



by Pinnacle Land Development, LLC

Project Manager:

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calcagni.com/sindallbrook.com

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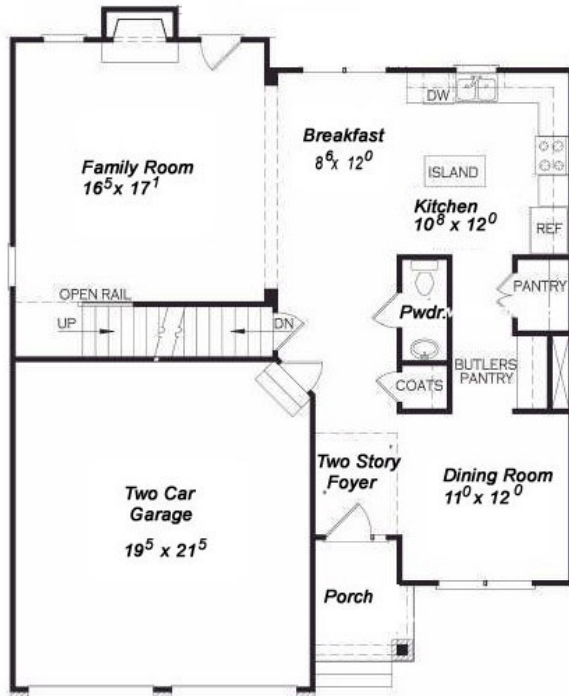
The Sindall House at Sindall Brook *by Pinnacle Land Development, LLC*

Total 2252 Sq. Ft.

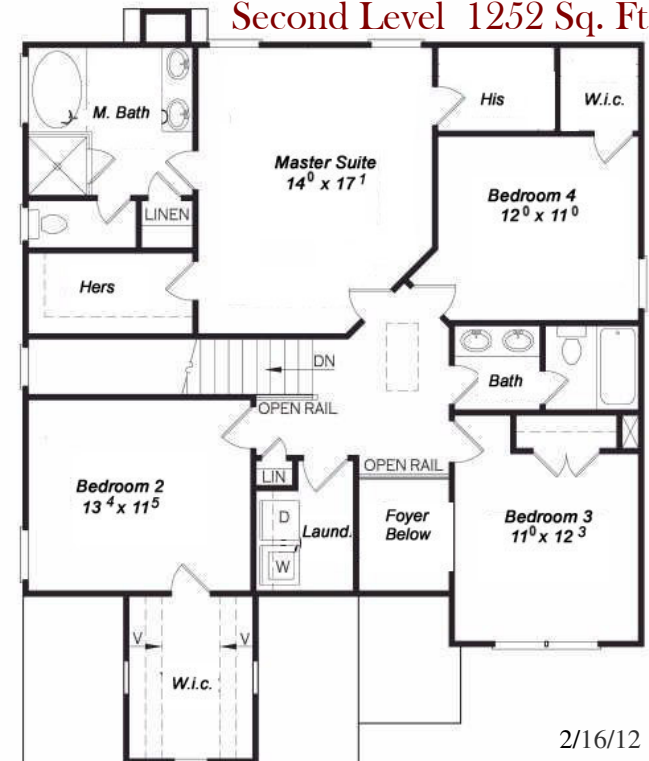


To be built with covered entry, as shown, and side entry garage.

First Level 1000 Sq. Ft.



Second Level 1252 Sq. Ft.



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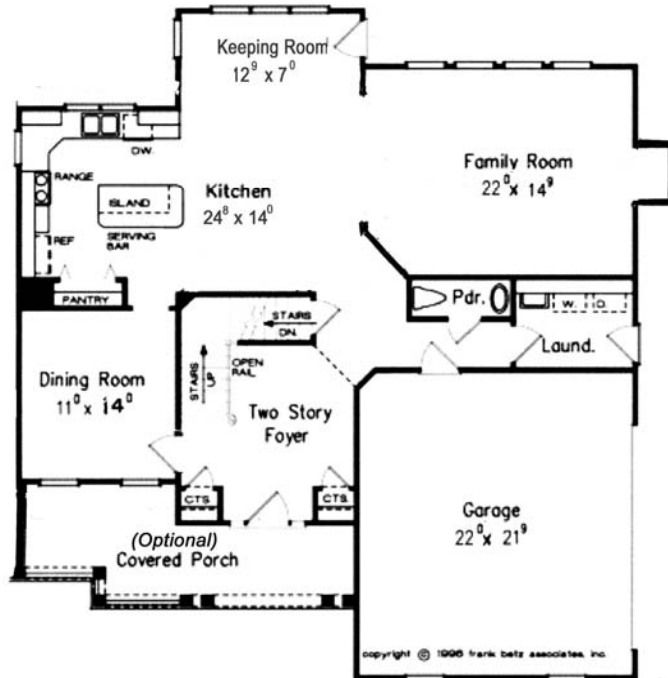
Floorplans and Elevations are subject to change. Floorplan dimensions are approximate. Contractor reserves the right to alter dimensions slightly provided the financial and structural integrity of the building are not impaired. House plans are property of Pinnacle Land Development, LLC. All rights reserved. 2012

