

Wolcott, CT

Project Managers:  
Mary Malin & Sally Smirnoff  
203-272-1821 Ext. 308 & 316



[www.calcagni.com](http://www.calcagni.com)

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



## Forest Hills, Wolcott

PHASE 8 NOW OPEN!!

A fabulous neighborhood of homes set on level, beautifully wooded parcels.

Priced from \$369,900



## Getting to know Bob Warner Wolcott Associates



**Bob Warner**

### *How I got my start as a builder...*

In the early 1980's I worked with Jeff Clark at Branford Savings Bank reviewing and consulting on properties for the bank. That relationship led to the purchase of bank owned properties, and then a number of other privately owned building lots in the Branford, North Branford and Guilford areas.

### *I've had several mentors and people who have influenced me throughout my career as a builder which include...*

My father, who started the business, taught and supported my brothers and I, and also Branford Savings Bank and Jeff Clark who were both very instrumental in our growth into the housing market. Doug and Steve Calcagni, whose sound advice and confidence never wavered and offered some of the best advice we have ever received. And lastly, but always Mary Malin, whom I can always rely upon when I've pushed hardest for advice, answers or results. She has been very instrumental in our success.

### *I built my first house...*

On Eastwood Drive in Branford, CT in 1982. It was a 3 bedroom, 2-1/2 bath colonial which sold for approximately \$135,000.

### *I find my inspiration...*

Building quality homes that people can live and raise their families in. Providing not only years of enjoyment for the first homeowners but for future generations for years to come.

### *My greatest strength as a builder is...*

Being in business with my brothers, brother-in-law and sister-in-law. It provides us with hands-on oversight and craftsmanship in all aspects of our business. This provides our customers with the comfort and knowledge that a house constructed by us will be completed not only to their satisfaction, but with pride and professionalism.

### *My proudest building experience...*

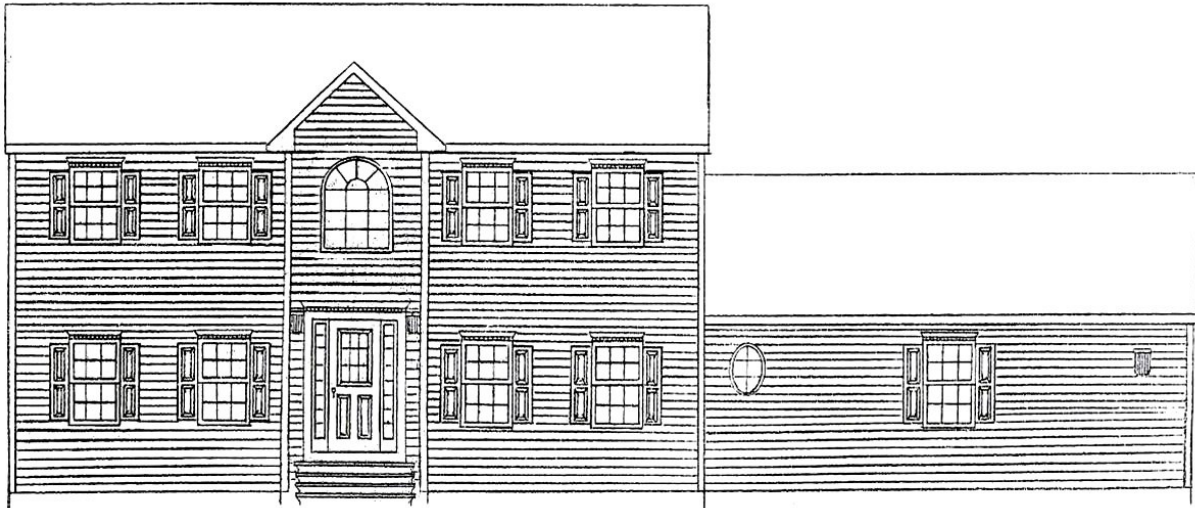
That for 25 years in all types of markets and economies we have been building quality homes for our customers.

