



Cheshire, CT

By: A.M. Napolitano, LLC

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330 SOUTH MAIN STREET, CHESHIRE, CT 06410 PHONE: 203-272-1821
2620 WHITNEY AVENUE, HAMDEN, CT 06518 PHONE: 203-288-1821
924 NORTH MAIN STREET EXT., WALLINGFORD, CT 06492 PHONE: 203-265-1821



Country Club Acres, Two beautiful homes, to be built on one acre lots, with city water/sewer. Meet the builders and design your dream home or choose from their inventory of home plans. Granite counters, custom kitchens, 9' ceilings, wood floors, are just a few of the features included. Your building experience will be a pleasure!

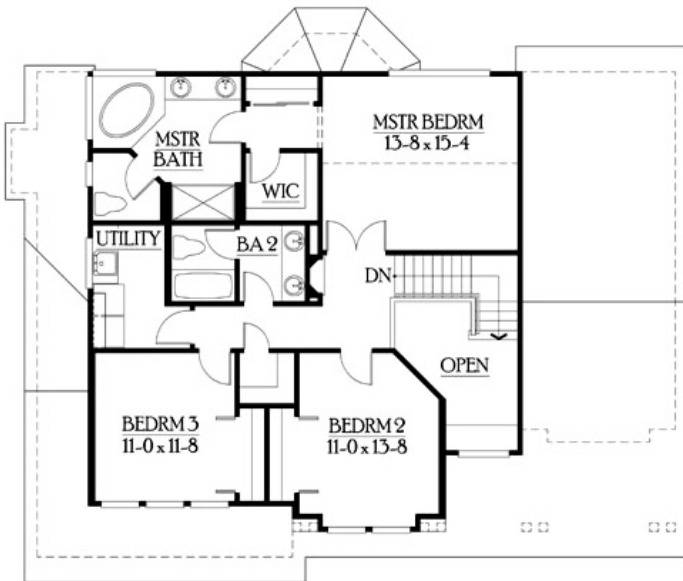


Directions: Route 10 to Country Club Road, Cheshire.





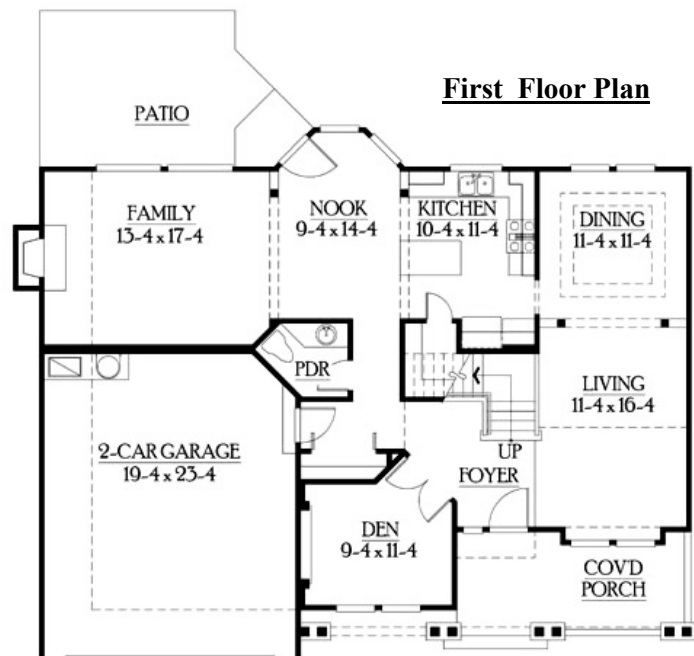
Second Floor Plan



Craftsman Model **\$519,900**

First Floor	1,230 Sq. Ft.
Second Floor	1,020 Sq. Ft.
Total	2,250 Sq. Ft.

