



By: Ricci Construction Group
Cheshire, CT



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Getting to know John Ricci of Ricci Construction Group



John Ricci

How I got my start as a builder...

I started working with my dad and always had an interest in how things went together.

My path was influenced by...

The many talented craftsmen that surrounded me when I was growing up.

I built my first home...

In Cheshire.

Who I am most inspired by...

There are a couple of different architects that inspire me because they have a true appreciation for the art of architecture.

My greatest strength as a builder...

My foresight enables me to see beyond the trees from the very beginning of a project through its completion.

My proudest building experience...

The one that I really learned the most from and I believe peaked as a builder was probably the reconstruction and modification of the Hartford Train Station.

I spend my downtime...

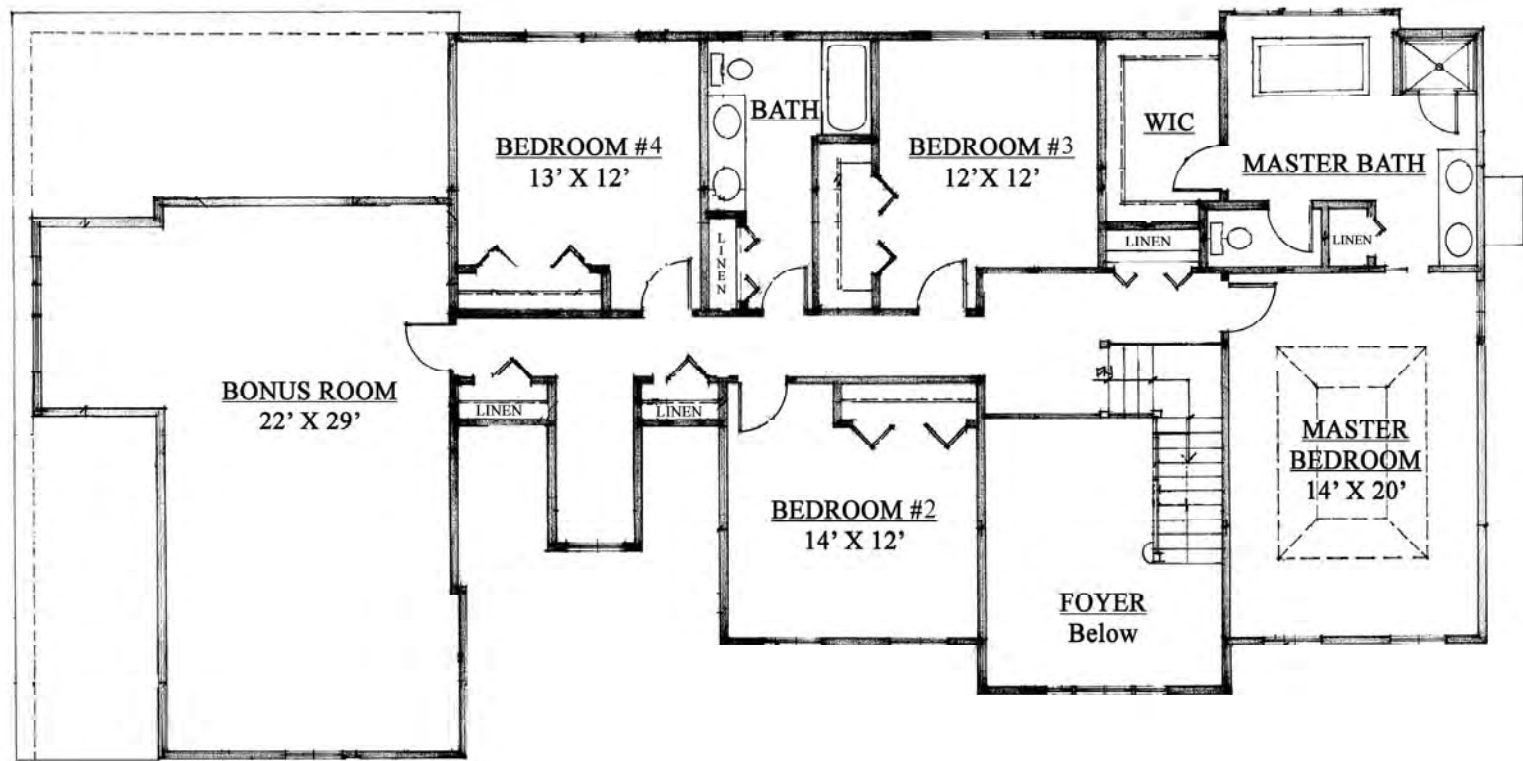
Farming and having an appreciation for the great outdoors.