### *I spend my downtime....*

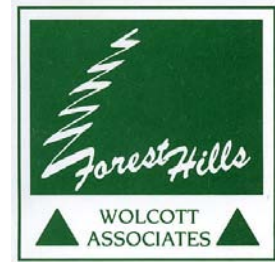
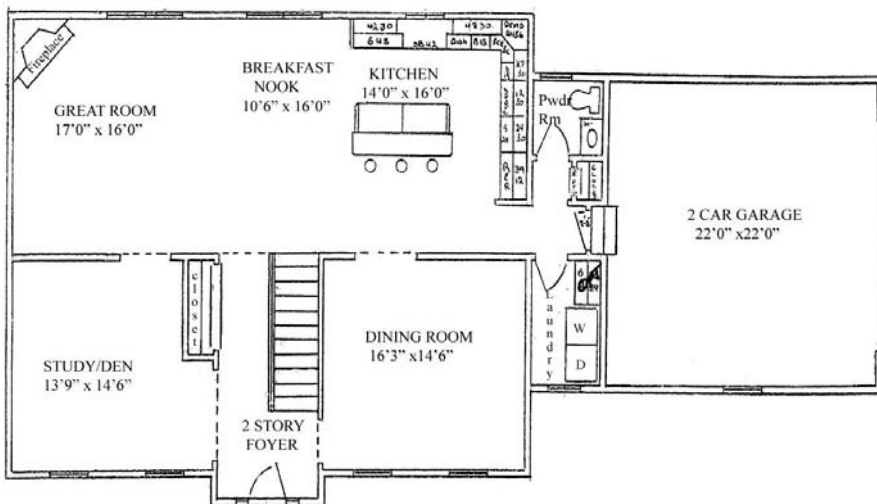
With my wife, sons and our family. I also enjoy playing basketball, coaching baseball and volunteering my time to schedule baseball games for programs on our town fields.

### *I want homebuyers to remember their buying experience...*

As one that was positive and exciting from contract to completion. We strive to provide homebuyers with the best support, information and answers to all of their questions in a positive and accurate manner and in a timely fashion. We encourage our customers to complete their choices and selections on a timeline that will not only allow them to feel comfortable with their selections, but in an atmosphere they can thoroughly enjoy.



