

Cobblestone

Construction by
Sunwood Development Corp.

Meriden, CT



www.calcagni.com

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37 BROADWAY, NORTH HAVEN, CT 06473 PHONE: 203-234-1821

924 NORTH MAIN STREET EXT., WALLINGFORD, CT 06492 PHONE: 203-265-1821

Getting to know Bob Wiedenmann, Jr. Sunwood Development, Corp.



Bob Wiedenmann, Jr.

How I got my start as a builder...

I started working as a carpenter right out of high school doing roofing and wood siding. I started my own business as a roofing and siding contractor at the age of 19, then began offering my services as a contractor doing additions and custom homes in the early 80's.

I built my first custom home...

In 1984 for a family on Mansur Road in Hamden.

I developed my first project...

A year later in 1985 when I established Sunwood Development, Corp. Our first development was High Hill Estates on High Hill Road in Wallingford.

What inspires me most...

To start with a vision that others may not be able to see and then be able to create a home or a neighborhood that will be enjoyed by our customers for many years.

My greatest strength as a builder...

We build our homes, additions and neighborhoods of consistently high quality, completed on time and delivered to our customers in a manner that is as enjoyable and as stress-free as possible.

My proudest building experience...

When I see our customers and their families enjoying their homes and living in their neighborhoods.

How I want homebuyers to remember Sunwood Development...

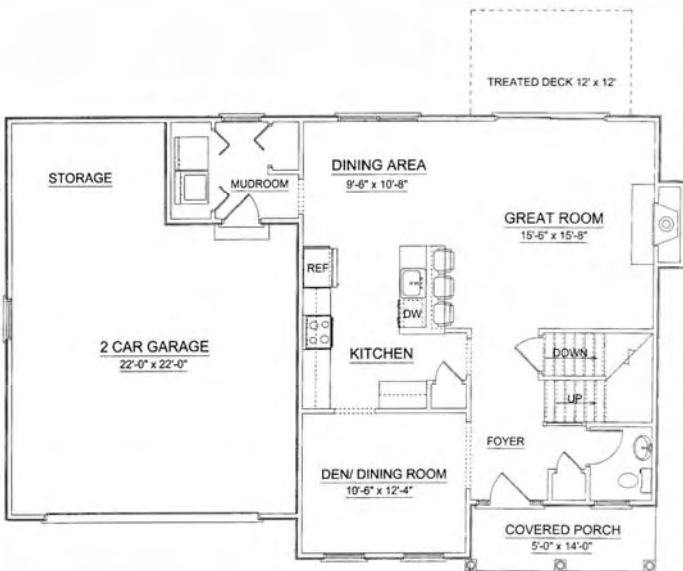
Our goal is to be the most respected building and development company in our area and judged by our customers, prospective customers, employees and industry peers. We achieve this through honesty and integrity in all facets of our business.



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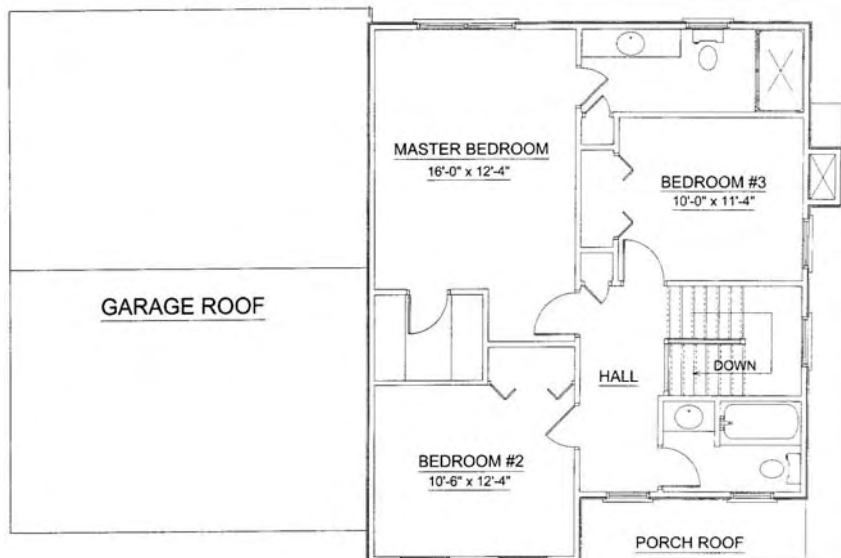
BENHAM 3 BEDROOM MODEL



First Floor	915 Sq. Ft.
Second Floor	835 Sq. Ft.
Total	1750 Sq. Ft.



