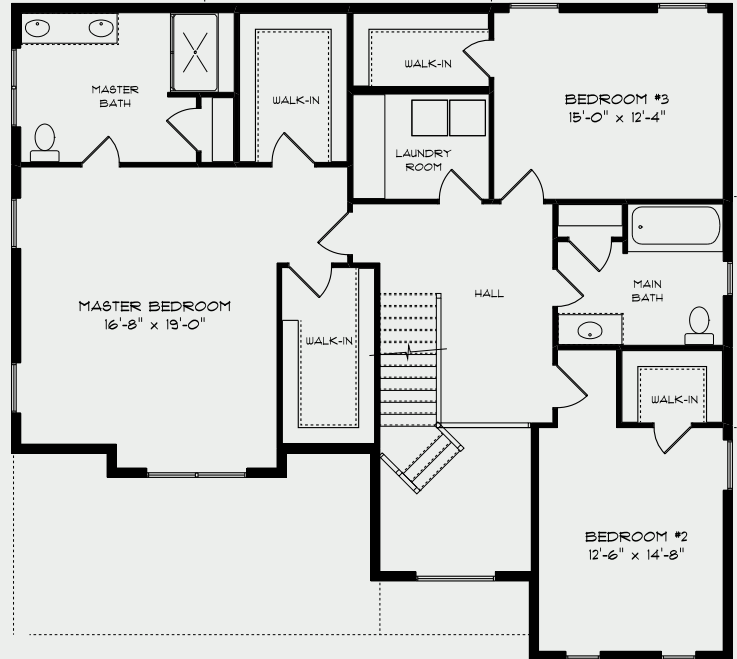
THE LINDEN FLOOR PLANS

- Second floor master suite
- Oversized tiled shower in master bath
- Two master walk-in closets
- Two additional bedrooms on second floor
- Custom designer crafted cabinetry
- Granite countertops and tiled backsplash
- Large center island
- Walk-in pantry
- Hardwood floors
- 9 ft. ceilings on first floor
- Stainless steel appliance packages
- Study / den on first floor
- Second floor laundry room
- 2-car garage with key pad entry
- Gas fireplace
- Garage to basement stairway

FIRST FLOOR



SECOND FLOOR





THE ALDER

PROPERTY DETAILS:

3,192
SQUARE FEET

4
BEDROOMS

3.1
BATHROOMS

2
CAR GARAGE

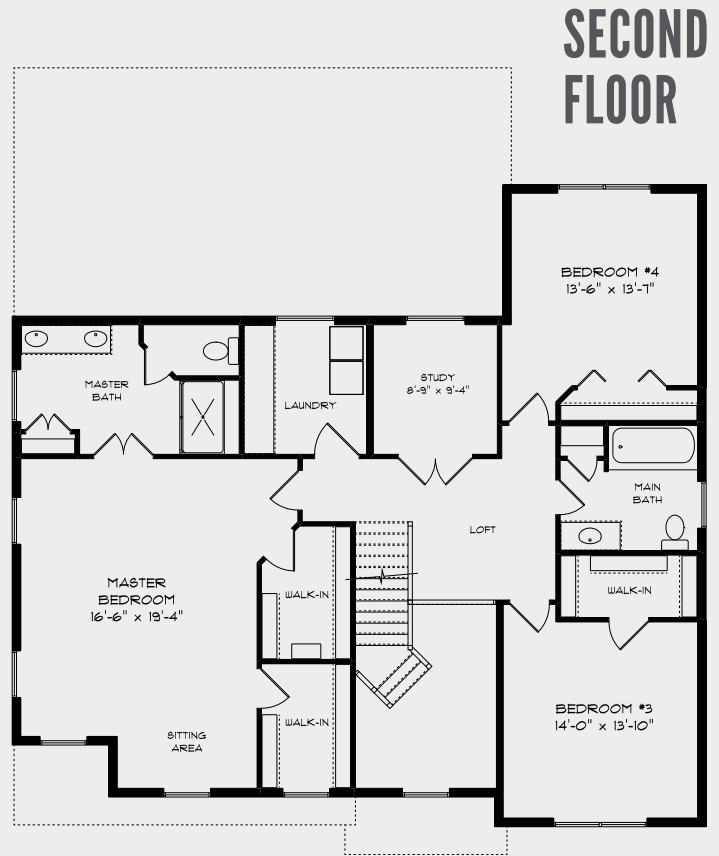
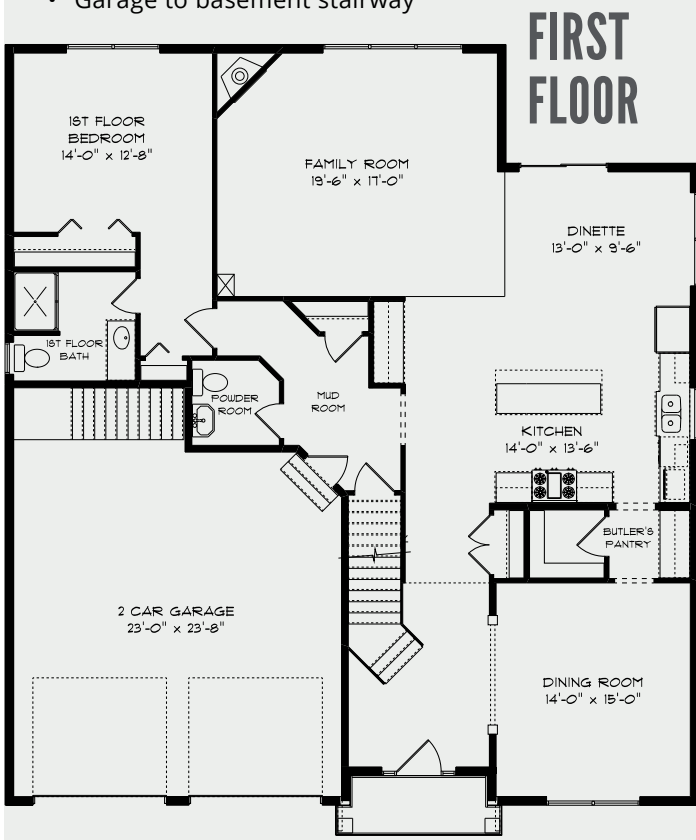
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THE ALDER FLOOR PLANS

- Second floor master suite
- Oversized tiled shower in master bath
- Two master walk-in closets
- Guest bedroom on first floor with private bath
- Two additional bedrooms on second floor
- Custom designer crafted cabinetry
- Granite countertops and tiled backsplash
- Large center island
- Walk-in pantry
- Hardwood floors
- 9 ft. ceilings on first floor
- Stainless steel appliance packages
- Flex room
- Second floor laundry room
- 2-car garage with key pad entry
- Gas fireplace
- Garage to basement stairway





THE JUNIPER

PROPERTY DETAILS:

2,367
SQUARE FEET

3
BEDROOMS

2.1
BATHROOMS

2
CAR GARAGE

**FIRST FLOOR
MASTER SUITE**

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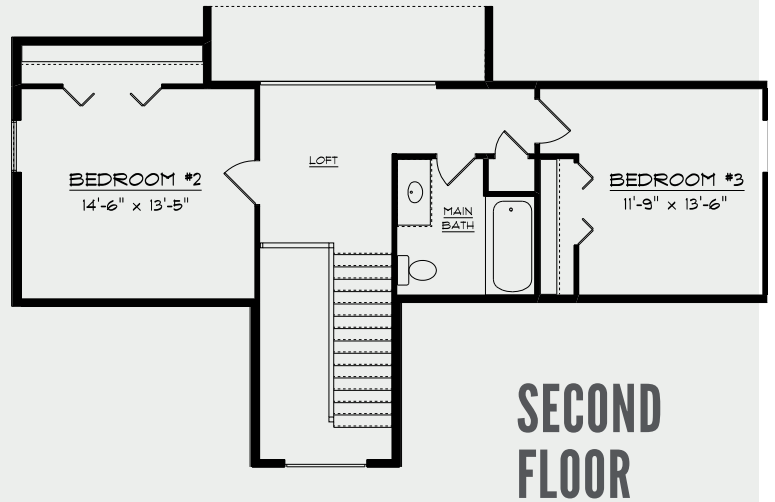
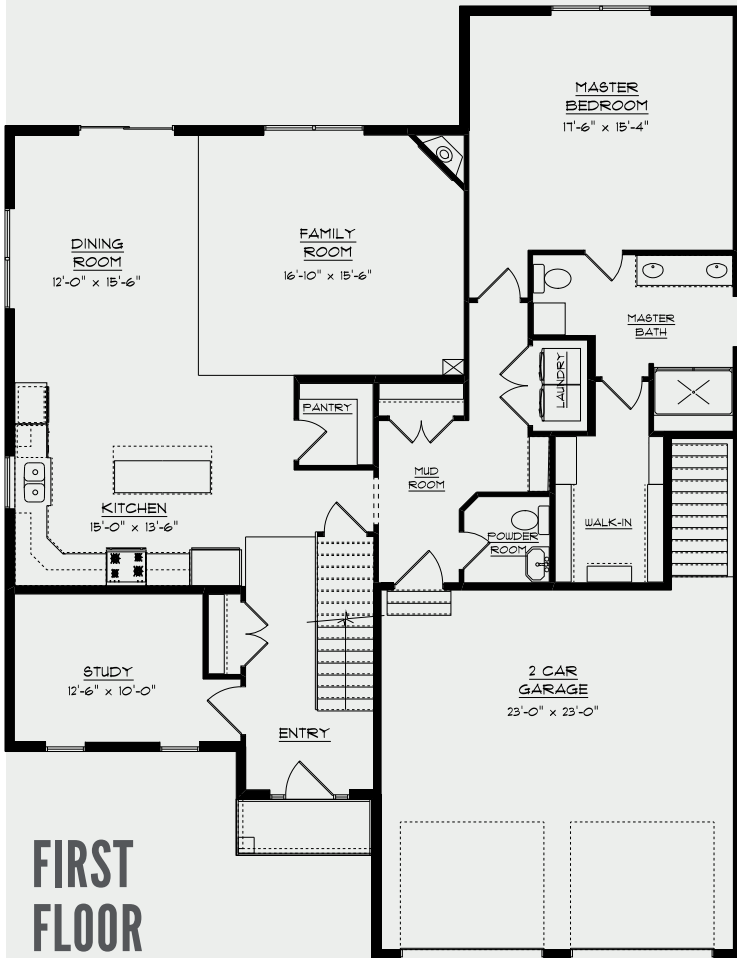
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THE JUNIPER FLOOR PLANS

- Master Bedroom with generous walk-in closet
- European tiled shower in the master bathroom
- First-floor study
- Laundry closet off of mud room on the first floor
- Large walk-in kitchen pantry
- 6 ft. kitchen center island
- Gas fireplace in Family Room
- Custom cabinetry with granite countertops



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NEW HOME FEATURES

ALL HOMES ARE INDIVIDUALLY DESIGNED TO YOUR LIFESTYLE.

CONSTRUCTION

- 5-Year Limited Warranty
- 10" Thick Concrete Foundations Reinforced with Steel
- 2" x 6" Exterior Wall Framing
- Steel & Laminated Veneer Lumber Supporting Beams
- 200 Amp Electrical Service
- Ground Fault Interrupt (GFI) in Kitchen, Bath & Garage
- Pex Water Supplies & PVC Plumbing Drains
- Radon Protection System
- Smoke & Carbon Monoxide Detectors
- Public Water, Sewer & Propane

EXTERIOR

- Mold Resistant Architectural Shingles
- Low Maintenance Mastic Siding with Cedar Accents
- Fiberglass Door with Transom & Side Panel Glass
- Insulated Overhead Designer Garage Doors
- Automatic Garage Door Openers with Key Pad Entry
- Paver Walkways & Step to Front Entrance
- 12' X 16' Paver Patio
- Shrub & Landscape Package
- Lawn Irrigation System, Association Maintained