**First Floor**



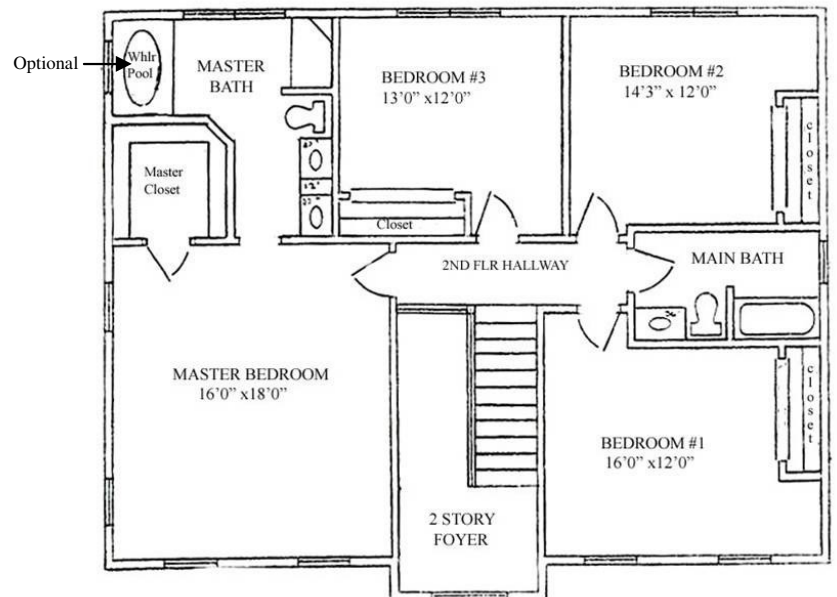
**ASHLEY II MODEL**

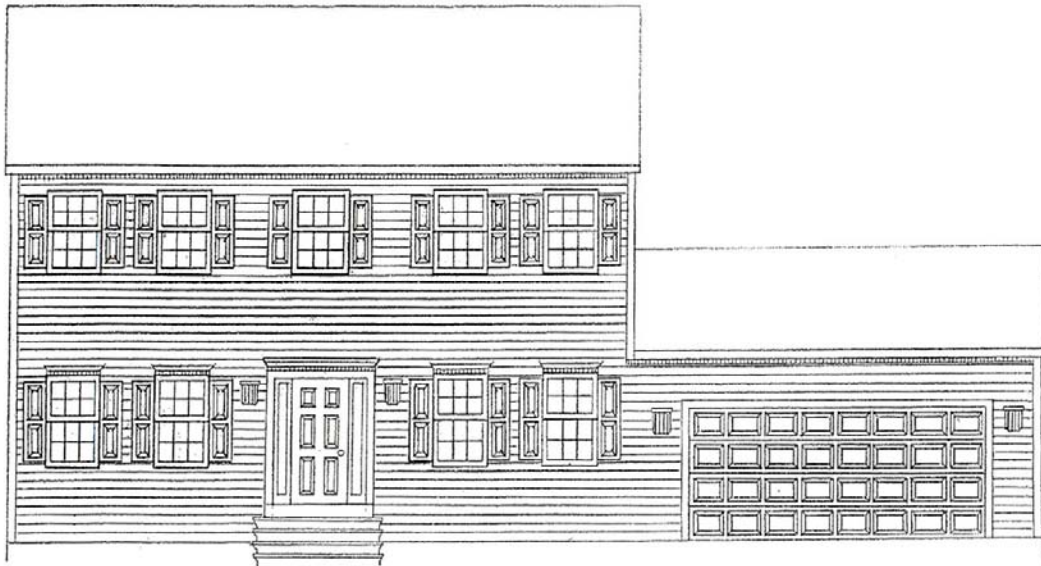
First Floor	1,493 Sq. Ft.
Second Floor	1,361 Sq. Ft.
<b>Total</b>	<b>2,854 Sq. Ft.</b>



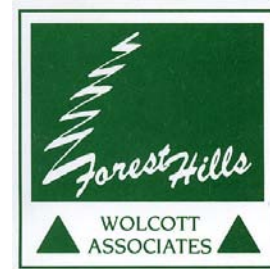
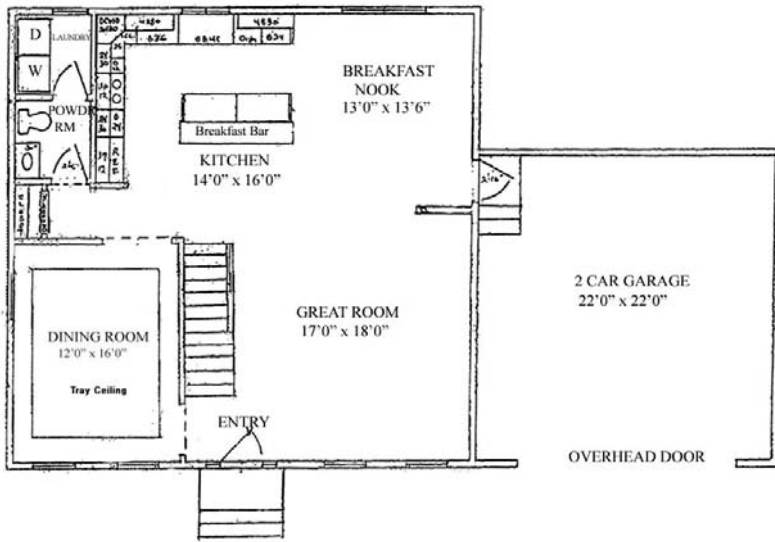
The rendering and floor plans substantially represent the model depicted. Contractor reserves the right to alter dimensions slightly provided the financial and structural integrity of the building are not impaired. House plans are the property of Wolcott Associates, LLP. All rights reserved. 2009