The rendering and floor plans substantially represent the model depicted. Contractor reserves the right to alter dimensions slightly provided the financial and structural integrity of the building are not impaired. House plans are the property of Sunwood Development Corp. All rights reserved. 2007

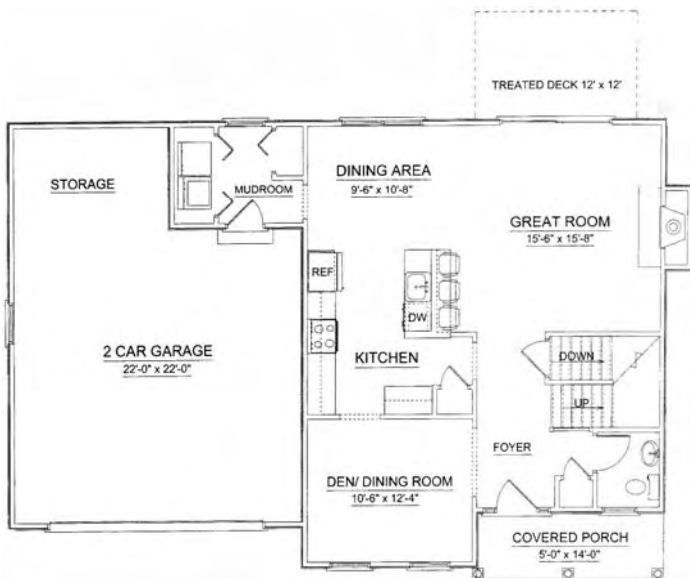




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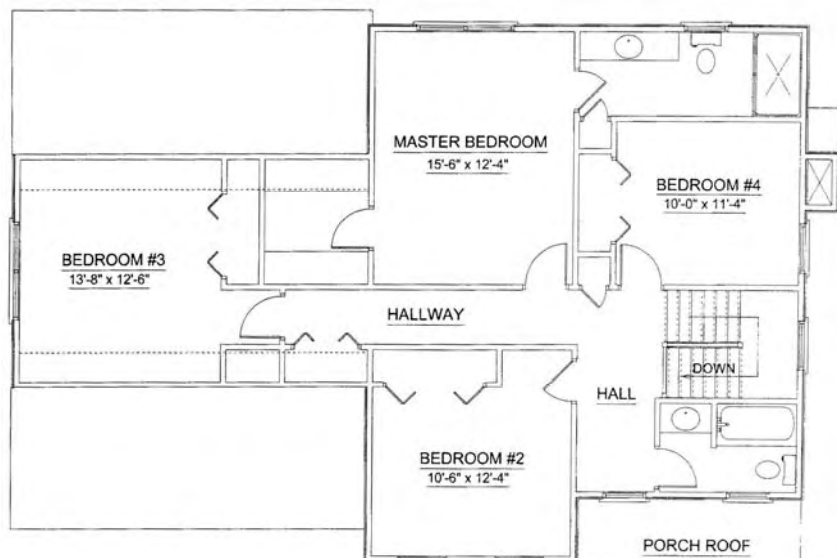
BENHAM 4 BEDROOM MODEL

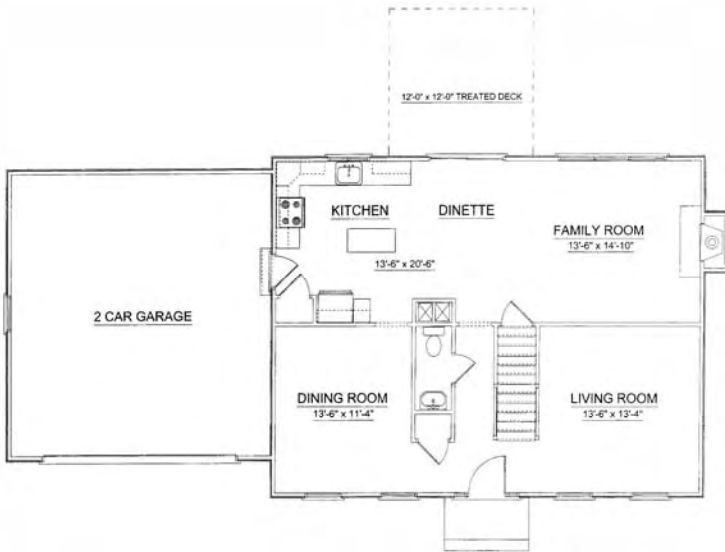


First Floor	915 Sq. Ft.
Second Floor	1143 Sq. Ft.
Total	2058 Sq. Ft.