The Ives House at Sindall Brook *by Pinnacle Land Development, LLC*

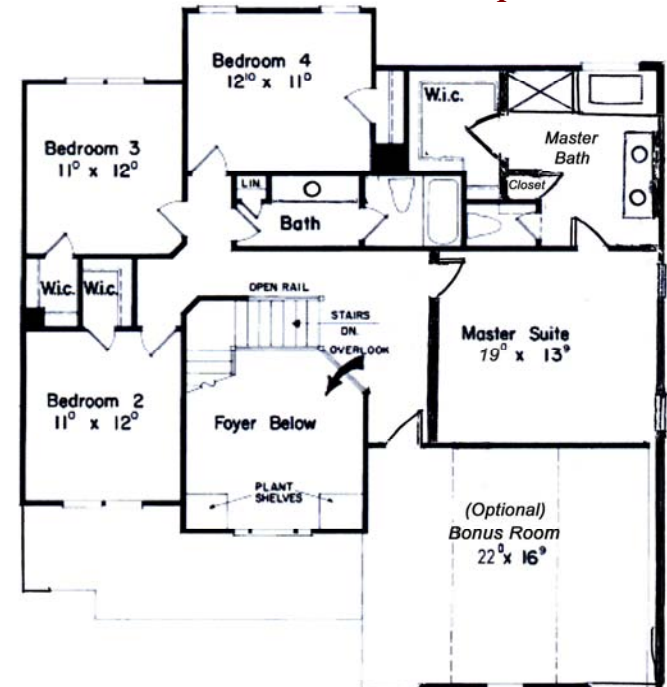
Total 2625 Sq. Ft.



First Level 1332 Sq. Ft.



Second Level 1293 Sq. Ft.



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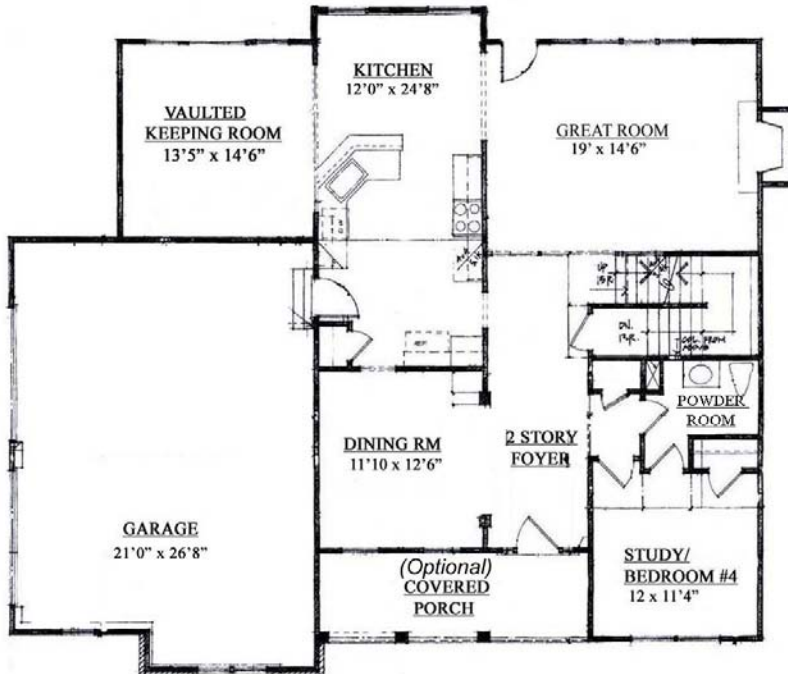
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The Morgan House at Sindall Brook *by Pinnacle Land Development, LLC*

Total 2771 Sq. Ft.



First Level 1377 Sq. Ft.

