



Hamden, CT

By: Active Adult Developers, LLC

Project Managers:
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Getting to know Rick Vizziello & Andy Forte of Active Adult Builders



Rick Vizziello & Andy Forte

How we got our start...

Rick: I started in this business 30 years ago, renovating houses in New Haven — where I completed over 300 rehabs. My first new construction project was “Branford Hill,” a 12-lot sub-division of single family homes in Branford.

Andy: After spending 25 years in the Mortgage lending business in Monroe, CT, I started building homes in 1990. My first project consisted of 12 single-family homes in Easton called “Fawn Ridge Estates.” I continued building single family home neighborhoods in Newton and Shelton throughout the 1990’s before starting “Active Adult Builders” with my neighbor and now partner, Rick Vizziello. I still have a hand in the mortgage business and currently represent Fidelity Mortgage Company, in Branford; an FHA approved mortgage lender offering a variety of competitive products.

Our first project...

In 2001 we built North Haven’s first condominium for adults 55 years+ called “Quail Run.” Additional projects include, Strawberry Hill Condominium in Hamden, a 32 non-age restricted homes—built in 2005.

Currently under construction...

We are in the final phases of completion for two age restricted condominiums, Hamden Farms, Hamden and Pondview, North Haven.

A little about us...

Rick: I grew up in West Haven but consider myself a native of New Haven. Currently I reside in North Haven. Golfing is one of my favorite pastimes along with wine-making and cooking. I also host a cooking show on North Haven’s access channel called “The Good Life.”

Andy: I graduated from Quinnipiac University with a BS in marketing. For many years I volunteered as a baseball coach and participated with the East Shore Babe Ruth League. I am definitely what you’d call an avid sports enthusiast. I’m also a Board of Trustees member at Hamden Hall Day School. I reside in North Haven with my wife and am a proud grandfather of a new baby girl.



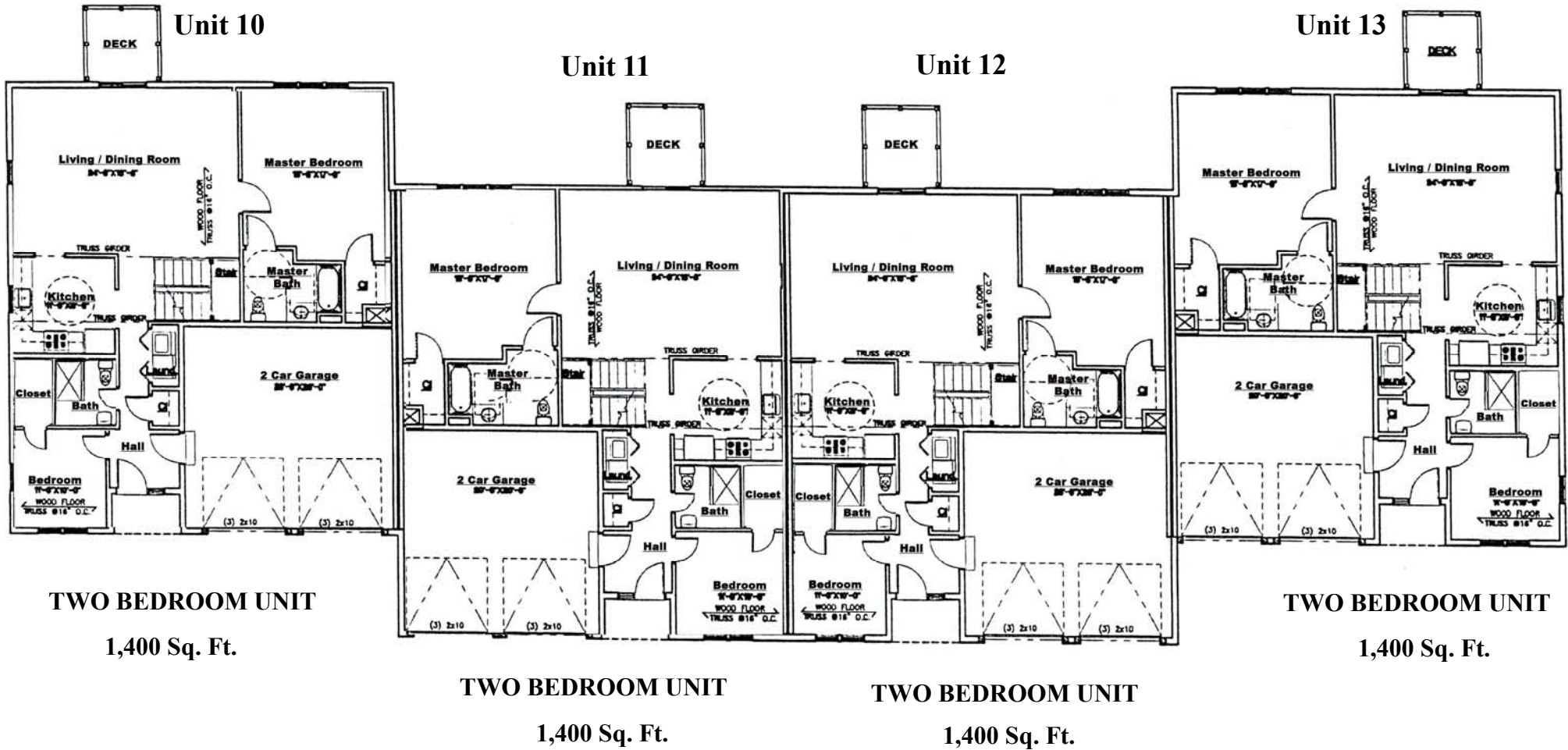
Hamden Farms-Phase II now open!