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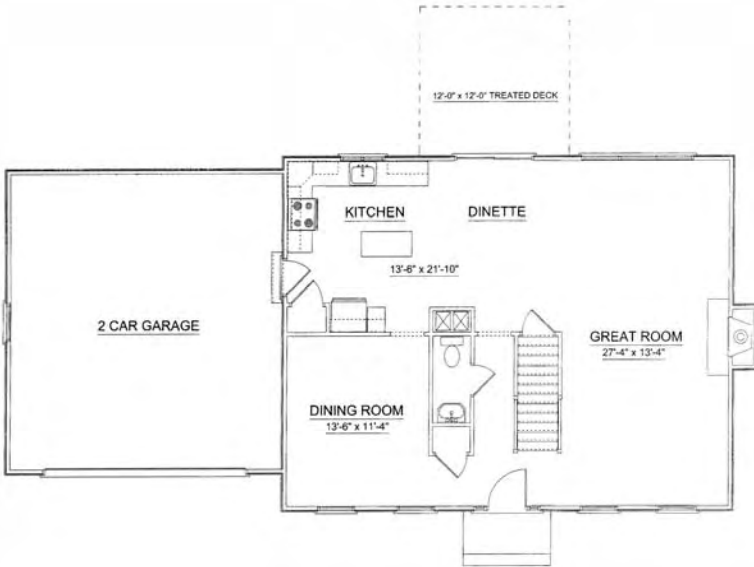
DRYDEN 3 BEDROOM MODEL

First Floor	1008 Sq. Ft.
Second Floor	1008 Sq. Ft.
Total	2016 Sq. Ft.



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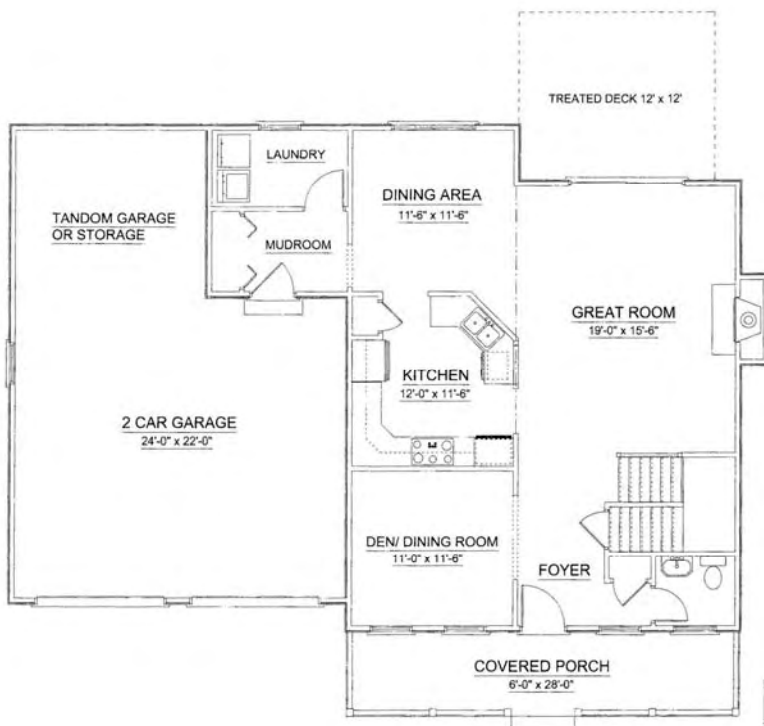
DRYDEN 4 BEDROOM MODEL

First Floor	1008 Sq. Ft.
Second Floor	1272 Sq. Ft.
Total	2280 Sq. Ft.



