

668 Wallingford Road Cheshire, CT

By: A. M. Napolitano, LLC

Expertly represented by:

Carolyn Sakonchick

CRS, GRI, REALTOR

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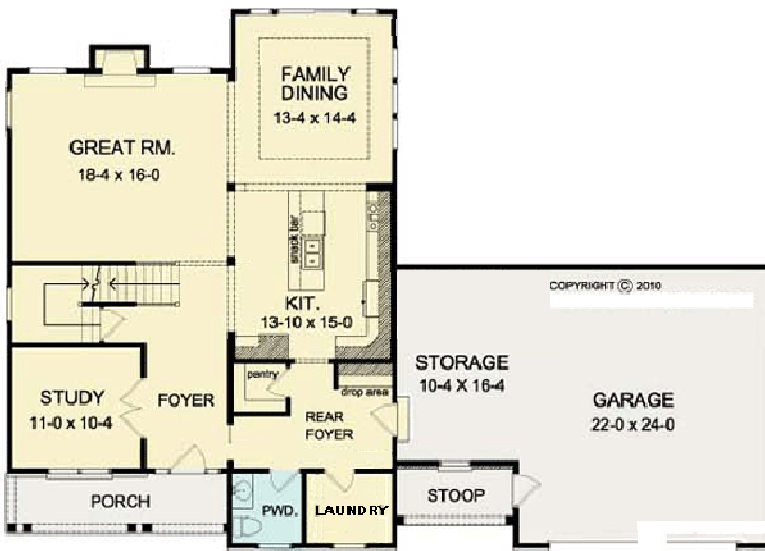
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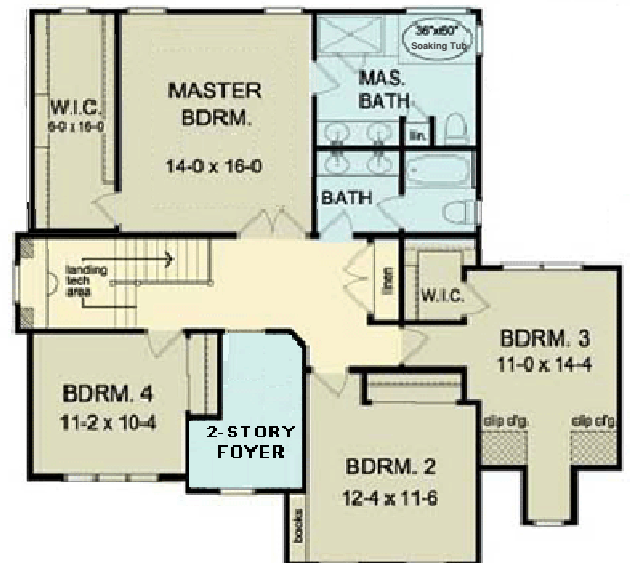
First Floor



The Farmington \$599,000

First Floor 1293 Sq. Ft.
Second Floor 1409 Sq. Ft.
TOTAL 2702 Sq. Ft.

Second Floor

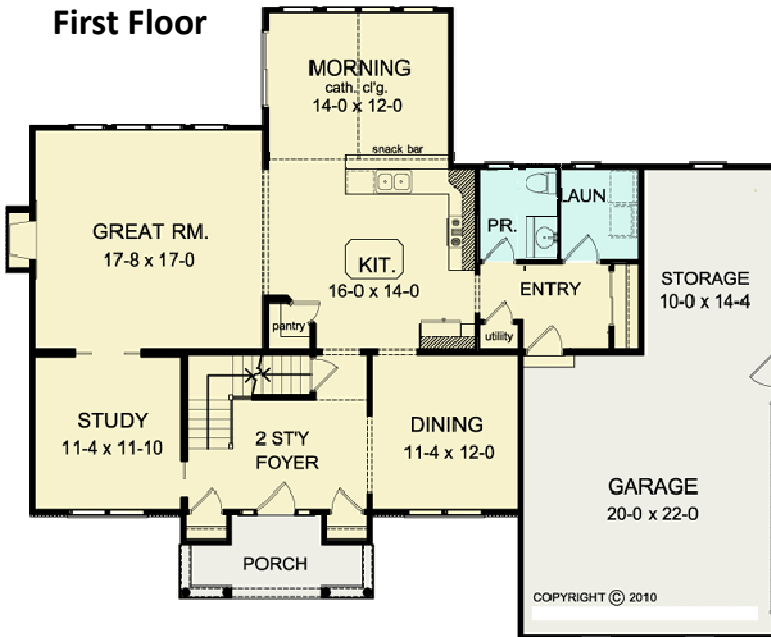


Floor plan and elevation details vary from house to house and are not necessarily built exactly as indicated above. Continuing a policy of research and development, A. M. Napolitano, LLC must reserve the right to make modifications in design, terms and products without notice or obligations. Room sizes are approximate. Landscaping is for display purposes only. 2012