BATHS

- Oversized Tiled Shower in Master Bath
- Oversized Low Maintenance Shower/Tub Combination in Main Bath
- Porcelain Pedestal Sink in Powder Room
- Designer Mirrors & Accessories
- Granite Counter Tops in Main and Master Bath

KITCHEN

- Custom Designer Crafted Cabinetry
- Large Center Island
- Granite Counter Tops with Ceramic Tile Backsplash
- Stainless Steel, Double Bowl, Under Mounted Sink
- Stainless Steel Appliance Packages

Note: The features are subject to change without notice. Contact us for clarification and status of any features in the list above.

ENERGY EFFICIENCY

- H.E.R.s Rated via Third Party Verification
- Energy Star Vinyl Clad Wood Windows with Low-E, Argon Filled Glass & Full Insect Screens
- R-49 Fiberglass Insulation in Ceilings
- R-21 Fiberglass Insulation in Exterior Walls
- R-11 Noise and Vibration Barrier for Laundry Room & Bathroom Walls
- R-10 Styrofoam Sheet Insulation on Basement Walls
- 96%+ Efficient Carrier Performance Series 2-Zone
- Propane, Forced Hot Air Heating System
- High Efficiency Carrier Performance Series Central Air Conditioning
- Electronic Programmable Thermostats
- 98%+ Navien Tankless Water Heater with Circulator Loop

INTERIOR

- 9' Ceilings on First Floor
- 8' Ceilings on Second Floor
- 8' Basement Walls
- Cambridge Raised Two Panel Doors
- 3 1/4" Red Oak Hardwood Flooring with Oak Shoe Molding
- Ceramic Tile Floors in Bathroom & Laundry Rooms with Stain Resistant Grout
- Finished Insulated Garage with Painted Walls & Trim
- LED Lighting
- Phone/Data/Cable Outlets
- Gas Fireplace