People would be surprised to learn that...

I raised game birds in my youth.

I want homebuyers to remember me and their buying experience...

As being easy to work with and that I pay attention to detail. I want them to feel as though they received a quality product and that they got their monies worth. I treat my customers the way that I would like someone to treat me.



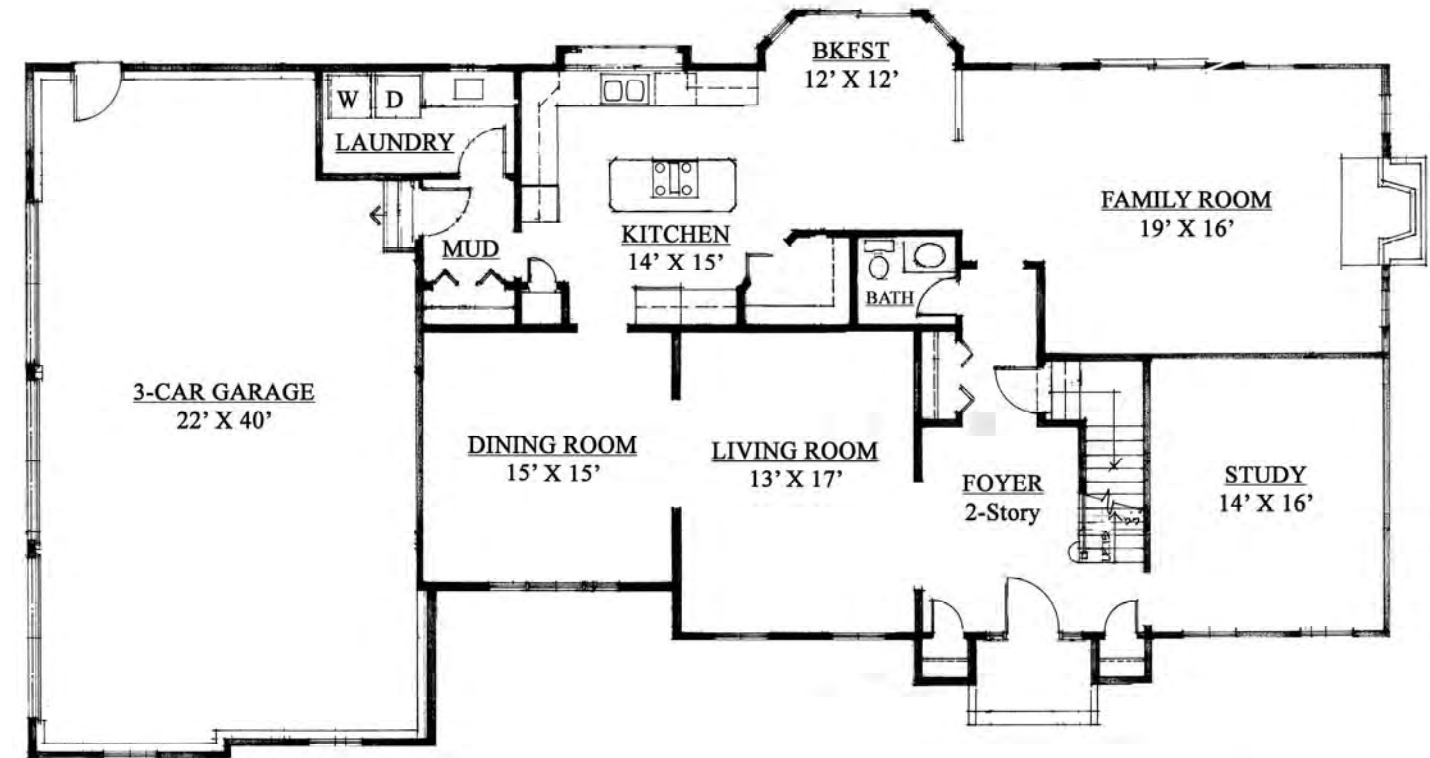
W/Finished Bonus Room

Add an additional 515 sq. ft.



