



by Cornerstone Developers, LLC

Summer Hill Road
Madison, CT

4 new homes to be built on 2+ acre parcels

Project Manager: Lea Luddy
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www.calcagni.com

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Meet Steven Bowman, Cornerstone Developers



Five Things to Know About Me...

#1. After graduating from college, I decided to return to Connecticut and work for our family plumbing company that my grandfather started over fifty years ago. As a plumber I worked closely with many well respected, local construction companies including Brodach Builders, Diversified Builders and Housewright Development. By working closely with these companies on large projects and new developments I became interested in learning more about the home building business.

#2. As a part of the new generation of Connecticut builders, my resume includes homes in Glastonbury, Hamden, Cheshire and currently Madison.

#3. I just completed construction of my own home in Cheshire and this experience has provided me with a new perspective, that of the customer. I can better understand the importance of open communication between builder and customer and the need for that personal touch.

#4. I pride myself on my ability to effectively collaborate with the numerous subcontractors required to make a project run smoothly and in a timely manner.

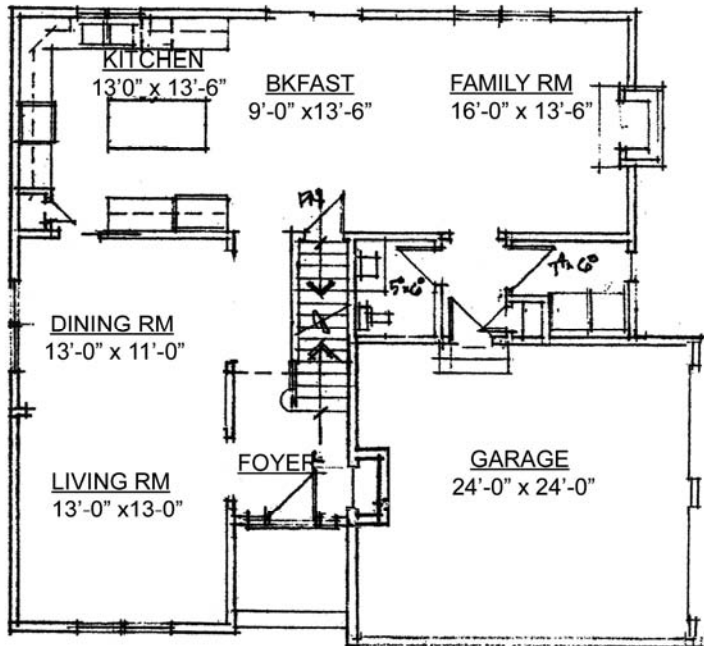
#5. I am currently an assistant football coach at Cheshire High School. I enjoy working with young adults and giving back to the community.

Lot #2 Summer Meadow
AKA 483 Summer Hill Road
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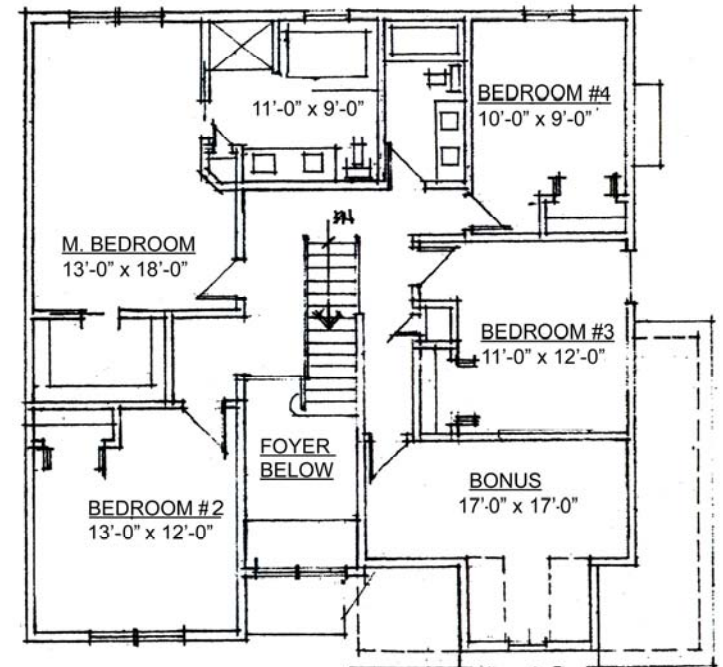
Total 2570 Sq. Ft.
\$499,000



First Level 1150 Sq. Ft.



Second Level 1420 Sq. Ft.



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



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SPECIFICATIONS

Lot 2 (AKA 483 Summer Hill Rd)

UTILITIES

- ❖ Well water, septic system

LANDSCAPING

- ❖ Paved Driveway
- ❖ Walkway pavers, from driveway to front step
- ❖ Lawn graded and seeded where disturbed
- ❖ Front foundation plantings

CABINETRY AND COUNTERTOPS

- ❖ Professionally designed Kitchen and bathroom cabinetry(*Kitchens by Gedney*)
- ❖ Granite countertops in Kitchen*
- ❖ Stone top from remnant selection in main & master bath

ELECTRICAL

- ❖ Electrical outlets and switches per code
- ❖ 200 amp service
- ❖ 6 cable TV outlets
- ❖ 6 modular phone jacks
- ❖ 10 recessed lights
- ❖ Overhead garage door openers installed with 2 remotes

PLUMBING

Master Bath

- ❖ Tiled shower w/ glass door
- ❖ Soaking tub
- ❖ Elongated toilet
- ❖ Moen faucets

Main Bath

- ❖ One piece fiberglass tub/shower combination
- ❖ Elongated toilet
- ❖ Moen faucets

