



*Wallingford*

By: A.M. Napolitano, LLC

**Project Manager:**

**Carolyn Sakonchick**

**CRS, GRI, REALTOR**

**Phone: 203-272-1821 Ext. 323**



**[calcagni.com/duncanmeadow](http://calcagni.com/duncanmeadow)**

330 SOUTH MAIN STREET, CHESHIRE, CT 06410 PHONE: 203-272-1821

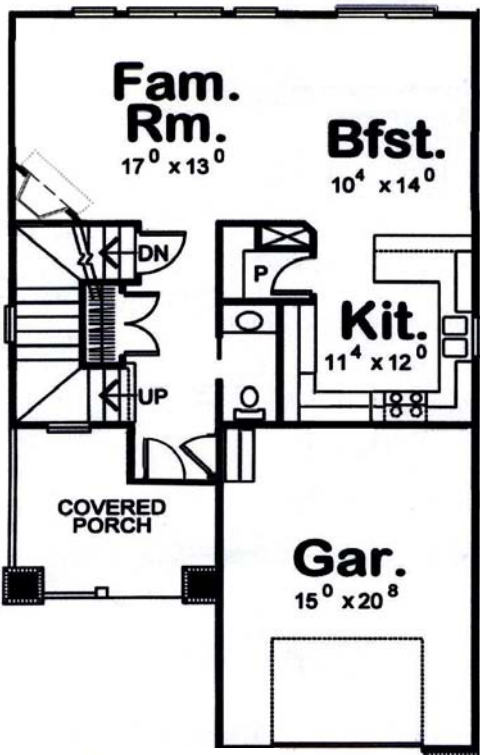
2620 WHITNEY AVENUE, HAMDEN, CT 06518 PHONE: 203-288-1821

722 WEST STREET, SOUTHTON, CT 06489 PHONE: 860-621-1821

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



**First Floor**



**DUNCAN  
MEADOW**

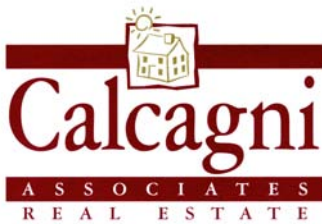
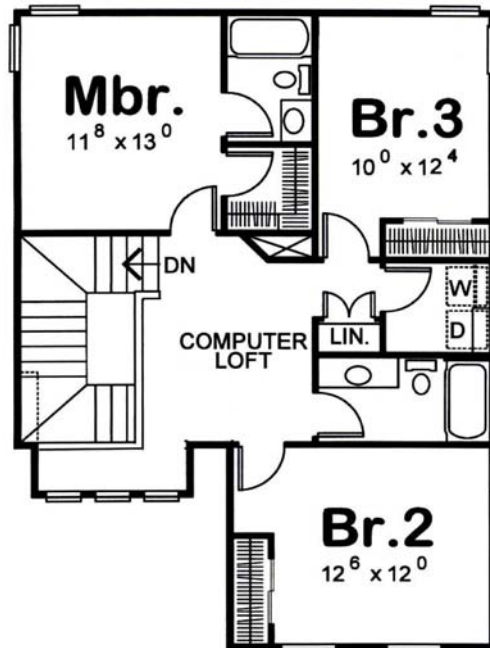
*Wallingford*

**LOT #1**

**\$299,000**

**First Floor**      770 Sq. Ft.  
**Second Floor**    844 Sq. Ft.  
**Total**            1,614 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. 2010



Wallingford

## SPECIFICATIONS

### Utilities

- Public water and sewer
- Underground utilities

### Cabinets and Countertops

- Kitchen & bathroom cabinetry (*from builder's selection*)
- Kitchen countertops – granite (*from builder's selection*)
- Bathroom countertops –cultured marble, w/integrated sink (*from builder's selection*)
- Appliances not included

### Plumbing

- Master Bath – White fixtures  
Shower –molded fiberglass, 5 ft.  
Round toilet  
Moen chrome single handle style faucet(s)
- Main Bath – White Fixtures  
Shower/Tub – one-piece molded fiberglass  
Round toilet  
Moen chrome single handle style faucet
- Powder Room  
Pedestal sink - white  
Round 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-natural gas forced hot air - 2 zone
- Central Air – 2 zone
- 40 gallon, gas hot water heater
- Gas fireplace

### 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/ ¾” OSB glued sub floor
- Walls – 2” x 4” stud
- Roof – 2” x 8” rafters
- Sheathing – 7/16” OSB
- Insulation R-15 exterior walls, R-38 attic
- 9 foot ceilings, 1<sup>st</sup> floor

### Landscaping

- Yard – graded, seeded & mulched to suit lot
- Driveway – Asphalt paved
- Front walk – poured concrete
- Rear patio – 10 x 10 concrete pad

### Electrical

- Electrical outlets, switches and smoke detectors per code
- 200 amp service
- Lighting fixtures – provided by builder
- Phone – 4 CAT5 connections
- Cable – 4 connections

### Exterior Design

- Roof- 30 year asphalt architectural shingle over 15 # felt
- Siding – vinyl clapboard over building wrap
- Windows – vinyl thermal w/internal grills & full screens
- Gutters – white aluminum seamless
- Doors – steel insulated
- Trim – white aluminum
- Shutters – vinyl, front of house only

### Interior Decor

- Ceilings – ½” gypsum drywall (5/8” fire code where required)
- Walls – ½” gypsum drywall (5/8” 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.  
Ceilings – flat white  
Trim – two coats white semi-gloss latex
- Flooring – oak hardwood – foyer, kitchen, breakfast area, great room/family room, powder room, stair treads  
Vinyl – main & master baths, laundry  
Carpet – loft, bedrooms, 2<sup>nd</sup> 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



*Features and specifications are subject to change. Seller may substitute equal or better quality materials.*