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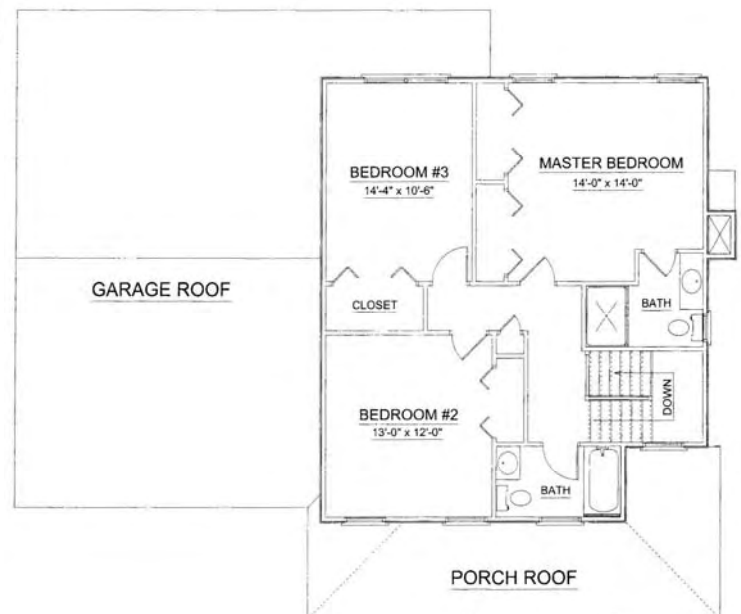
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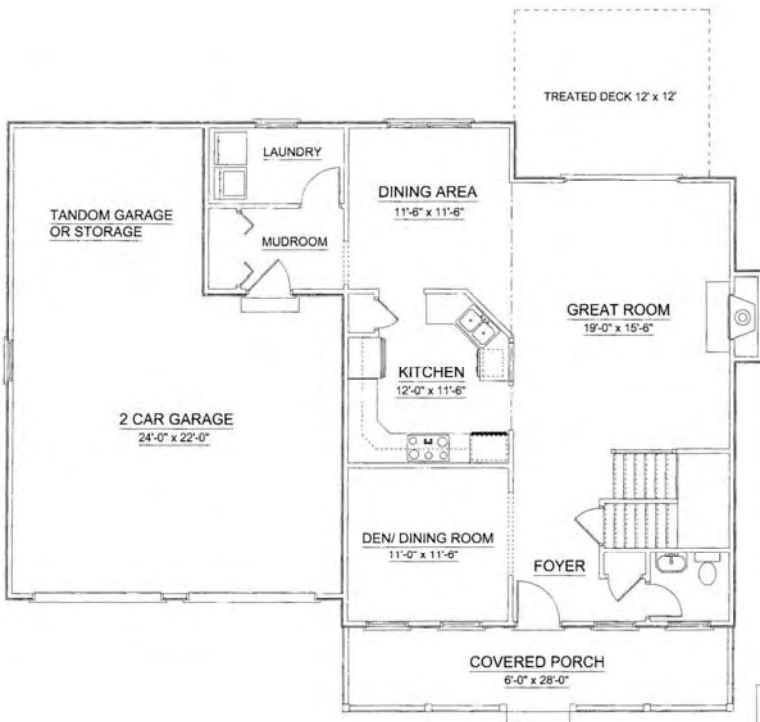
HANOVER 3 BEDROOM MODEL

First Floor	1064 Sq. Ft.
Second Floor	863 Sq. Ft.
Total	1927 Sq. Ft.