The Nantucket

THE NANTUCKET



First Floor - 1,775 sq. ft.
 Second Floor - 1,375 sq. ft.
 Total - 3,150 sq. ft.

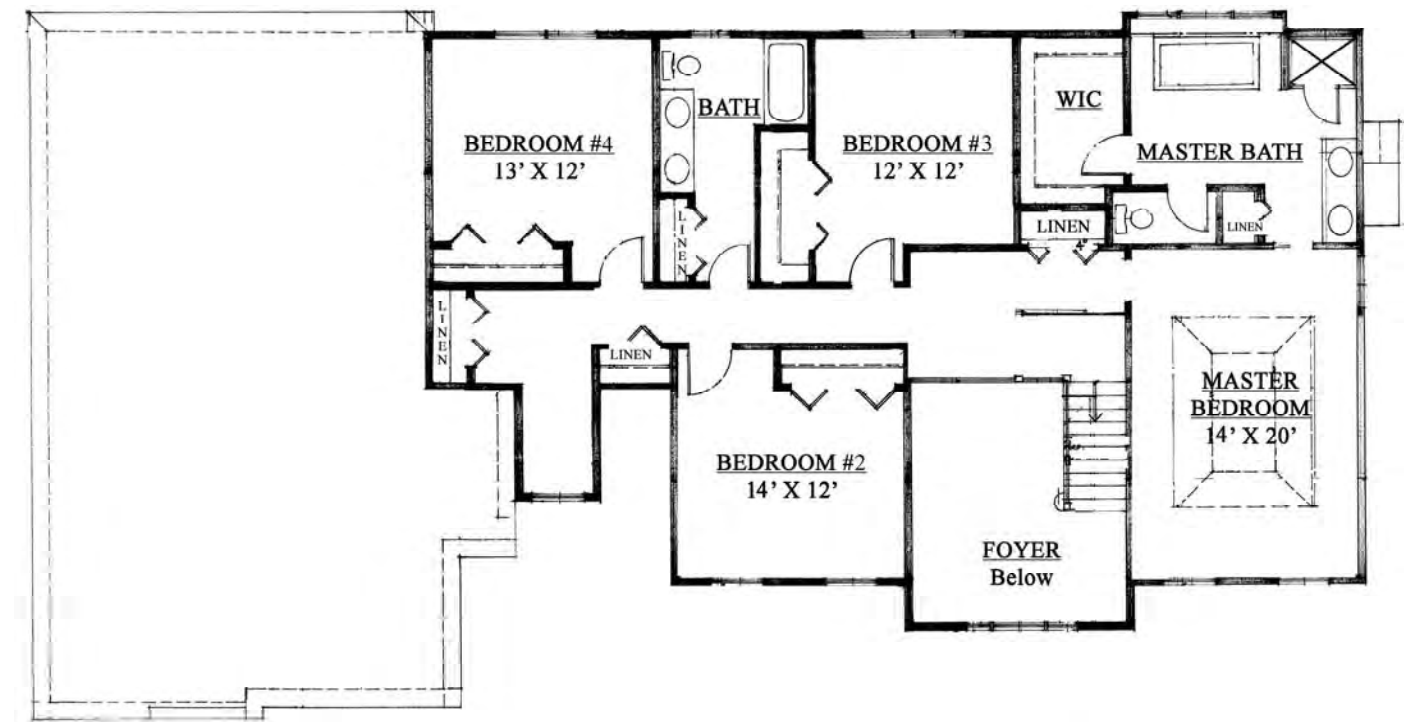
1st Floor Room Dimensions

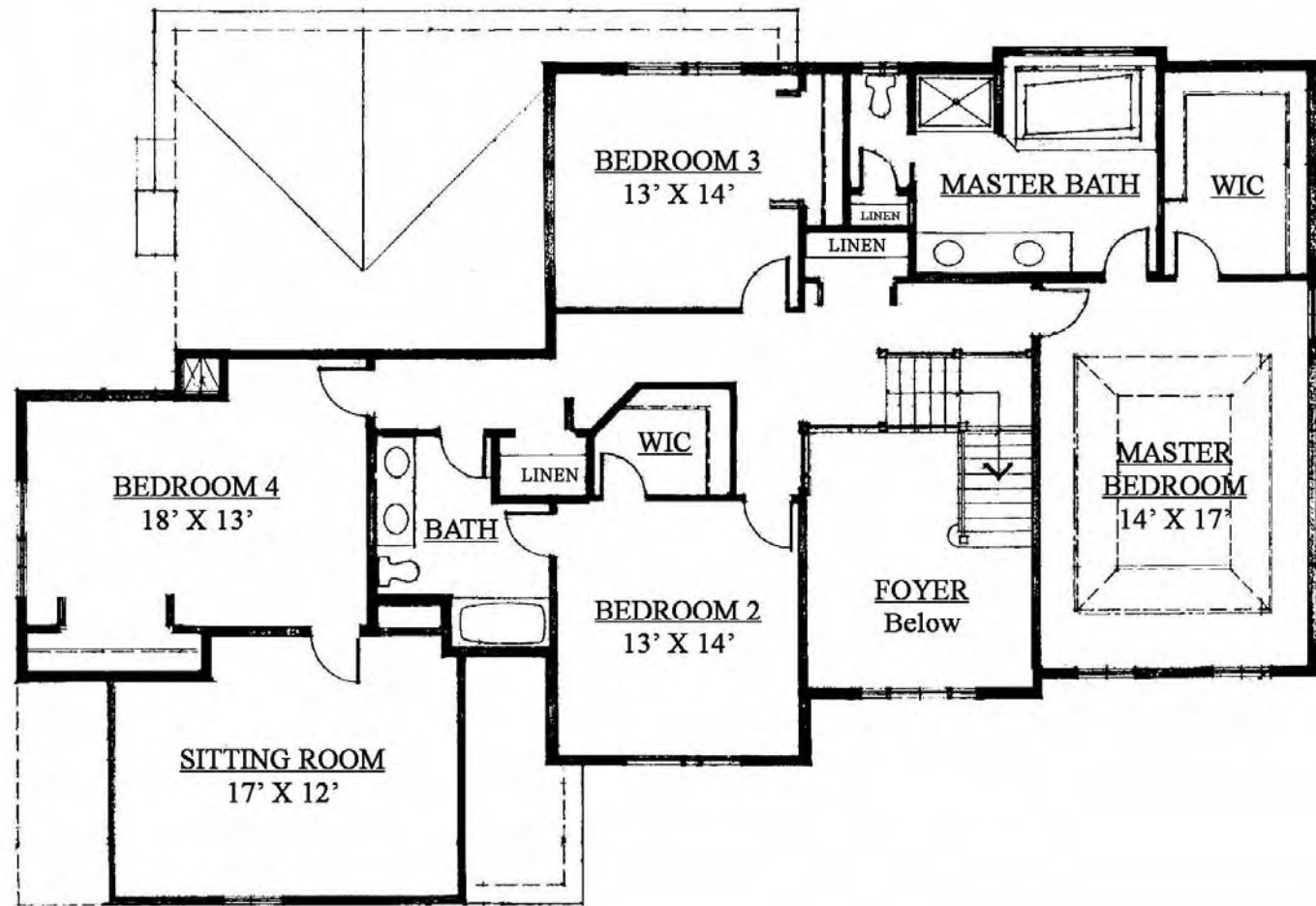
Family Room - 19' x 16'
 Breakfast - 12' x 12'
 Kitchen - 14' x 15'
 Dining Room - 15' x 15'
 Living Room - 13' x 17'
 Study - 14' x 16'

2nd Floor Room Dimensions

Master Bedroom - 14' x 20'
 Bedroom #2 - 14' x 12'
 Bedroom #3 - 12' x 12'
 Bedroom #4 - 13' x 12'

Notes





W/Finished Bonus Room
Add an additional 220 sq. ft.



The Westerly



Outstanding Features of Kensington Estates

QUALITY STRUCTURAL SPECIFICATIONS

- Footings and foundations poured concrete
- Basement and garage floors – poured concrete
- Fireplace – flush hearth with mantel – marble and granite surround from builder's samples
- Sheathing – exterior walls and roof ½" CDX plywood, floors ¾" T&G plywood
- Insulation – R-13 walls, R-38 ceilings, R-30 cathedral ceilings, blanket fiberglass
- Attic opening – pull down stairs
- Insulated Harvey windows with -built-in grills and screens-vinyl clad exterior Low E glass
- 2" X 4" construction
- Tyvek House Wrap
- Engineered flooring system
- PVC water supply lines (interior)
- Aluminum leaders and gutters
- 200-Amp electrical service
- Ground Fault Interrupt (GFI) safety outlets in kitchen and baths
- Electrically wired smoke detectors with battery backup
- 275 gallon oil tank in basement

