

50 Northfield Road
Wallingford
by FJC Construction, LLC

Project Manager:
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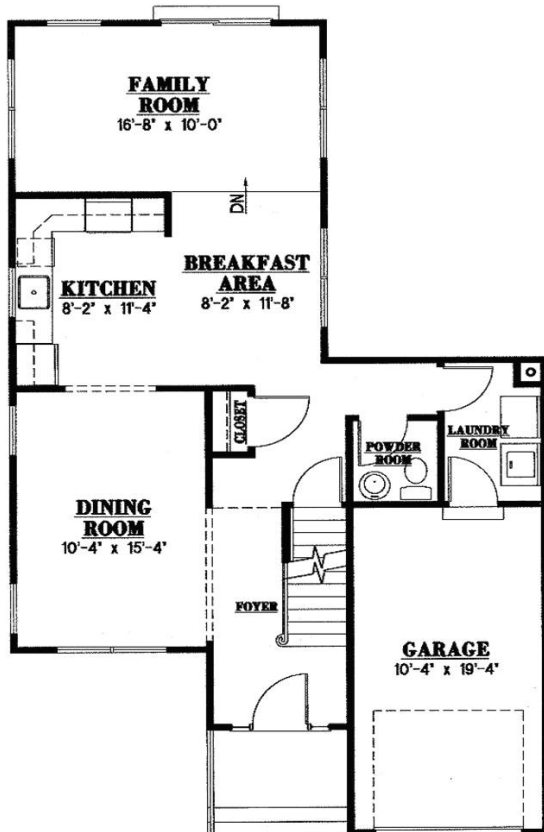
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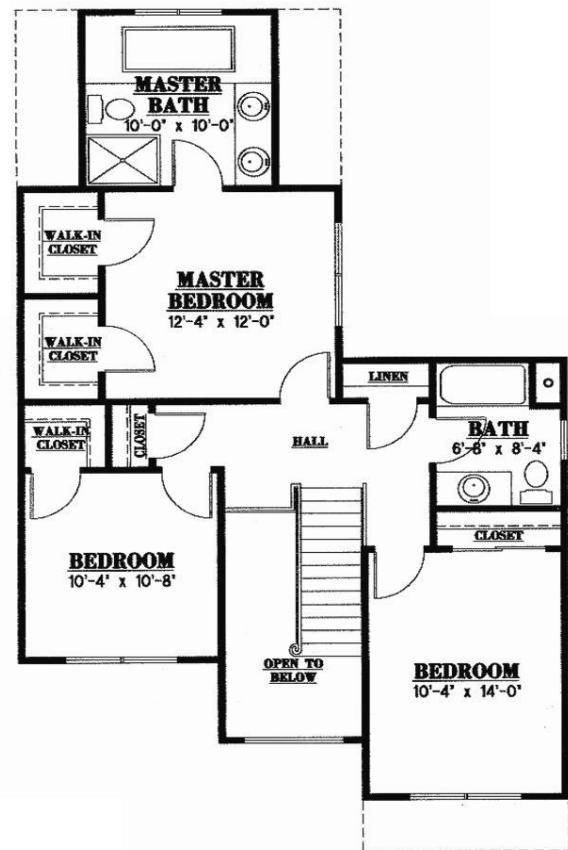
Total 1800 Sq. Ft.

\$359,900

First Level



Second Level




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SPECIFICATIONS

UTILITIES

- ❖ City water, septic system
- ❖ Underground utilities

CABINETS AND COUNTERTOPS

- ❖ Granite countertops in kitchen
- ❖ Maple custom cabinetry, kitchen & baths
- ❖ Granite vanity top in master bath

PLUMBING & HEATING

- ❖ Two zone oil heat w/ central air conditioning
- ❖ Hot water heater (Domestic)
- ❖ Soaking spa tub in master bath
- ❖ Kohler water fixtures
- ❖ Kohler water closets in baths
- ❖ Kohler 1 piece tub/shower combination
- ❖ Kohler pedestal lavatory in half bath
- ❖ Alarm System (Optional)

ELECTRICAL

- ❖ Entryway lighting (Builders grade)
- ❖ 8 recessed lights/location choice
- ❖ Outlets & switches per code
- ❖ 4 cable/phone (cat 5e)
- ❖ 200 AMP electrical service
- ❖ Vanity light & fan combo in main bath
- ❖ 4 recessed lights & exhaust fan in master bath

STRUCTURAL

- ❖ 2 year home warranty
- ❖ Construction pursuant to local building code
- ❖ Footing & foundation – poured concrete
- ❖ 8' foundation walls
- ❖ Basement & garage- poured concrete
- ❖ 2'x 6' exterior wall construction
- ❖ Plywood sheathing
- ❖ Insulation- R-13 wall, R-38 attic
- ❖ Complete unfinished basement
- ❖ Gas fireplace (Optional)

LANDSCAPING

- ❖ Lawn-graded & seeded front, sides & 25' rear
- ❖ Concrete front walk, driveway to front door
- ❖ 8 shrubs
- ❖ Driveway- paved (Optional)

EXTERIOR DECORATING

- ❖ Maintenance- free vinyl siding
- ❖ 25 yr. architectural shingles
- ❖ White aluminum gutters and down spouts
- ❖ 1 car attached garage
- ❖ Exterior basement entrance (if permitted)
- ❖ 10'x 10' pressure treated deck

INTERIOR FEATURES

- ❖ 8' ceilings smooth painted, 1st & 2nd floors
- ❖ Walk-In closets
- ❖ Closet pantry for storage
- ❖ SS Appliances include Refrigerator, Gas/propane cook-top, dishwasher
- ❖ Oak hardwood flooring- Great room, dining room, kitchen, family room, foyer
- ❖ Harvey insulated windows & exterior doors
- ❖ 6 panel HC interior doors, painted
- ❖ Brushed nickel door hardware
- ❖ Colonial style trim
- ❖ Laundry connections
- ❖ Ceramic tile floors- Baths and Laundry Room
- ❖ Carpet- all bedrooms/study and upstairs hall (Hardwood floors upstairs Optional)
- ❖ Clothes closets-white wire shelving
- ❖ Vanity mirrors, sized as vanity, main & master baths