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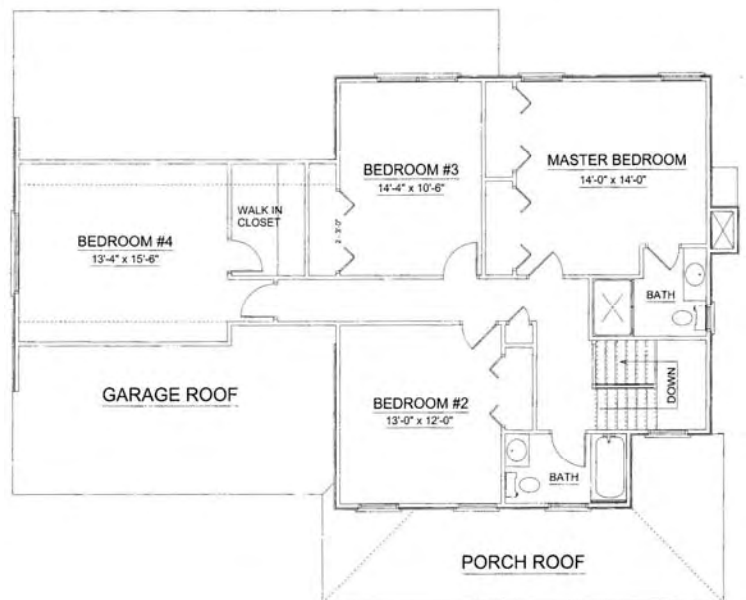
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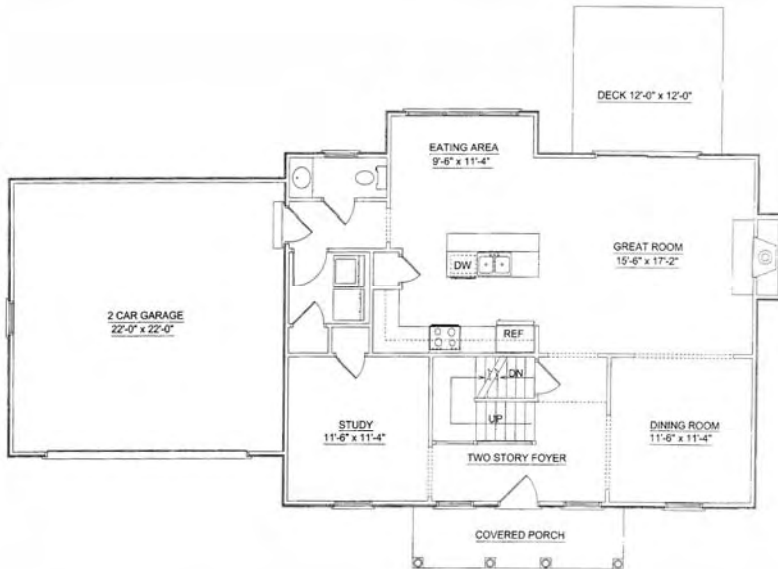
HANOVER 4 BEDROOM MODEL

First Floor	1064 Sq. Ft.
Second Floor	1183 Sq. Ft.
Total	2247 Sq. Ft.



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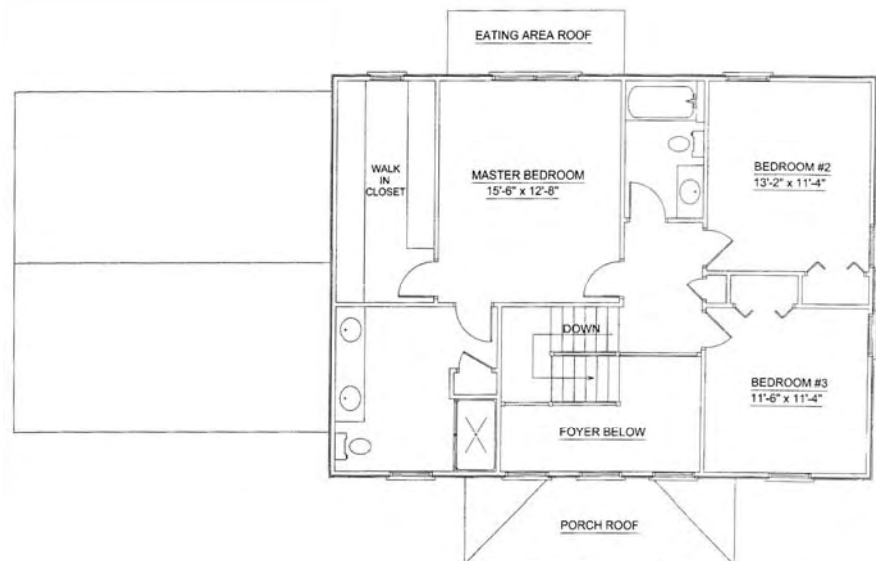
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AVERY MODEL

First Floor	1106 Sq. Ft.
Second Floor	908 Sq. Ft.
Total	2014 Sq. Ft.