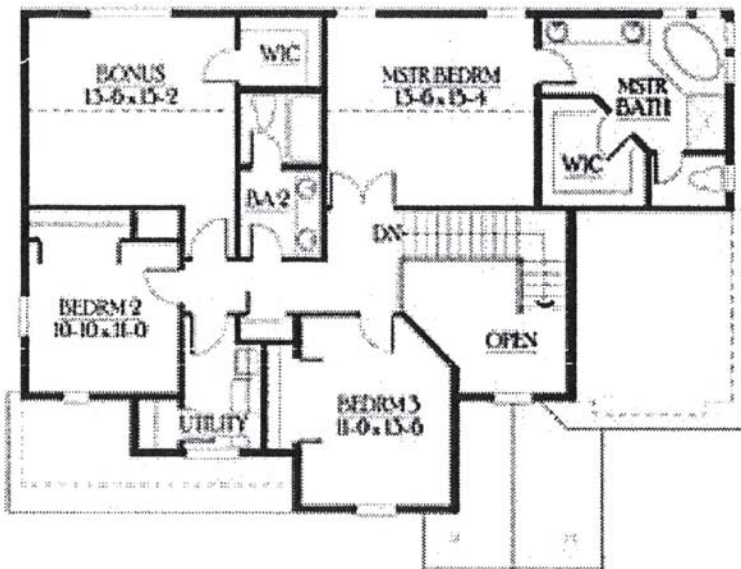
First Floor Plan



Floor plan and elevation details vary from house to house and are not necessarily built exactly as indicated above. Continuing a policy of research and development, A. M. Napolitano, LLC must reserve the right to make modifications in design, terms and products without notice or obligations. Room sizes are approximate. Landscaping is for display purposes only. 2009



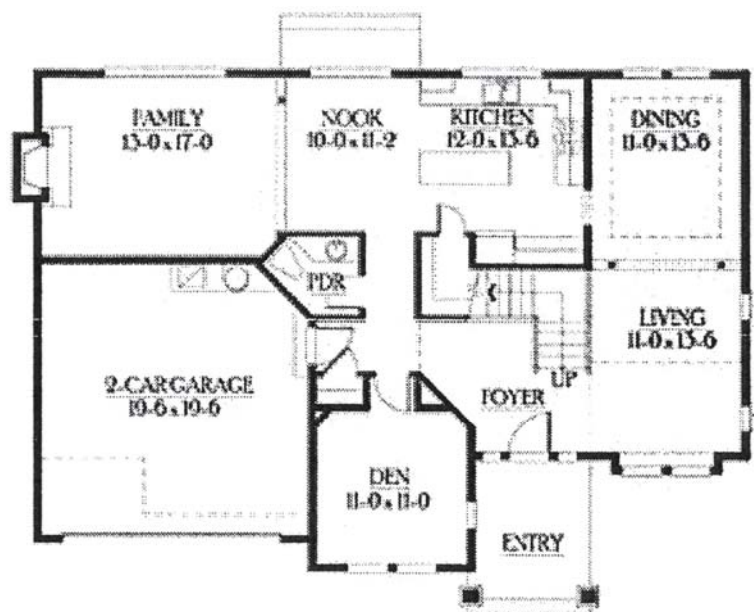
Second Floor Plan



Craftsman Model **Upgrade Option #1**

Total 2,565 Sq. Ft.

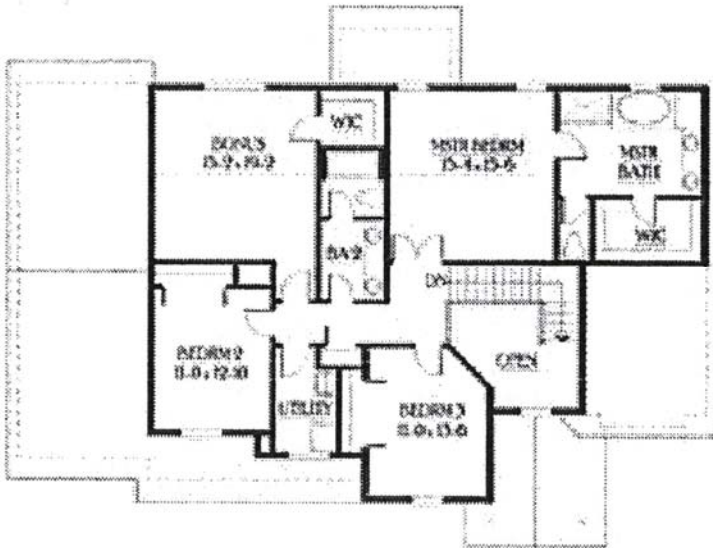
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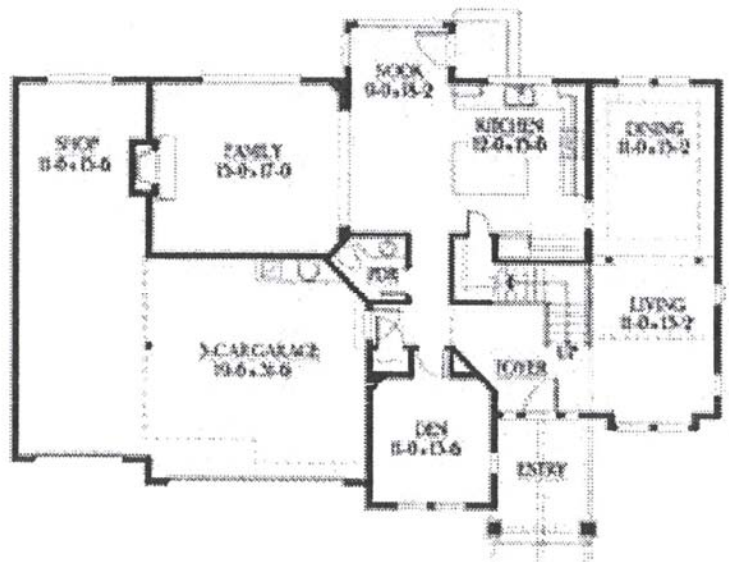
Second Floor Plan