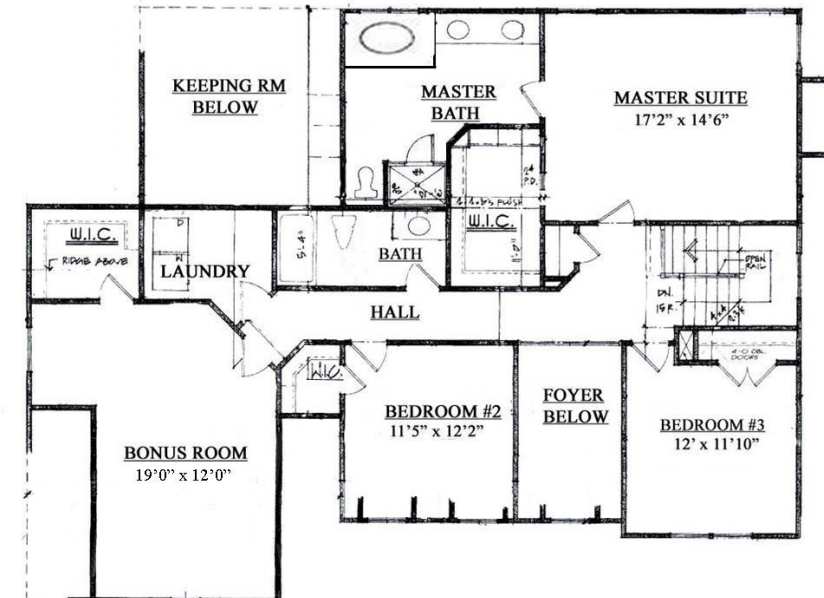


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Second Level 1394 Sq. Ft.





Sindall Brook

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SPECIFICATIONS

UTILITIES

- ❖ City water, sewers (lots 1 & 5), septic (lots 2, 3 & 4)
- ❖ Underground utilities, including cable TV & telephone

CABINETS AND COUNTERTOPS

- ❖ Custom kitchen and bathroom cabinetry using professional design services*
- ❖ Granite countertops in kitchen*
- ❖ Cultured marble tops on bathroom vanities*

PLUMBING & HEATING

- ❖ Propane Forced Warm Air with central air, 2 zone
- ❖ 80-gallon electric hot water- possible upgrade to propane fired hot water heater- 50 gallon or tankless on-demand
- ❖ 500 gallon buried propane tank
- ❖ Kitchen sink, stainless steel under-mount double bowl, with Moen single lever faucet
- ❖ Integral sinks in all bathrooms -with Moen 4" spread faucets
- ❖ Tile shower in Master Bath with glass enclosure
- ❖ Soaking tub in Master Bath
- ❖ White fiberglass tub & shower in Main Bath
- ❖ White toilets in all bathrooms
- ❖ Washer & dryer hookups
- ❖ Water lines Flo-Guard or Pex, waste PVC

ELECTRICAL

- ❖ Electric outlets & switches per code
- ❖ 200 AMP service
- ❖ Lighting fixtures-\$1,000 allowance
- ❖ 4 cable TV outlets
- ❖ 4 modular phone jacks
- ❖ Ceiling outlets for future electric garage door openers
- ❖ 6 recessed lights
- ❖ Exhaust fans in all bathrooms
- ❖ Piping for future central vac
- ❖ Wiring for future security system

STRUCTURAL

- ❖ Construction pursuant to local building code
- ❖ Footing & foundation- poured concrete
- ❖ 8' foundation walls
- ❖ Basement & garage floor- poured concrete
- ❖ Gas propane 36" fireplace with flush hearth and paint grade mantle*

STRUCTURAL (CON'T)

- ❖ Insulation R-19 exterior walls, R-40 blown-in attic, R-11 basement ceiling
- ❖ Footing drains to daylight
- ❖ Pull down stairs in second floor hallway
- ❖ Optional "Green Package" available- for Energy Star Rated Home
- ❖ Metal Bilco door hatchway with insulated door or walk-out (grade permitting)
- ❖ Covered front porches are optional

LANDSCAPING

- ❖ Lawn-graded & seeded front, sides & 25' rear
- ❖ Blue stone front walk, driveway to front door
- ❖ 8 shrubs
- ❖ Driveway- paved

EXTERIOR DECORATING

- ❖ Siding-vinyl, may be upgraded to brick or stone accent* (where applicable)
- ❖ Windows -thermal vinyl clad, insulated, Low E/Argon tilt take-out (screens & grids included)
- ❖ Sliding doors- thermal w/grids & screens
- ❖ Roof- asphalt/fiberglass shingle- architectural design, 30 yr. with ridge vent*
- ❖ Leaders & gutters- aluminum
- ❖ Overhead double garage doors
- ❖ Trim- maintenance free
- ❖ Deck- 12'x14' composite decking with cedar rail system

INTERIOR FEATURES

- ❖ 9' ceilings on first floor
- ❖ Ceiling- flat finish
- ❖ Walls- Benjamin Moore-2 coats- painted one color throughout *
- ❖ Woodwork- painted semi-gloss finish
- ❖ 5 1/4" base molding
- ❖ 3 1/2" Stafford casing on windows & doors
- ❖ 4 5/8" crown molding in Dining Room
- ❖ Doors- 6 panel molded, painted
- ❖ Ceramic tile floors- Baths and Laundry Room*
- ❖ Hardwood floors- Foyer, Dining Room, Great Room, Kitchen, stair tread, up hall -finished with 3 coats polyurethane
- ❖ Carpet- all bedrooms/study*
- ❖ Clothes closets-white wire shelving
- ❖ Vanity mirrors- plate glass sized as vanity, Master Bath and Main Bath only