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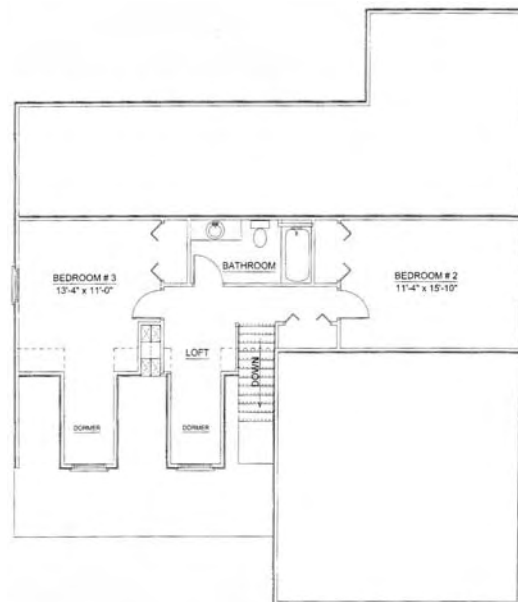
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BALDWIN CAPE MODEL

First Floor	1332 Sq. Ft.
Second Floor	666 Sq. Ft.
Total	1998 Sq. Ft.



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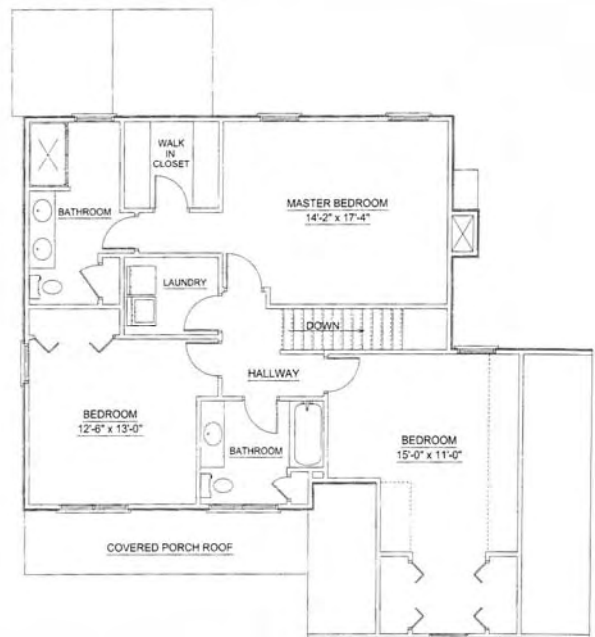
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BRADLEY II MODEL

First Floor	966 Sq. Ft.
Second Floor	1154 Sq. Ft.
Total	2120 Sq. Ft.



