OLD Colony Place

BY AHEARN DEVELOPMENT, CORP.

Wallingford, CT

Project Managers:
Paula Borzillo & Charlotte Smith
203-265-1821 Ext. 238 & 241

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REAL ESTATE

www.calcagni.com

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

- 2 Buildings, each consisting of 9 Townhouses and 1 Ranch unit, totaling 20 units.
- Townhouses feature 1 Full Bath and 1 Half Bath. Ranch units feature 2 Full Baths.
- Construction and sales will be completed in 2 Phases. Homes in Phase 2 will have views of the Quinnipiac River.
- Beautiful country setting, with professional landscaping.
- Hardwood flooring in Living Room and Dining Room. Tile flooring in Kitchen and Bathrooms.
- Cathedral Ceiling in Kitchen and Dining Room *(Townhouses only)*
- Skylight in Kitchen *(Townhouses only)*
- Kitchen to feature custom built cabinetry with granite countertops, accompanied by Stainless Steel appliances.
- Ground-level patio.
- Balcony *(Townhouses only)*- 4'x 8' Trek flooring and black aluminum railing (off Master Bedroom)
- Full basement.
- A single carport is included with each home, located in a separate location.
- Central Air, gas heat, city water, city sewers.
- Convenient location with easy access to major roads & highways, public transportation, local restaurants and shopping.

Owner/Declarant is Tracy Realty, LLC

Revised 3/23/11

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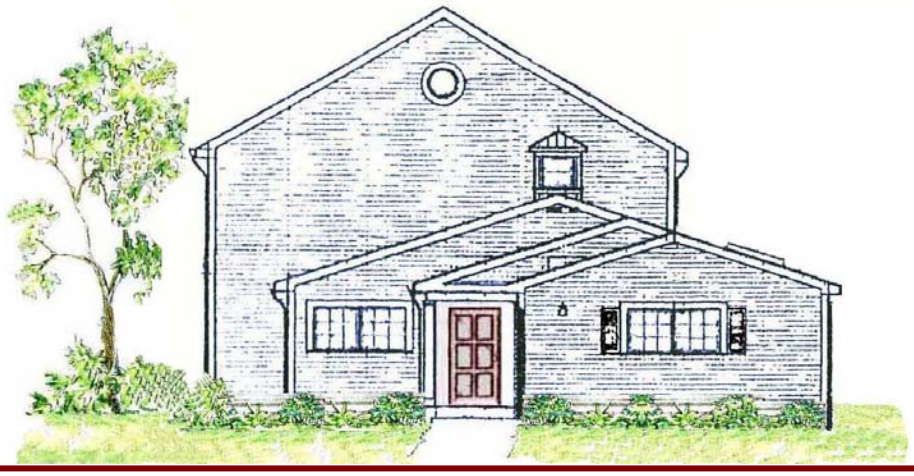
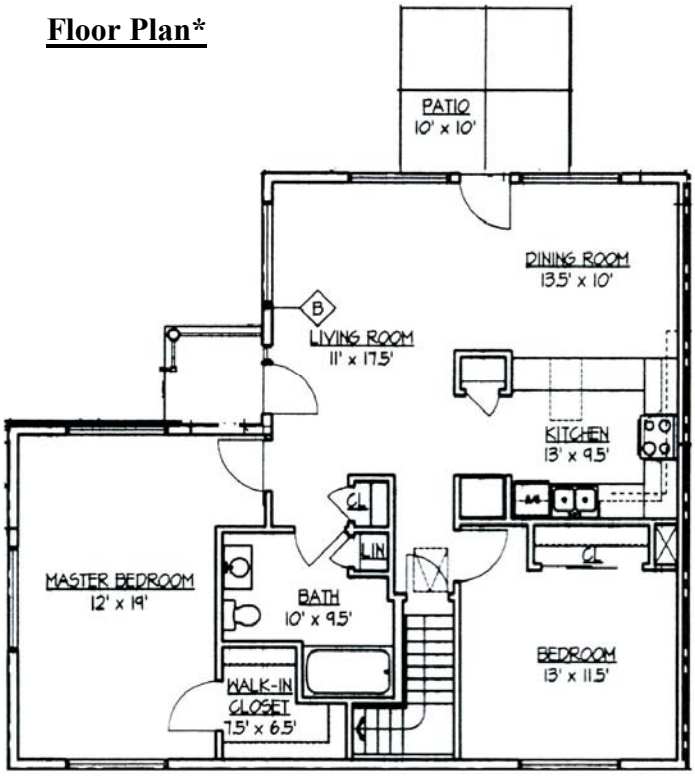


Floor Plan*



Phase II - #11
Ranch Model
Total 1178 Sq. Ft.