Craftsman Model **Upgrade Option #2**

Total 2,828 Sq. Ft.

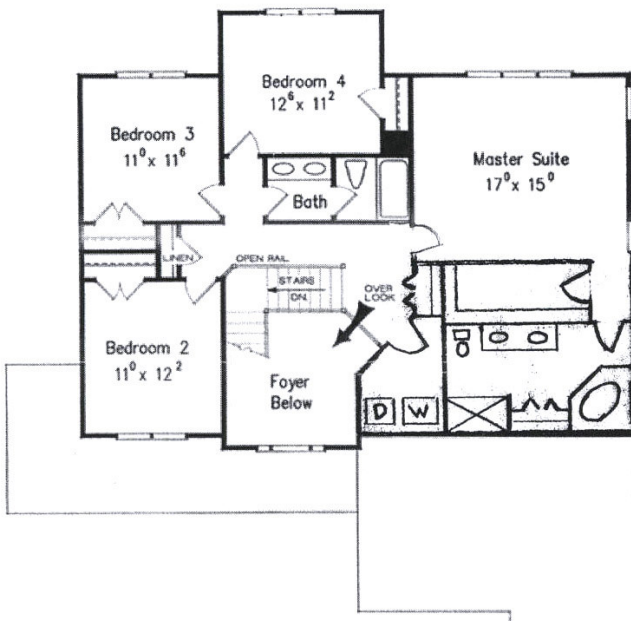
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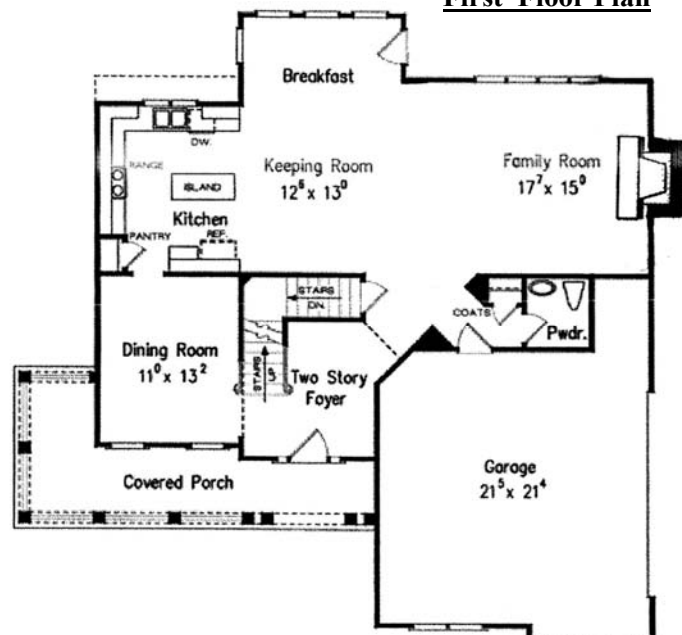
Second Floor Plan



Greenville Model \$549,900

First Floor	1,141 Sq. Ft.
Second Floor	1,202 Sq. Ft.
Total	2,343 Sq. Ft.