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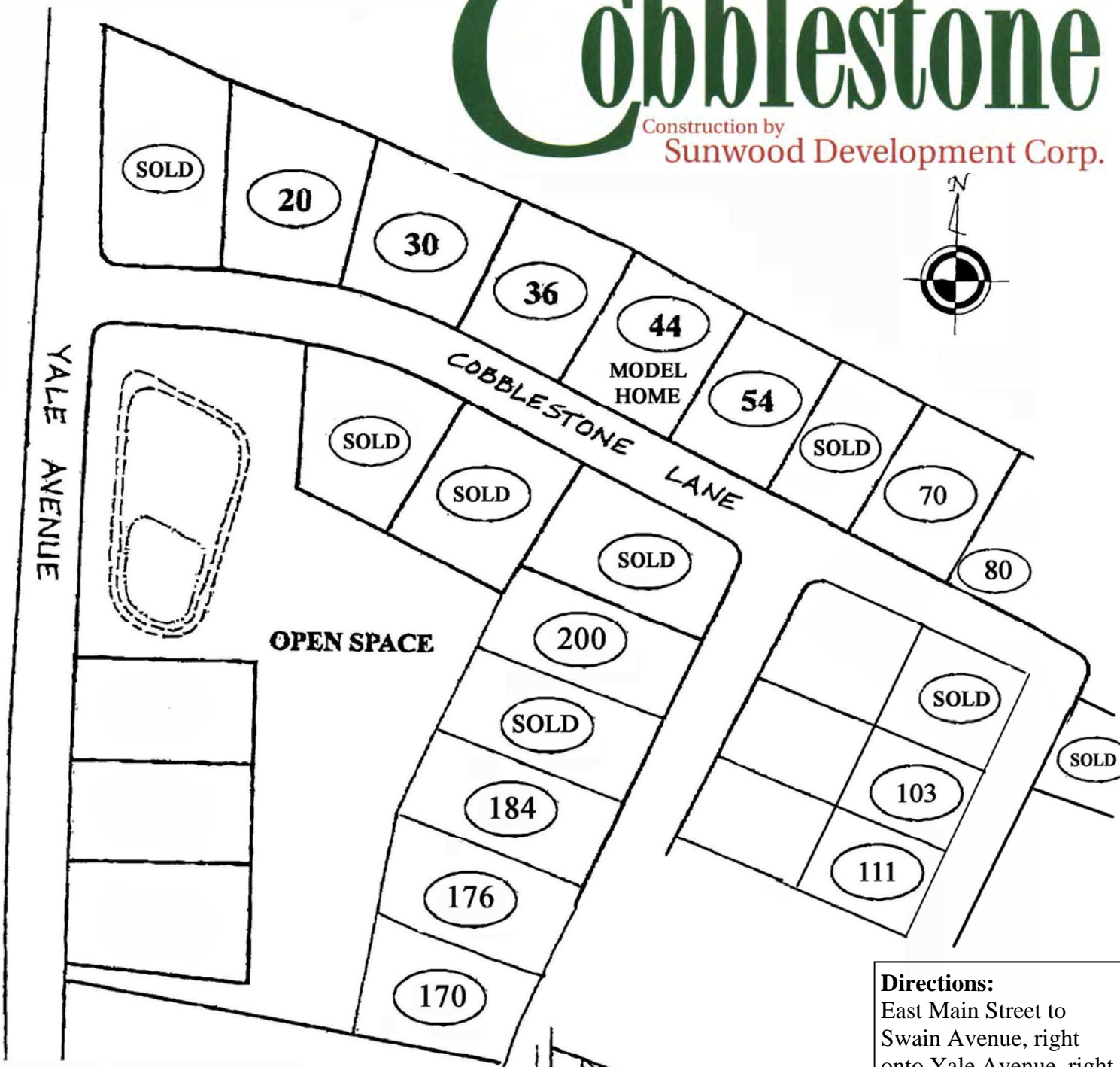


Standard Features

- ↪ City water and sewer, natural gas; underground electrical service
- ↪ Foundation waterproofing (5-year warranty)
- ↪ 30-Year architectural roof shingles
- ↪ Alcoa Silhouette vinyl siding with brushed finish
- ↪ 5" Seamless aluminum gutters with leaders
- ↪ Therma-Tru fiberglass exterior doors
- ↪ Schlage front door handle set, polished brass, with deadbolt lock
- ↪ Harvey brand Vicon 2000 double hung windows Low-E glass, screens, grilles between the glass
- ↪ Insulated steel garage overhead door with Python garage door opener and remote
- ↪ Colonial style main stairs with oak rail and treads with natural finish and painted poplar balusters and risers
- ↪ 6-Panel molded masonite interior doors
- ↪ Merillat kitchen cabinets and vanities
- ↪ Laminate kitchen countertops w/stainless steel sink
- ↪ Laminate vanity countertops with china sink
- ↪ Sherwin Williams flat latex interior wall/ceiling paint and latex semi-gloss interior trim paint
- ↪ Ceramic tile floors in the laundry , hall bathroom, powder room, and master bathroom
- ↪ Oak hardwood floors in the foyer, living room, dining room, kitchen, eating area and family room
- ↪ Carpet in the second floor hallway and all bedrooms
- ↪ Vinyl coated wire shelving in all bedrooms, entry closet, linen closet, and laundry
- ↪ Lennox high efficient forced warm air heat/air conditioning system with two (2) zones
- ↪ 40 gallon gas direct vent hot water heater
- ↪ Zero clearance 36" Majestic gas fireplace with marble surround, hearth and wood mantle
- ↪ GE appliances to include refrigerator w/ icemaker, electric range, microwave oven and dishwasher
- ↪ Two full baths and one powder room with pedestal sink
- ↪ Nutone exhaust fans in main, master bathroom and powder room
- ↪ Moen faucets in the kitchen and bathrooms
- ↪ \$750 lighting allowance
- ↪ Pressure treated deck
- ↪ Paved driveway
- ↪ 2 year New Construction Limited Warranty
- ↪ Energy Star rated home

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Directions:

East Main Street to
Swain Avenue, right
onto Yale Avenue, right
onto Cobblestone Lane
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Calcagni
ASSOCIATES
REAL ESTATE