**Second Floor**





**First Floor**



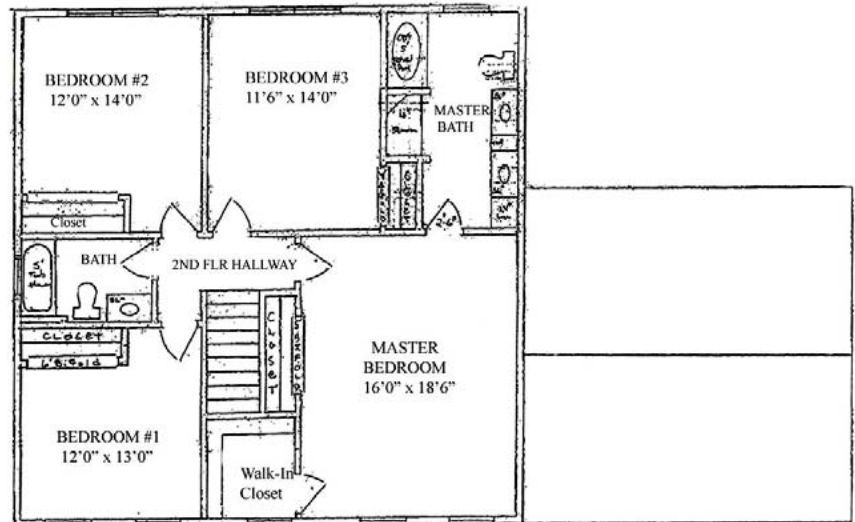
**BRIARCLIFF MODEL**

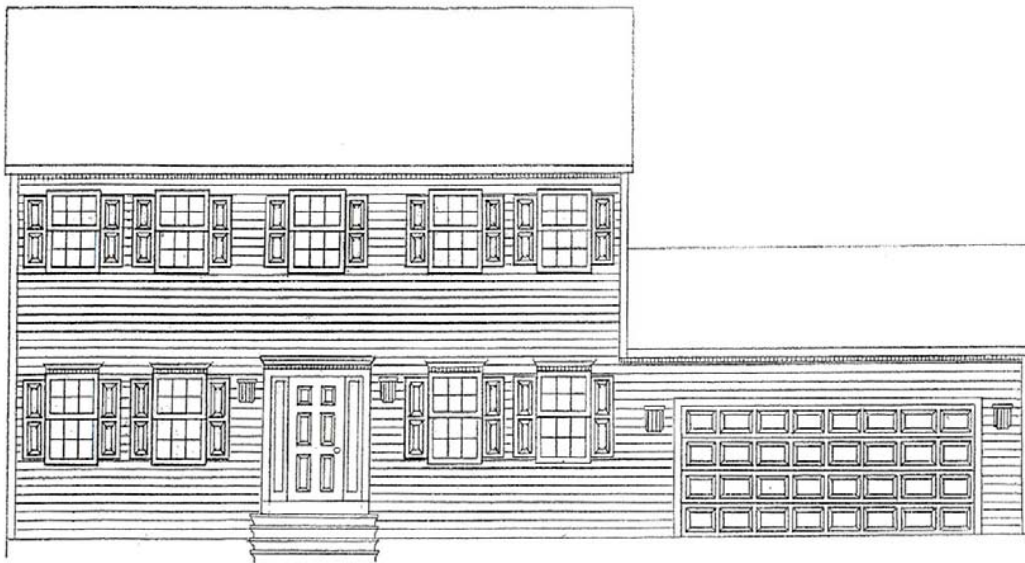
First Floor	1,088 Sq. Ft.
Second Floor	1,156 Sq. Ft.
<b>Total</b>	<b>2,244 Sq. Ft.</b>

**Second Floor**

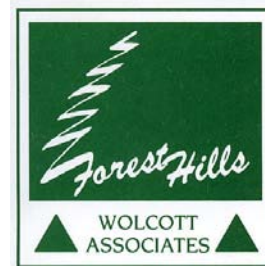


The rendering and floor plans substantially represent the model depicted. Contractor reserves the right to alter dimensions slightly provided the financial and structural integrity of the building are not impaired. House plans are the property of Wolcott Associates, LLP. All rights reserved. 2009