PRICING



THE BRIAR

3 BR | 2.1 Baths | 2,104 Sq. Ft.
Offered at \$660,900



THE LAUREL

3 BR | 2.1 Baths | 2,041 Sq. Ft.
Offered at \$684,900



THE ASPEN

3 BR | 2.1 Baths | 2,246 Sq. Ft.
Offered at \$677,900



THE DAPHNE

3 BR | 2.1 Baths | 2,217 Sq. Ft.
Offered at \$705,900



THE ELLERY

3 BR | 2.1 Baths | 2,544 Sq. Ft.
Offered at \$718,900



THE WILLOW

3 BR | 2.1 Baths | 2,423 Sq. Ft.
Offered at \$733,900



THE LINDEN

3 BR | 2.1 Baths | 2,794 Sq. Ft.
Offered at \$743,900



THE ALDER

4 BR | 3.1 Baths | 3,192 Sq. Ft.
Offered at \$809,900

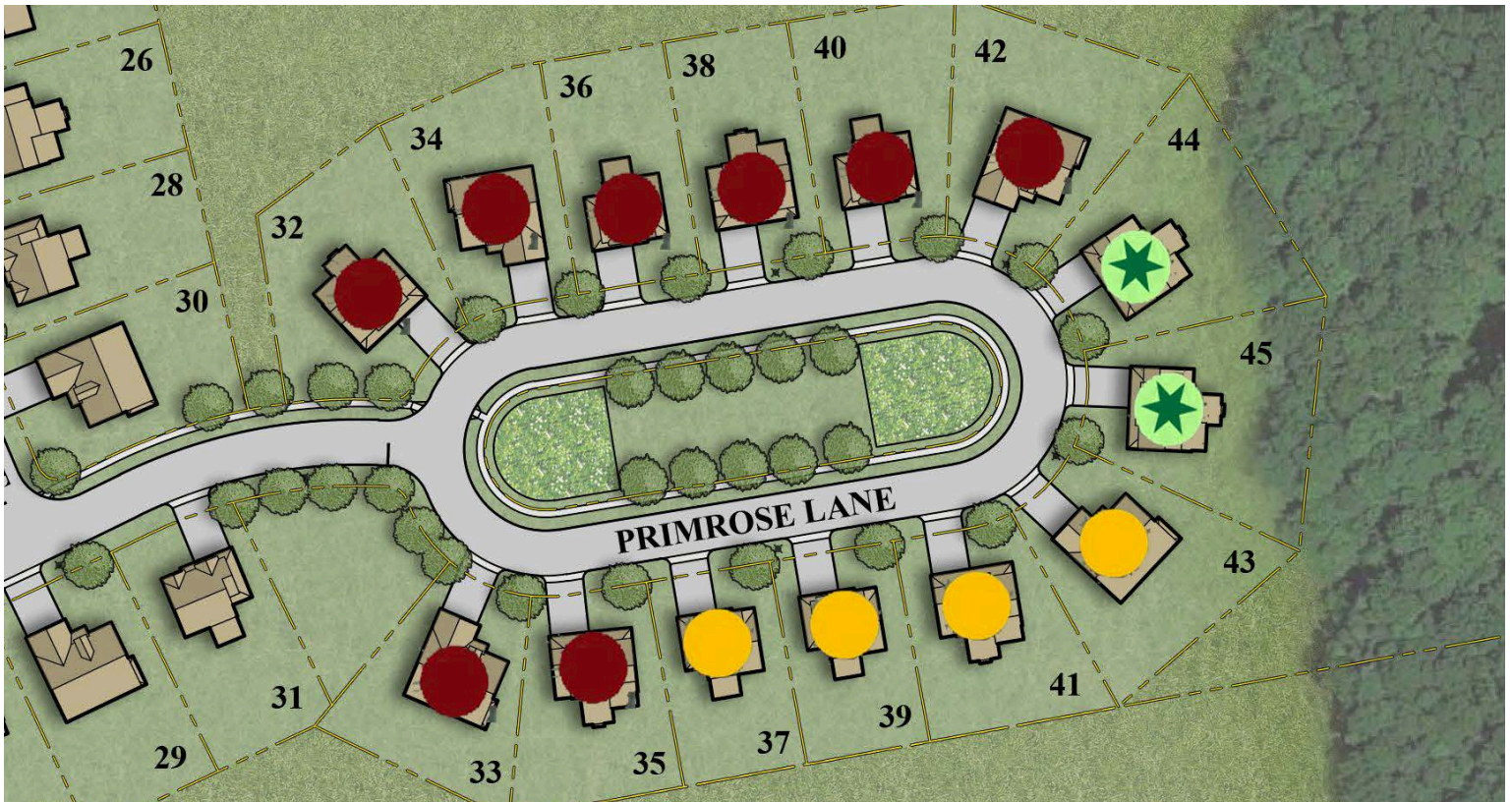


THE JUNIPER

3 BR | 2.1 Baths | 2,367 Sq. Ft.
Offered at \$719,900

Effective 1/24/25

Note: Units are base models. Models will be customized and may have additional options, changes and pricing. Prices are based on standard features. Additional options may not be reflected in pricing. Terms, conditions, pricing, and availability are subject to change without notice. Please contact Sales Associate for additional information.



PHASE 5 PREMIUMS

<u>Address</u>	<u>Lot Premium</u>	<u>Notes</u>
39 Primrose Lane	\$0	1st Floor Master Laurel/Juniper
41 Primrose Lane	\$6,000	1st Floor Master Any Model
43 Primrose Lane	\$31,000	1st Floor Master Any Model Left Corner Walkout Package
44 Primrose Lane	\$30,000	1st Floor Master Any Model Right Corner Walkout Package.
45 Primrose Lane	\$36,000	1st Floor Master Any Model Full Walkout Package

Walkout Basement Includes 9ft Walls, 6ft Slider, 1 Double Hung Window, 3x8 Paver Pad. 12x16 Deck, Stair w/ one side railing

Prices are subject to change without notice. Please refer to the site plan for additional lot information.



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