OUTSTANDING NEIGHBORHOOD

- Historically inspired architecturally designed New England styled clapboard homes
- Ten majestic and spacious homes on cul-de-sac
- Public water
- Public sewer
- Underground utilities – electric, telephone and cable service

DISTINCTIVE EXTERIOR

- Each home site includes a professionally designed landscape package featuring:
 - Foundation plantings
 - Seeded front, side and rear yards
 - Paved driveway
 - Paver walkway – driveway to front door
- Magnificent low maintenance vinyl clapboard siding with a choice of color schemes
- Shutters – vinyl as shown on plan
- Deck – 14' X 12' Trex with vinyl rail
- Oversized double-hung thermal-pane Harvey windows with integral grills and screens – vinyl clad exterior Low E glass
- Colonial slate-style architectural shingles with 30 year warranty
- Spacious two-car garages offering direct access with low maintenance decorative garage doors
- Decorative lanterns at front, rear and garage entries from total lighting allowance of \$2,000
- Distinctive front entry doors with polished brasstone hardware from Schlage
- Frost-free hose bibs located at front and rear
- Weatherproof electrical outlets at front and rear

IMPRESSIVE INTERIOR

- Wide variety of home design personalization choices
- Full basement
- Nine-foot smooth coat first floor ceilings
- Dramatic staircase with finely crafted solid oak railings with painted balustrades and oak hardwood treads
- Entry foyer and kitchen oak hardwood flooring or ceramic tile
- Oak hardwood flooring in family room, study, living room, dining room, and upstairs hall
- Walls - two coats of flat paint – one color throughout – Benjamin Moore
- Soaring volume ceilings in entry foyer as per plan
- Tray ceiling in master bedroom suite as per plan
- Designer trim package includes 3 ½" inch door and window casing, 5 1/4" inch base molding and 4 5/8" inch crown molding in living room, dining room and study – painted
- Entry foyer with spacious guest closets
- Vinyl ventilated shelving in all guest, bedroom, and linen closets
- Oversized walk-in closet space in each master suite
- Raised panel 3-hinged colonial masonite interior doors-painted- with Schlage polished brasstone hardware
- Separate laundry room

IMPRESSIVE INTERIOR (Con't)

- Family room with gas burning fireplace, including decorative trim with marble surrounds
- Designer recessed lighting – 6 in gourmet kitchen
- Electronic garage door opener with remotes
- 4 pre-wired cable outlets, 4 pre-wired phone outlets

GOURMET KITCHEN

- Designer, beautifully crafted cabinetry- \$25,000 allowance includes granite counters from builder's samples.
- Designer ceramic tile \$4.00/sq ft allowance or oak hardwood flooring
- Appliance allowance \$3,000 to include
 - Side by side refrigerator
 - Self-cleaning 4-burner electric range
 - Over the range microwave oven with charcoal filter
 - Multi-cycle dishwasher
- Moen faucets
- Elkay under mount stainless steel sink

LUXURIOUS BATHROOMS

- Master bathroom includes jetted tub, separate glass enclosed tile stall shower
- Imported cultured marble counter tops with integral sink
- Designer, beautifully crafted cabinetry (*included in kitchen cabinet allowance*)
- Imported ceramic tile \$4.00 sq ft allowance
- Powder room includes Kohler pedestal sink and commode
- All baths include polished chrome Moen faucets
- Mirrors sized to vanity
- Designer lighting fixtures from \$2,000 total lighting allowance
- Main bath – fiberglass tub and shower
- All fixtures white

ENERGY EFFICIENCY

- High efficiency oil fired forced warm air heating with 2-zones and thermostatic controls
- High efficiency central air conditioning with 2-zones and thermostatic controls
- Individual climate control thermostat
- High quality fiberglass insulation and draft seals at all windows and doors
- 66 gallon electric hot water heater
- Ridge and soffit venting for natural cooling in the summer and reduced condensation in the winter
- Caulking and/or expandable foam insulation at all exterior penetrations to minimize air infiltration