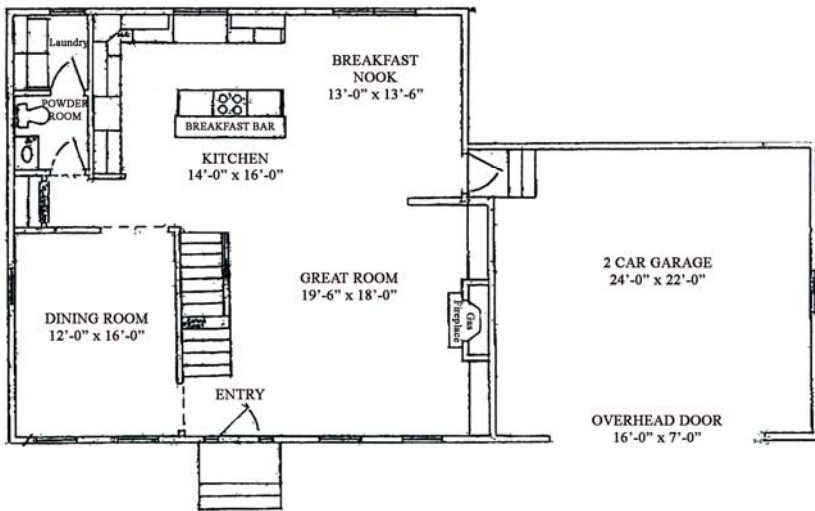




**First Floor**

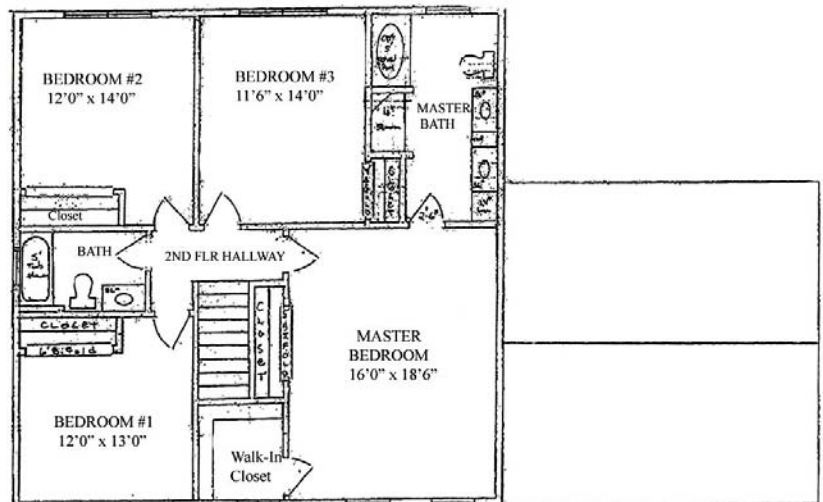


**BRIARCLIFF II MODEL**



First Floor	1,124 Sq. Ft.
Second Floor	1,156 Sq. Ft.
<b>Total</b>	<b>2,280 Sq. Ft.</b>

**Second Floor**



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 Wolcott Associates, LLP. All rights reserved. 2009



