

# **49 Wallingford Road, Cheshire CT**

Built by: R & M Real Estate Holdings, LLC

Listing Agent:

Joel Grossman, CRS, GRI, REALTOR

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# Property Profile



**49 Wallingford Road, Cheshire**  
**\$379,900**

*Outstanding new home in center of town. Walk to town events, restaurants and more. Open floor plan is perfect for entertaining. Spacious rooms throughout. Maple cabinetry with granite and cultured marble counters. High efficiency heating and cooling.*

*Directions: South Main St (Rt 10) to Wallingford Rd*

Style / SqFt	Cape / 2,316
Year Built	2008
Acres	0.23
Beds	4
Baths	Two full & one half
Exterior	Vinyl
Garages	2 car - Detached
Heating	Warm Air
Cooling	Central Air
Water Source	Public Connected
Sewage System	Public Connected
Living Room	GREAT
Kitchen	ISLE
2nd Bedroom	UPPER
3rd Bedroom	UPPER
4th Bedroom	UPPER



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*Real Commitment. Real Action. Real Estate.*

## **SPECIFICATIONS FOR:**

49 Wallingford Rd, Cheshire

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### **UTILITIES**

- ◆ City Water and sewers
- ◆ Natural gas
- ◆ 200 amp electrical service circuit breakers with arc preventers

### **EXTERIOR and STRUCTURAL**

- ◆ Construction pursuant to local building codes or greater
- ◆ Footings: poured concrete with drains
- ◆ Basement: 10inch concrete walls with tar below grade
- ◆ Processed stone under slab
- ◆ Front steps: Pre-cast Concrete 2 step
- ◆ Framing: Douglas Fir
- ◆ Roof & Sidewall Sheathing: Plyscore
- ◆ 30 year architectural roof shingles
- ◆ Insulation: R-15 Wall R-38 Ceiling
- ◆ Windows: Silverline 3000 White Vinyl, Double-hung, Low-E Thermal w/screens and integrated grills
- ◆ Front Door: Custom with side-lites
- ◆ Two-car Garage: Steel insulated overhead type door with solid panel. Garage door openers
- ◆ Exterior Trim: Vinyl
- ◆ Seamless gutters & downspouts
- ◆ Tyvec or equal full house wrap
- ◆ Siding: Solid Vinyl,
- ◆ Shutters: Vinyl, front windows only

### **INTERIOR STRUCTURE**

- ◆ Clothes closets: wood pole and shelf
- ◆ Linen closets: wood shelves
- ◆ All interior doors: Six panel, molded
- ◆ 3 ½ inch Stafford trim and 5 ¼ inch neckbase

### **INTERIOR DECORATING**

- ◆ Walls: 2 coats of white paint, flat
- ◆ Trim: 2 coats of white paint, semi-gloss
- ◆ Ceilings: 8 foot, flat finish
- ◆ Foyer, Kitchen, Great Room, Master bedroom: Hardwood
- ◆ Bedrooms: carpet
- ◆ Bathrooms & Laundry: Ceramic Tile
- ◆ Exhaust fans in all bathrooms

### **PLUMBING, HEATING & ELECTRICAL**

- ◆ All Water Lines: CPVC Flowguard
- ◆ All Waste Lines: Plastic
- ◆ One front & one rear exterior faucet

- ◆ Main bath: Fiberglass one-piece, white tub & shower enclosure w/one handle shower diverter. Maple Vanity with cultured marble top
- ◆ Master bath: Three piece shower/tub unit. Double bowl maple vanity with cultured marble top
- ◆ Bathroom faucets: 8 inch spread faucets
- ◆ Kitchen Sink: Stainless Steel undermount w/one-handed faucet & spray
- ◆ Plugs & switches per building code. Two exterior outlets
- ◆ Undercabinet lighting
- ◆ Recessed and lighting package pre-installed.
- ◆ Washer/Dryer hook-ups, includes venting
- ◆ 5 telephone & 5 cable outlets
- ◆ High Efficiency Warm-air furnace, 2-zone w/ High Efficiency central air
- ◆ 40 gallon gas hot water
- ◆ Powder room: vanity with cultured marble top
- ◆ Hardwired smoke/carbon monoxide detectors by code

### **CABINETS/APPLIANCES**

- ◆ Maple Kitchen cabinets w/granite countertops
- ◆ Stainless Steel Look stove, dishwasher and microwave

### **LANDSCAPING**

- ◆ Walkway from front door to sidewalk
- ◆ Crushed stone driveway
- ◆ Preparation of lawn to consist of spreading loam, machine raking, and seeding on the finished grade of the distributed area of lot. Foundation plantings front only builder's selection.

*Note: Specifications subject to change without notice provide substitutions are of equal or better quality. 1/20/09*



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