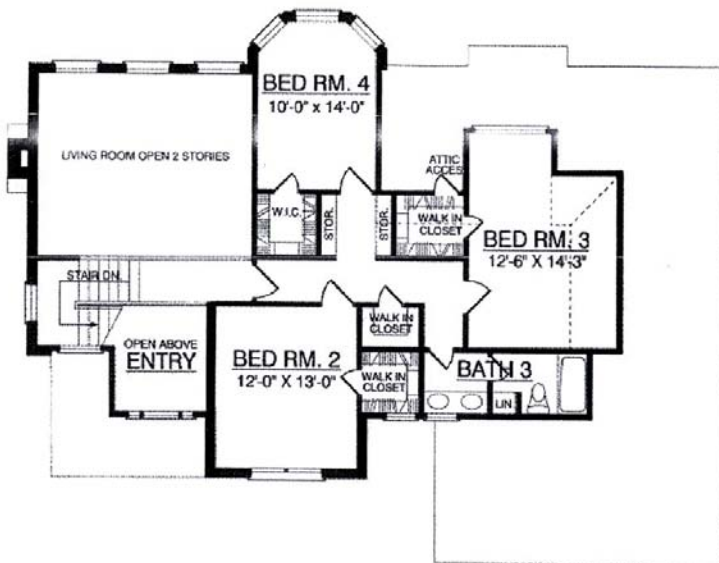
First Floor Plan



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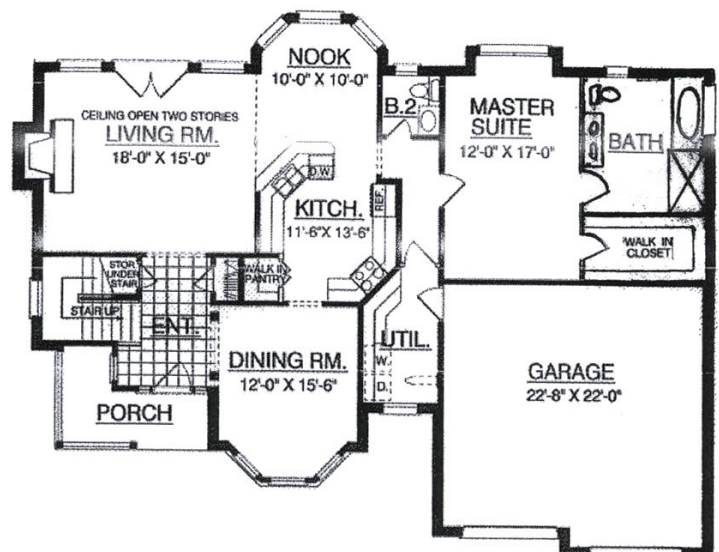
Second Floor Plan



Northwood Model
\$599,900

Total 2,714 Sq. Ft.