Powder Room

- ❖ Pedestal Sink
- ❖ Elongated toilet
- ❖ Moen Faucet

Kitchen

- ❖ Double bowl under-mount stainless steel sink w/ Moen pullout faucet.
- ❖ Soap dispenser
- ❖ Washer & Dryer hookup in laundry area

HEATING & HOT WATER

- ❖ 500 gallon in-ground propane tank
- ❖ 3 zone forced warm air heating system
- ❖ 75 gallon high efficiency propane hot water heater
- ❖ Central air

EXTERIOR

- ❖ Siding-Vinyl
- ❖ Roof- 30 yr architectural shingles
- ❖ Gutters & leaders- Aluminum
- ❖ Paved Patio

STRUCTURAL

- ❖ Construction pursuant to local building code
- ❖ Vinyl tilt take-out windows w/integral grills & screens
- ❖ Footing & foundation- poured concrete 8' walls
- ❖ Basement and garage floor- poured concrete
- ❖ Attic insulation- R-38 fiberglass batts /R-19 walls
- ❖ Fireplace, propane w/ wood mantle, flush hearth with marble or granite surrounds*

INTERIOR

- ❖ 9' ceilings on first floor
- ❖ Ceilings flat painted
- ❖ Walls two coats Benjamin Moore flat paint, one color throughout
- ❖ Woodwork- Benjamin Moore semi-gloss paint
- ❖ Doors- 2 panel molded, smooth finish painted
- ❖ Flooring- hardwood in Kitchen, Living Room, Dining Room, Great Room, front hall, upstairs hallway
- ❖ Carpet in all upstairs Bedrooms & Bonus Room
- ❖ Tile floors- Bathrooms, Laundry Room/Mudroom
- ❖ Vanity mirrors- plate glass sized per vanity

**Granite, stone and fireplace surrounds from Builder's Selection.*

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

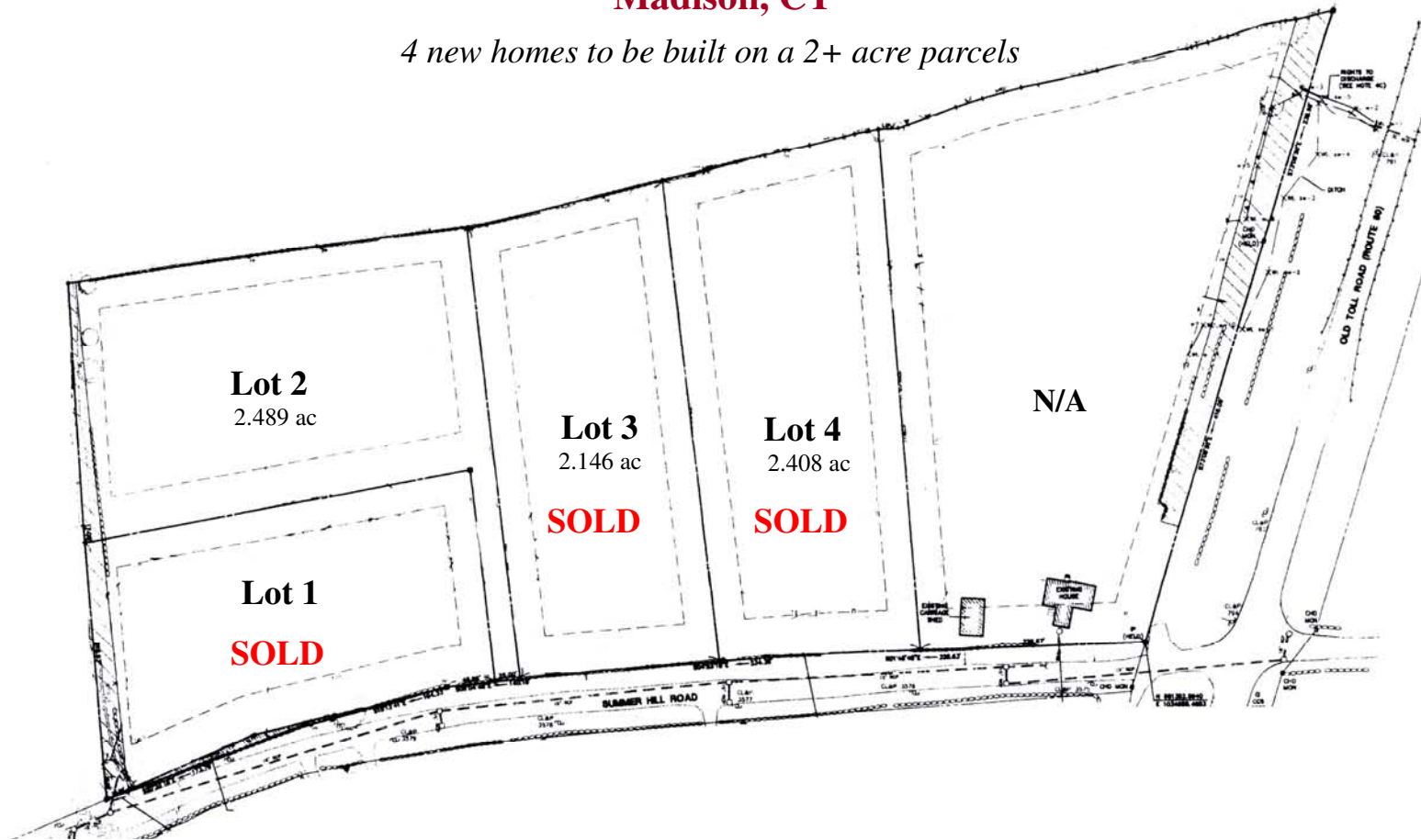


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Summer Meadow

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DIRECTIONS:
Route 80 to Summer Hill Road