Enjoy the rewards of maintenance free living at Hamden Farms. This gorgeous New England village setting provides a carefree lifestyle that is tranquil, yet also close to major highways, restaurants, entertainment, banking and shopping. This beautiful community greets residents with well maintained grounds and homes designed with luxury and comfort in mind. Construction financed by Bank of Southern Connecticut.



www.calcagni.com/hamdenfarms

Floor Plans Unit #s 10-13



**All dimensions are approximate and floor plans are subject to field variations. Artist rendering not exact to scale and detail.*

SPECIFICATIONS

Utilities

- ❖ City water and sewer
- ❖ Underground utilities
- ❖ Natural gas

Structural

- ❖ Exterior walls- 2 x 6
- ❖ Interior walls - 2 x 4, 16" on center
- ❖ Floors- ¾" T & G Plywood
- ❖ Foundation- 2500 psi concrete
- ❖ Roof- 25 year, 3 tab, architectural shingle
- ❖ Siding – Premium vinyl – lifetime warranty
- ❖ Windows- Vinyl, double hung, tilt take-out, integral grill, screen
- ❖ Front Stoop- Poured concrete
- ❖ Insulation:
 - Wall R-19, 6", fiberglass batt
 - Attic R-19, 6", fiberglass batt
 - Basement R-19, 6" fiberglass batt
 - Sheetrock – ½" in all living areas, 5/8" garage
 - Basement stairs- pine

Electrical

- ❖ 100 amp service
- ❖ Electrical outlets and switches to code
- ❖ Three phone (CAT 5) and 3 cable connections (2 Bdrm)
- ❖ Two phone (Cat 5) and 2 cable connections (1 Bdrm)
- ❖ Smoke detectors/carbon monoxide detectors – 1 per floor plus 1 in each bedroom
- ❖ Exterior- 1 GFI Outlet, lighting fixtures provided at each egress
- ❖ 6 recessed lights in kitchen
- ❖ Fan/lights in baths
- ❖ Wiring for paddle fan lights in GR, DR & Bedrooms.
- ❖ Exterior fixtures provided
- ❖ Buyer to provide interior light fixtures. Seller to install.

Plumbing

- ❖ Kitchen- single bowl, stainless steel sink, and single lever faucet
- ❖ Tub, tub/shower – 1 piece fiberglass

Plumbing (Cont'd)

- ❖ Bathroom sinks – cultured marble, with faucet
- ❖ 40 gallon gas hot water heater
- ❖ Toilet – American Standard, water saving
- ❖ Washer/ dryer hookups

Cabinetry and Countertops

- ❖ Kitchen- oak, maple or cherry, from Builder's selections.
- ❖ Granite countertops in kitchen
- ❖ Baths- Vanity cabinet with cultured marble countertop

Appliances

- ❖ Buyer to provide all appliances. Seller will install.

Doors

- ❖ Exterior-Steel, insulated
- ❖ Interior- Masonite, 6 Panel, painted with brass door knob
- ❖ Overhead garage- Metal, insulated, raised panel

Heating and Cooling

- ❖ Furnace- Gas, warm air, 90% efficient
- ❖ Cooling- Central air

Flooring

- ❖ Hardwood throughout
- ❖ Tile- All Baths, Foyer & Laundry

Closets

- ❖ White wire shelving/ hanging

Exterior

- ❖ 10x10 wood deck & walk-out basement (Units 3-13)