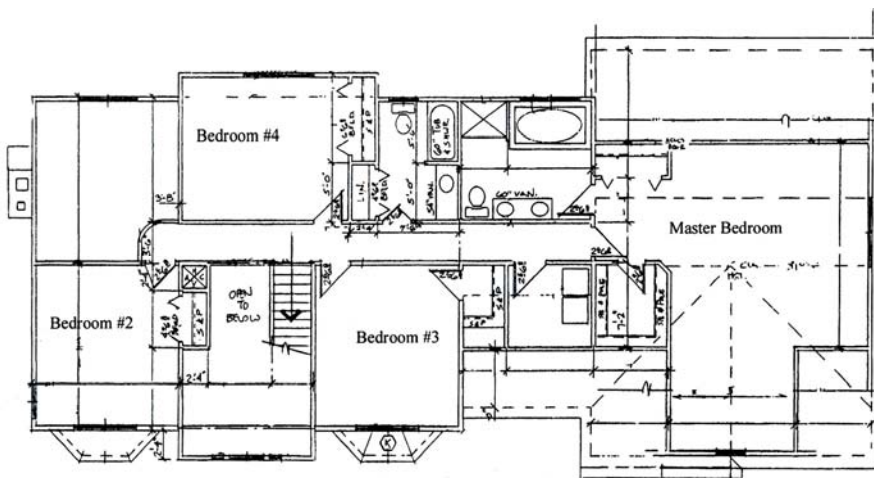
First Floor Plan



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Second Floor Plan



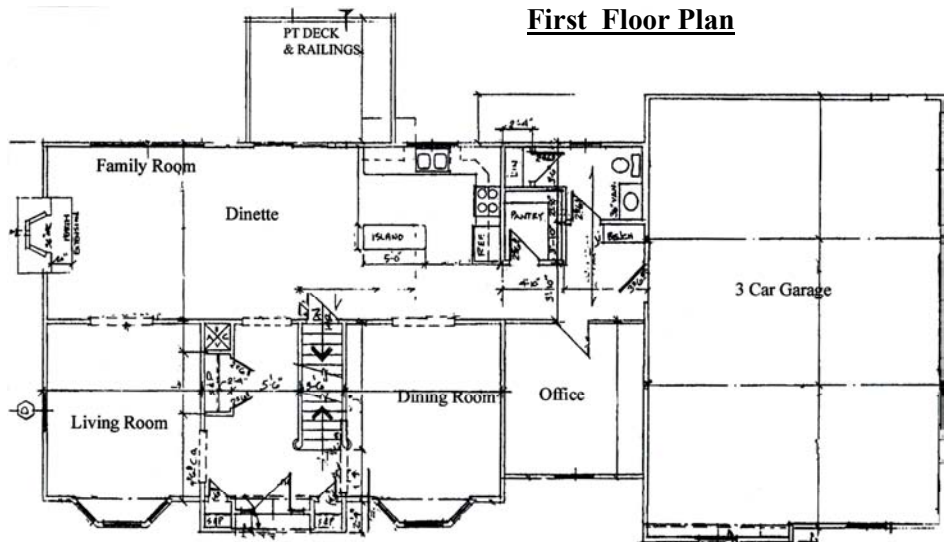
Country Club Model
\$699,900

First Floor	1,458 Sq. Ft.
Second Floor	1,589 Sq. Ft.
Total	3,047 Sq. Ft.



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First Floor Plan





SPECIFICATIONS

Utilities

- Public water and sewer
- Underground utilities

Appliances and Cabinets

- Appliances – provided by buyer
- Kitchen & bathroom cabinetry (from builder's selection)
- Kitchen countertops – granite
- Bathroom countertops – laminate (from builder's selection)

Plumbing

- **Master Bath** – White fixtures
Shower – one-piece molded fiberglass w/2 seats, 5 ft.
Platform soaking tub
Bath sink 19" round porcelain
Elongated toilet
Delta chrome single handle style faucet(s)
- **Main Bath** – White Fixtures
Shower/Tub – one-piece molded fiberglass
Bath sink 19" round porcelain
Elongated toilet
Delta chrome single handle style faucet
- **Powder Room**
Pedestal sink - white
Elongated toilet
Delta chrome single handle style faucet
- **Kitchen**
Under mount stainless steel, single bowl sink
Delta chrome single handle style faucet w/spray
Garbage disposal
- **Laundry Room**
Washer and vented dryer hook-ups

Heat and Hot Water

- HVAC-oil-fired forced hot air - 2 zone
- Central Air – 2 zone
- 50 gallon, electric hot water heater

Structural

- Construction pursuant to local building code
- Foundation, footings – 3,000 psi poured concrete to follow grade
- Basement floor – 3,000 psi poured concrete, 3" thick
- Garage – 3,500 psi poured concrete, reinforced 4" thick
- Lally columns – concrete filled 4" steel
- Beams – 2' x 10' or LVL/per plan
- Sill – pressure treated 2" x 6" w/foam sealer
- Water proofing – foundation tarred to grade & 4" footing drain
- Floors – 2" x 10" joist w/ 3/4" OSB glued sub floor

- Walls – 2" x 4" stud
- Sheathing – 7/16" OSB
- Insulation R-13 exterior walls, R-38 attic
- 9 foot ceilings, 1st floor
- Fireplace – Masonry with flush hearth

Landscaping

- Yard – graded, seeded & mulched to suit lot, 12 shrubs
- Driveway – Asphalt paved
- Front walk – poured concrete
- Rear patio – 12' x 12' pavers (from builder's selections)

Electrical

- Electrical outlets, switches and smoke detectors per code
- 200 amp service
- Lighting fixtures – \$1,000 allowance from builder
- Phone – 4 CAT5 connections
- Cable – 4 connections
- 2 overhead garage door openers with 2 remotes