## BASIC SPECIFICATIONS

### UTILITIES

- ❖ Well and Sewers

### STRUCTURAL EXTERIOR

- ❖ Construction pursuant to local building codes
- ❖ Footings and foundation poured concrete
- ❖ Basement and garage floors — 4" thick concrete
- ❖ Front steps — concrete
- ❖ Framing to be construction grade 2"x 4" Int 2"x 6" Ext.
- ❖ Floor and roof system to be truss construction 16" and 24" on center
- ❖ Floor decking to be 3/4" tongue and groove sheathing, glued and nailed
- ❖ Roof and sidewall sheathing to be 1/2"
- ❖ Roofing — asphalt/fiberglass style 235 lb. per square, 25 yr Arch
- ❖ Exterior — vinyl siding\*
- ❖ Aluminum flashing
- ❖ Insulation (R19) in sidewall, (R30) in ceiling
- ❖ Windows — vinyl thermal, tilt in/take out, double hung, with screens
- ❖ Garage door — 1 overhead type panel, 16' x 7' steel insulated door
- ❖ Front door — steel by Brosco, Peachtree, Stanley or Benchmark
- ❖ Seamless gutters and downspouts, white aluminum
- ❖ Front door painted two coats, one color
- ❖ Shutters — vinyl, front windows only\*

### STRUCTURAL INTERIOR

- ❖ All interior walls 1/2" sheetrock, 3 coats taping & compound, with painted ceilings
- ❖ Interior doors to be 6 panel molded hollow core painted
- ❖ All clothes closets to have one shelf, one pole — linen closets to have three shelves
- ❖ Ceilings — first floor 8'0", second floor 8'0"
- ❖ Gas fireplace with marble facing, flush hearth and mantle

### PLUMBING

- ❖ All water lines to be copper or CPVC
- ❖ All drain lines to be plastic
- ❖ One front and one rear exterior faucets
- ❖ All bathroom fixtures — white
- ❖ Fiberglass one piece tub w/ shower in main bath
- ❖ Fiberglass one piece shower in master bath
- ❖ Kitchen sink to be single bowl stainless steel w/faucet & spray
- ❖ Washer/dryer hook-ups, dryer vent included
- ❖ Dryer & Oven/Range have gas hookups
- ❖ Refrigerator Ice Maker line

### HEATING & ELECTRICAL

- ❖ Heating, 90 % efficiency rated forced warm air, two zone propane gas, with central air conditioning system
- ❖ Water heater, 40 gallon electric
- ❖ 200 amp electrical service
- ❖ Plugs and switches — per building code, 2 exterior outlets
- ❖ Pre-wired for phone and cable- 6 combined

### DECORATING: INTERIOR

- ❖ Interior painting: walls, 2 coats latex/paint
- ❖ Trim and doors painted two coats, one color throughout
- ❖ Mirrors sized to bathroom vanities in main bath & master bath
- ❖ Powder room: Pedestal sink

### LANDSCAPING

- ❖ Stone driveway
- ❖ Preparation of lawn to consist of spreading on-site loam, machine raking and seeding. 40' front yard, 25' side yard, 25' rear yard (no warranty is made or implied as to the success of the lawn)
- ❖ The builder's surveyor and/or engineer will set the location and elevation of the house at his sole discretion
- ❖ Tree cutting as needed, dig and backfill foundation and rough grade. Blasting, ledge or blasted rock excavation, and fill if required, would be extra. (allowance of \$3500 already included in House Price.)

### ALLOWANCE ITEMS

- ❖ Well — One 450' depth plus 3/4 horsepower pump, lines and tank. Water treatment, if necessary, is included. Any fracking would be extra. "See paragraph 9 in sales agreement"
- ❖ All flooring selections per builder's package
- ❖ Lighting Allowance: \$1,000.00
- ❖ All allowance amounts include applicable tax

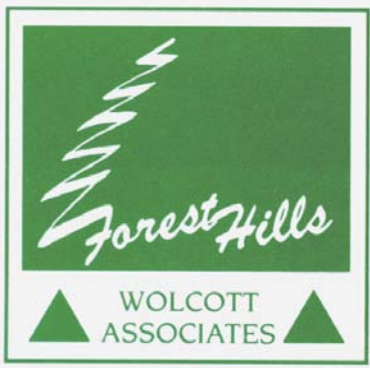
Optional Items: porch, whirlpool, cathedral ceilings