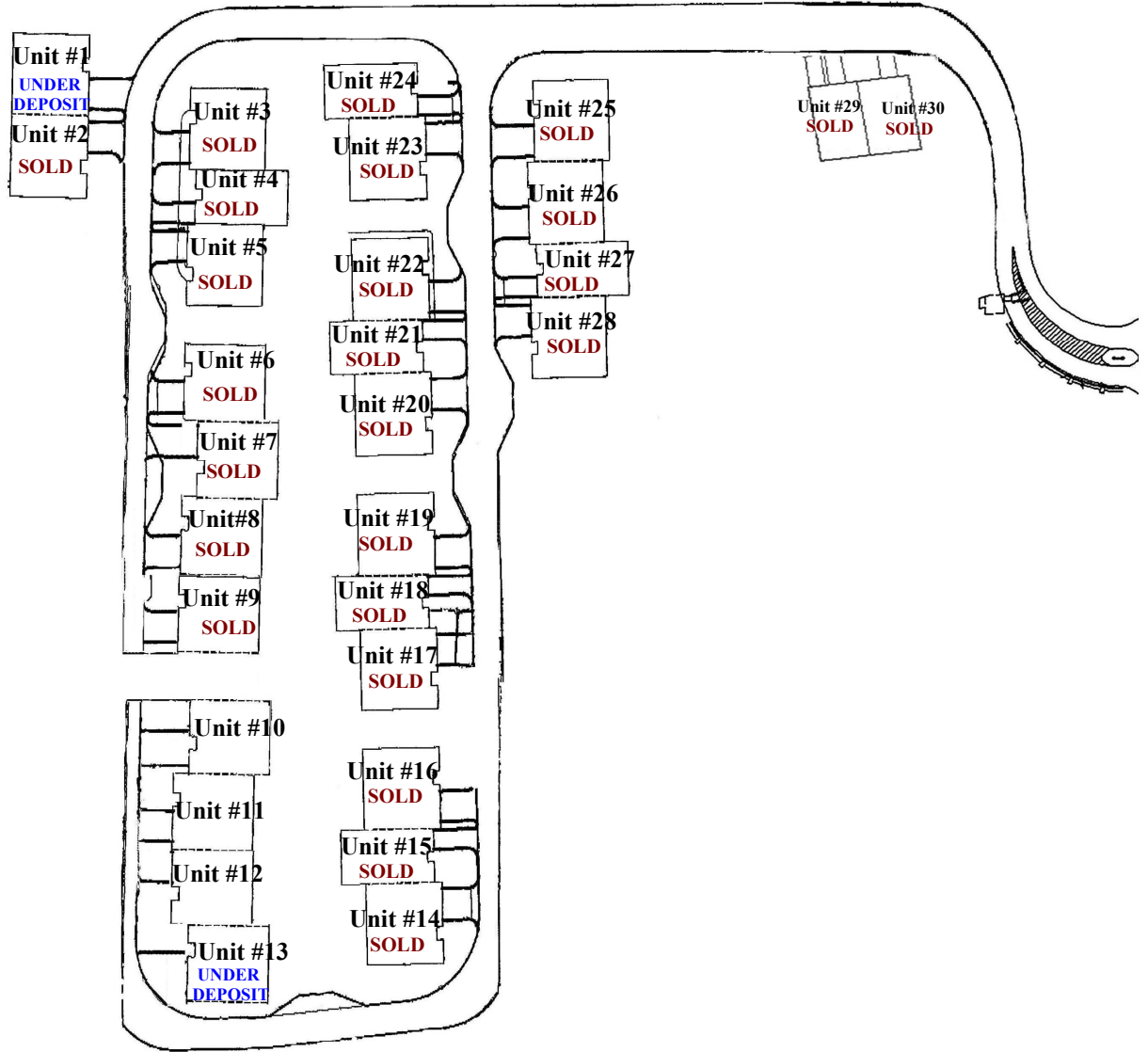
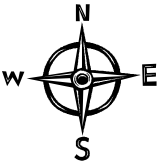
Energy

- ❖ All homes are "Energy Star" certified



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

Map & Building Plan



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DIRECTIONS:
Route 5 in Hamden to 2932 State Street,
between Skiff Street & Daniel Road.
(Near North Haven Town Line)
Hamden, CT

History– Closed Sales



Hamden Farms

<u>Unit #</u>	<u>Style</u>	<u>Purchase Price</u>	<u>Date of Closing</u>
#3	2 Bedroom	\$249,900.00	11/19/09
#5	2 Bedroom	\$249,900.00	8/27/09
#15	1 Bedroom	\$200,000.00	7/03/08
#16	2 Bedroom	\$250,000.00	7/03/08
#17	2 Bedroom	\$299,900.00	2/21/07
#18	1 Bedroom	\$180,000.00	7/12/07
#19	2 Bedroom	\$274,900.00	10/18/07
#20	2 Bedroom	\$279,900.00	8/02/07
#21	1 Bedroom	\$234,900.00	5/24/07
#22	2 Bedroom	\$269,900.00	9/28/07
#23	2 Bedroom	\$279,900.00	10/20/06
#24	1 Bedroom	\$230,000.00	3/30/08
#25	2 Bedroom	\$279,900.00	11/08/06
#26	2 Bedroom	\$259,900.00	4/15/08
#27	1 Bedroom	\$230,000.00	3/03/08
#28	2 Bedroom	\$279,900.00	11/08/06
#29	1 Bedroom	\$180,000.00	7/12/07
#30	1 Bedroom	\$259,000.00	8/03/07



1/08/10