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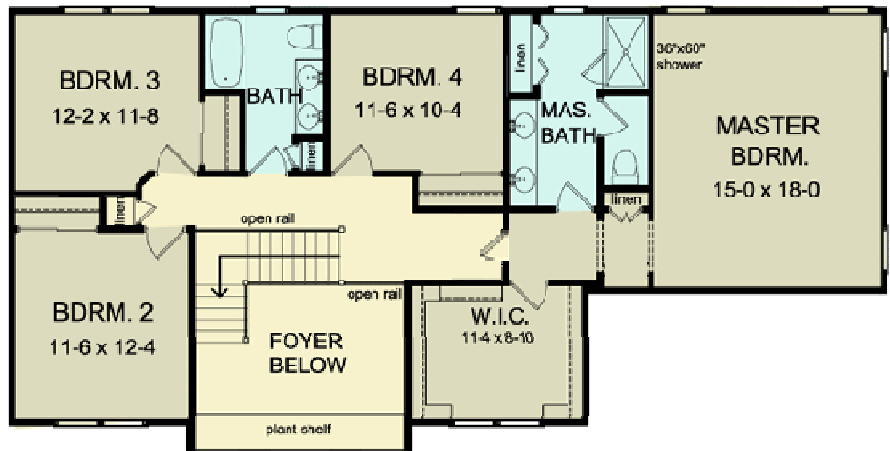
First Floor



The Countrywood
\$589,000

First Floor 1410 Sq. Ft.
Second Floor 1292 Sq. Ft.
TOTAL 2702 Sq. Ft.

Second Floor



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SPECIFICATIONS

Utilities

- City Water & Septic

Appliances and Cabinets

- Appliances – provided by buyer
- Kitchen & bathroom cabinetry using professional design services*
- Kitchen countertops – granite*
- Bathroom countertops – cultured marble*

Plumbing

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

Heat and Hot Water

- HVAC-gas-fired forced hot air - 2 zone
- Central Air – 2 zone
- 50 gallon, electric hot water heater
- Gas fireplace 36" with flush hearth and paint grade mantle
- 500 gallon buried propane tank

Structural

- Construction pursuant to local building code
- Foundation, footings – poured concrete
- 8' foundation walls
- Water proofing – foundation tarred to grade & 4" footing drain pumped to drywell or storm drain
- Basement & garage floor- poured concrete
- Beams – 2" x 10' or LVL/per plan
- Sill – pressure treated 2" x 6" w/foam sealer
- Floors – 2" x 10" joist w/ ¾" OSB glued sub floor
- Walls – 2" x 6" exterior, 2" x 4" stud interior/garage
- 9 foot ceilings, 1st floor
- Sheathing – 7/16" OSB
- 2" x 8" rafters w/ 7/16" OSB
- Insulation R-19 exterior walls, R-38 attic

Landscaping

- Yard – graded, seeded & mulched to suit lot, 12 shrubs
- Driveway – asphalt paved
- Front walk – pavers*
- Rear patio – 12' x 12' pavers*

Electrical

- Electrical outlets, switches and smoke detectors per code
- Recessed lights- 10
- 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 – 30 year asphalt architectural shingles over 15# felt*
- Windows – vinyl thermal w/internal grills & full screens- Energy Star Rated
- Gutters – white aluminum seamless
- Doors – fiberglass insulated
- Trim – white aluminum
- Shutters – vinyl, front of house only
- Front porch – concrete pad w/ fiberglass columns (*select models*)

Interior Decor

- Ceilings – ½" gypsum drywall, flat paint (fire code where required)
- Walls – ½" gypsum drywall (fire code where required)
- Doors – six panel molded in passageways, bi-fold on closets
- Trim – 3 ½" Stafford casing, 5 ¼" baseboard & 4 5/8" crown in dining room
- Painting:
 - Walls – two coats flat latex, one choice throughout*
 - Trim – two coats white semi-gloss latex
- Flooring :
 - Oak hardwood – foyer, kitchen, dining room, study, Great room/family room, powder room, stair treads
 - Ceramic tile – main & master baths, laundry*
 - Carpet – office, bedrooms, 2nd floor hall*
- Clothes closets, linen closet – white wire shelving
- Pantry – four white wire shelves
- Vanity mirrors – plate glass sized as vanity, main and master bath only

**Choices from builder's selections*

- *Features and specifications are subject to change. Seller may substitute equal or better quality materials.*
- *If there is a difference between the blueprint and the spec sheet, the spec sheet will supersede the print.*