### **\*INDICATE COLOR CHOICES**

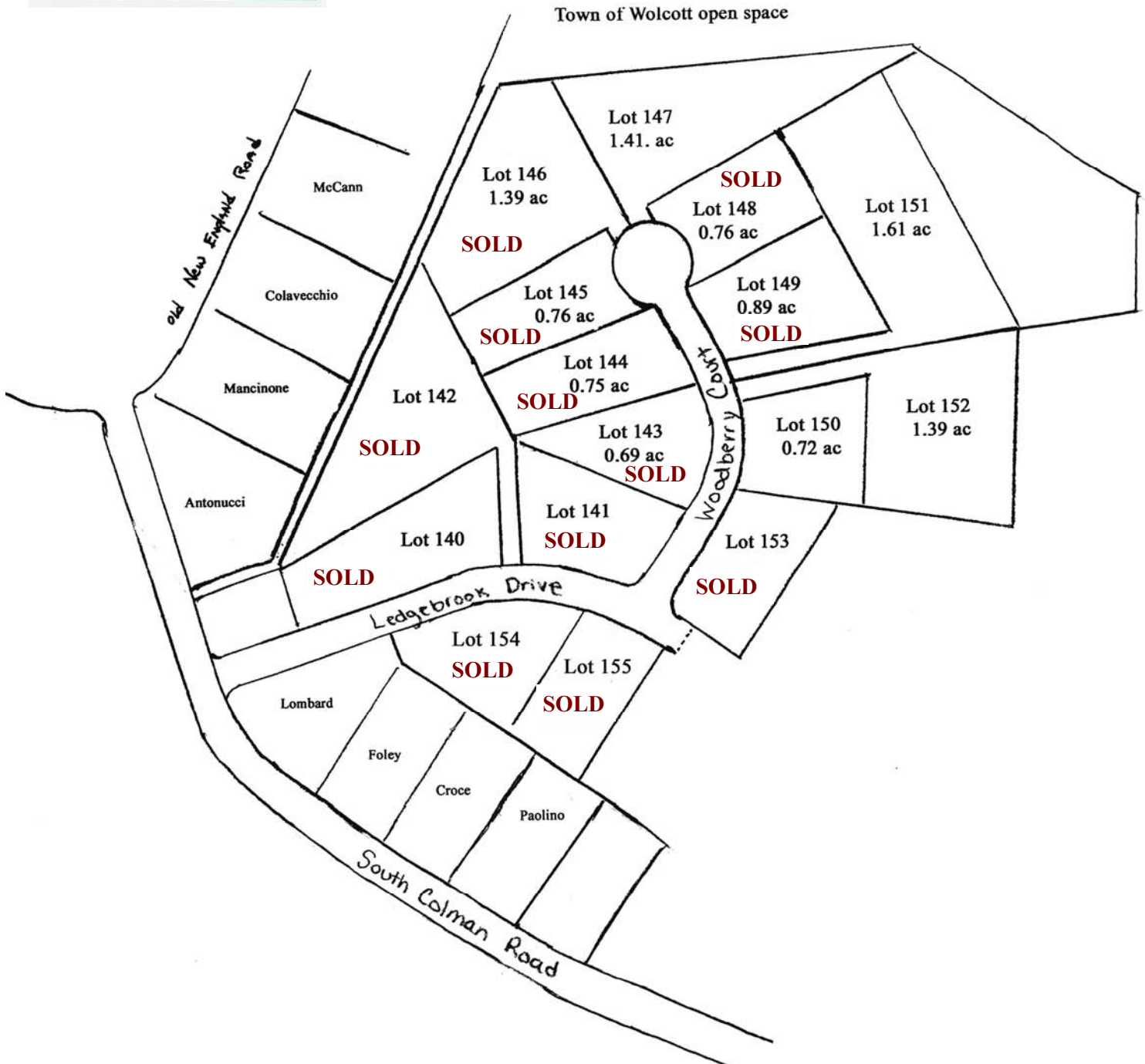
**See Upgrades: Sheet attached for specific lot**

*This spec sheet is subject to change prior to a contract being signed. Builder may substitute items listed for equal or greater value.*





## PHASE 8 MAP



**Directions:**  
 South Colman to Ledgebrook  
 to Woodberry Ct.  
**Wolcott, CT**