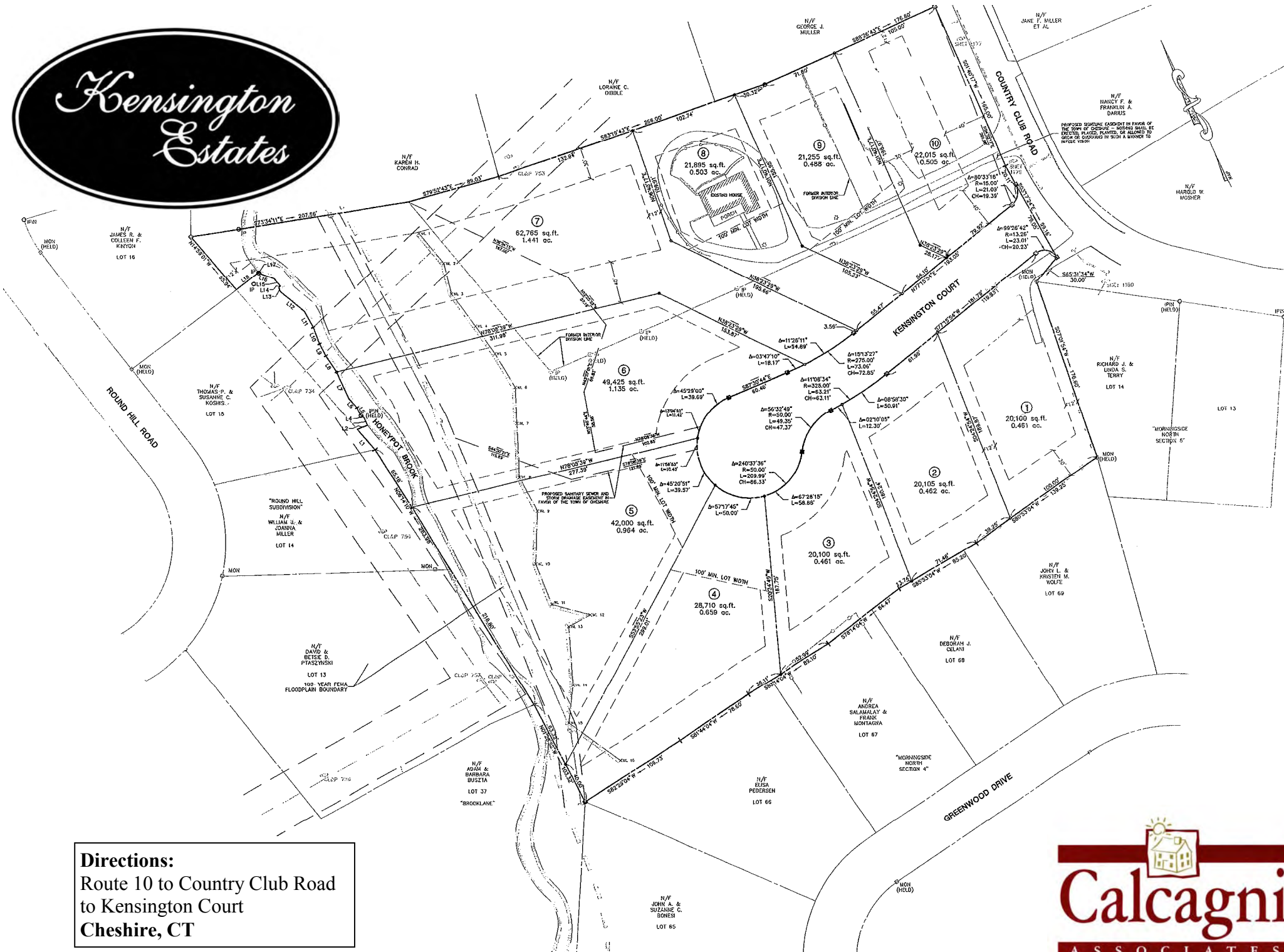
ADDITIONAL PERSONALIZED FEATURES

- All bedrooms wired for ceiling lights
- Choice of floor plan design options or bring your own plans
- Walk-out basement condition – select models and home sites
- Optional finished basement packages including bathroom
- 14' X 12' Trex deck with vinyl rail

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



330 South Main Street
Cheshire, CT 06410
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Directions:
 Route 10 to Country Club Road
 to Kensington Court
 Cheshire, CT