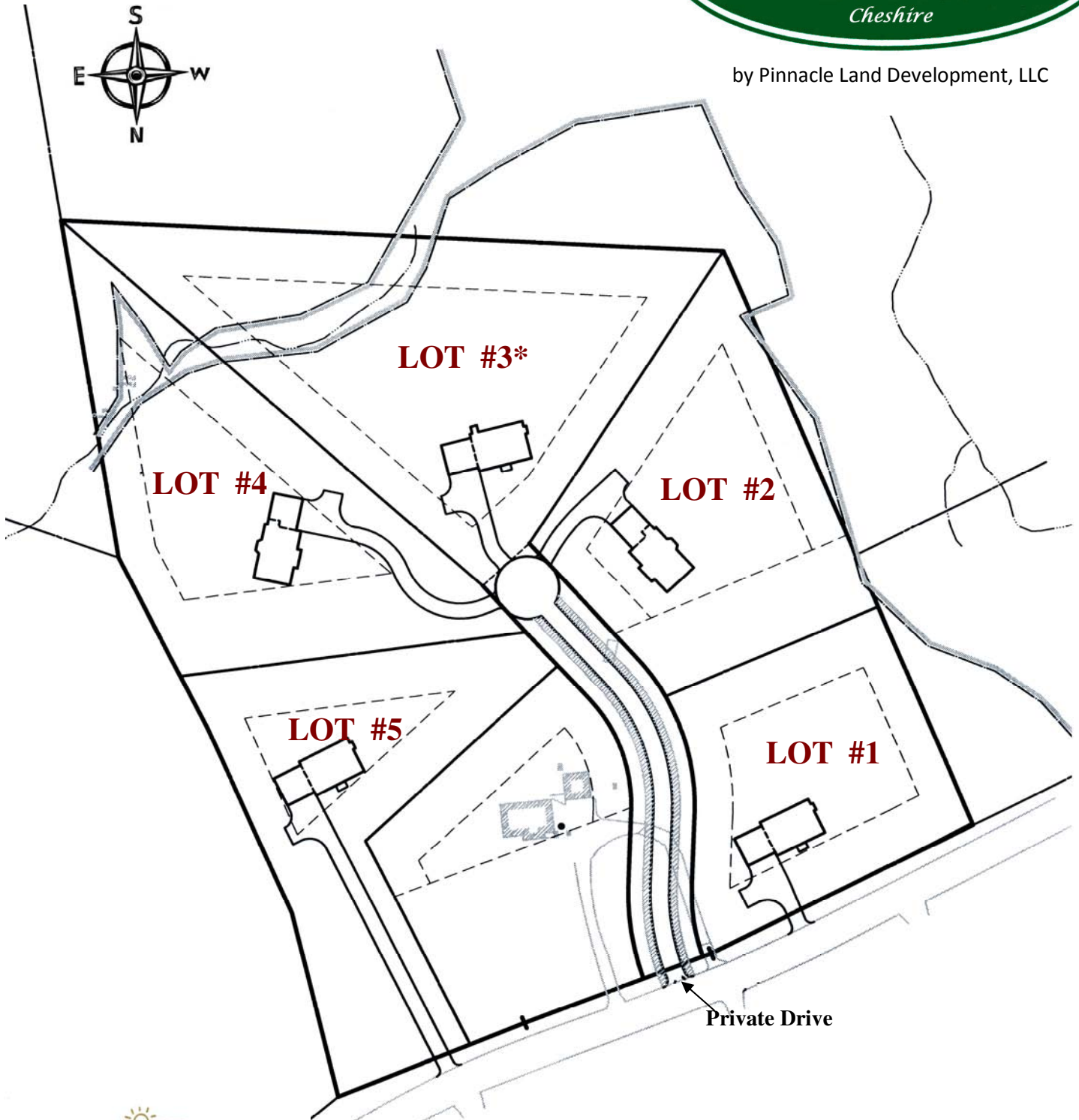
***If there is a difference between the print and the spec sheet, the specification sheet will supercede the print.*

** Choices from Builder's Selection*

Map & Building Plan



by Pinnacle Land Development, LLC



*\$10,000 lot premium on site 3

Directions:
Route 68/Route 70 to Cheshire Street, Right onto Allen Ave.

Calcagni
ASSOCIATES
REAL ESTATE
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