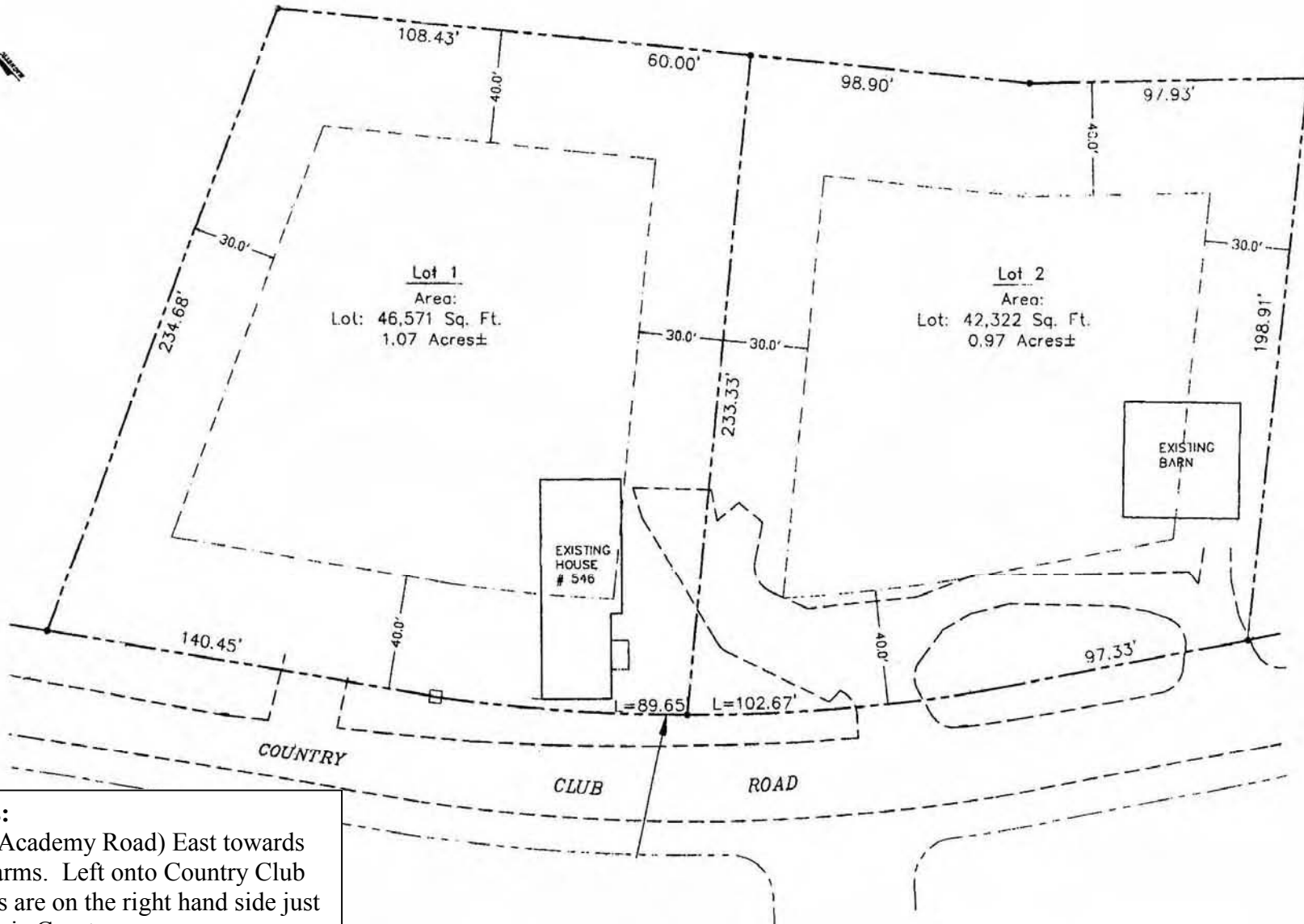
Exterior Design

- Siding – vinyl clapboard over building wrap
- Roof – Structure – 2" x 8" rafters w/ 7/16" OSB - 30 year asphalt architectural shingles over 15# felt
- Windows – vinyl thermal w/internal grills & full screens
- Gutters – white aluminum seamless
- Doors – steel insulated
- Trim – white aluminum
- Shutters – vinyl, front of house only
- Front porch – composite decking, wood rails

Interior Decor

- Ceilings – 1/2" gypsum drywall, flat paint (fire code where required)
- Walls – 1/2" gypsum drywall (fire code where required)
- Doors – six panel molded in passageways, bi-fold on closets
- Trim – colonial casing & baseboard
- Painting
walls – two coats flat latex/per builder's selections, one choice throughout
trim – two coats white semi-gloss latex
- Flooring - oak hardwood – foyer, kitchen, dining room, great room/family room, powder room, stair treads
Ceramic tile – main & master baths, laundry
Carpet – office, bedrooms, 2nd floor hall
- Clothes closets – wood shelf & pole
- Linen closet – 4 wood shelves
- Pantry – four level white wire shelving
- Vanity mirrors – plate glass sized as vanity, main and master bath





Directions:

Route 70 (Academy Road) East towards
Bishops Farms. Left onto Country Club
Road. Lots are on the right hand side just
before Scenic Court.

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