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*Reversed floor plan available upon request

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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

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OLD Colony Place

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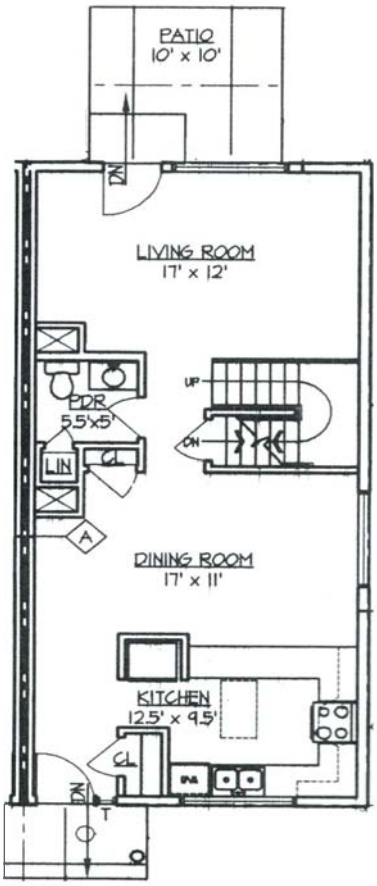
First Floor*

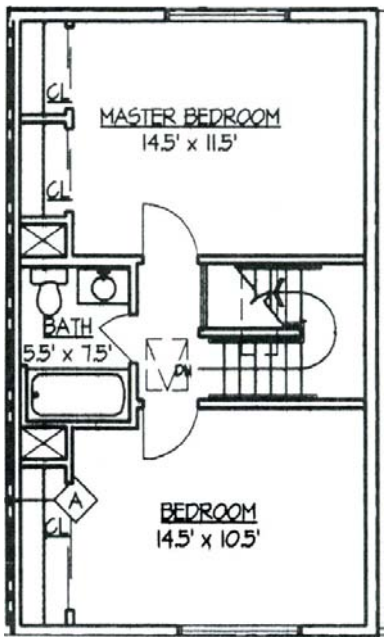


Phase II - #s 12-20

Townhouse Model

First Floor	713 Sq. Ft.
Second Floor	535 Sq. Ft.
Total	1248 Sq. Ft.

Second Floor*



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Old Colony Place

By: Ahearn Development Corp.

SPECIFICATIONS

STRUCTURAL
- All construction pursuant to local building codes
- Poured concrete footings
- Poured concrete floor in basement
- 2x4 exterior & interior walls on 1st & 2nd floors
- One year New Construction Warranty, as required & provided by the General Statutes of the State of CT.

INSULATION
- R13 Exterior walls, 3 ½"
- R38 Attic, 12"

EXTERIOR
- Vinyl Siding (clapboard, shingles & scalloping combination)
- Vinyl & Aluminum Trim
- Aluminum Gutters and downspouts
- 30 year Architectural Asphalt/Fiberglass shingles
- Ground level patio
- Concrete front walk
- Thermal windows w/ integrated grills and full screens
- Balcony *(Townhouses only)*- Trek flooring &black aluminum railing

INTERIOR
- 8 Foot ceilings throughout, white, flat finish
- Cathedral ceilings in Kitchen & Dining Room
- White wire shelving in closets
- 6 panel molded masonite doors painted white
- 2 1/2" Colonial style door & window trim- painted white
- 3 ½" Colonial style baseboards- painted white

PAINTING
- Interior walls to be flat latex- off white
- Interior trim to be painted with semi-gloss - white
- Ceilings to be flat white
- Stairs to 2nd floor w/ oak treads, painted risers & spindles- white.

HEATING
- Gas forced warm air heat w/ central air
- Townhouse- 2 zone, Ranch- 1 zone

PLUMBING
- Public water & sewer
- 52 gallon electric hot water heater

PLUMBING (CON'T)
- Kitchen:
  - Stainless steel undermount kitchen sink w/ single lever faucet
- Main Bath:
  - Vanity w/cultured marble top & 2 handle faucet
  - White 2 piece toilet, round bowl
  - White fiberglass tub/shower combination (Full Baths only)

ELECTRICAL
- Electrical outlets & switches, per code
- 125 AMP electrical service
- Lighting fixtures supplied
- 4 cable outlets (one in Living Room, one in Master Bedroom, one in Kitchen, one in Bedroom #2)
- 4 phone jacks (one in Living Room, one in Master Bedroom, one in Kitchen, one in Bedroom #2)
- Electric range hookup
- Electric dryer hookup
- Exhaust fan in all bathrooms
- Fire & carbon monoxide detectors, per code

FLOORING
- Oak hardwood flooring in Living Room, Kitchen & Dining Room
- Oak stair treads for main staircase, 1st to 2nd floor
- Ceramic tile floors in all Baths (choice from Builder's Selection)
- Carpet in Bedrooms (choice from Builder's Selection)

APPLIANCES
- Stainless steel Refrigerator
- Glass-top stainless steel electric Range
- Stainless steel Dishwasher
- 1.5 Cu Ft over the range stainless steel Microwave (re-circulating)
- Insinkerator garbage disposal Badger 1-1/3 HP

CABINETRY & COUNTERTOPS
- Cabinetry* w/ door handles- from Builder's Selection.
- Granite kitchen counter top (choice from Builder's Selection), with standard pencil edge
- One piece cultured vanity top (white) in all Baths

**Cabinets upgrade available:*
-Bisque~$1,000.00
-Cherry~$1,500.00

Money Isn't All You're Saving

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

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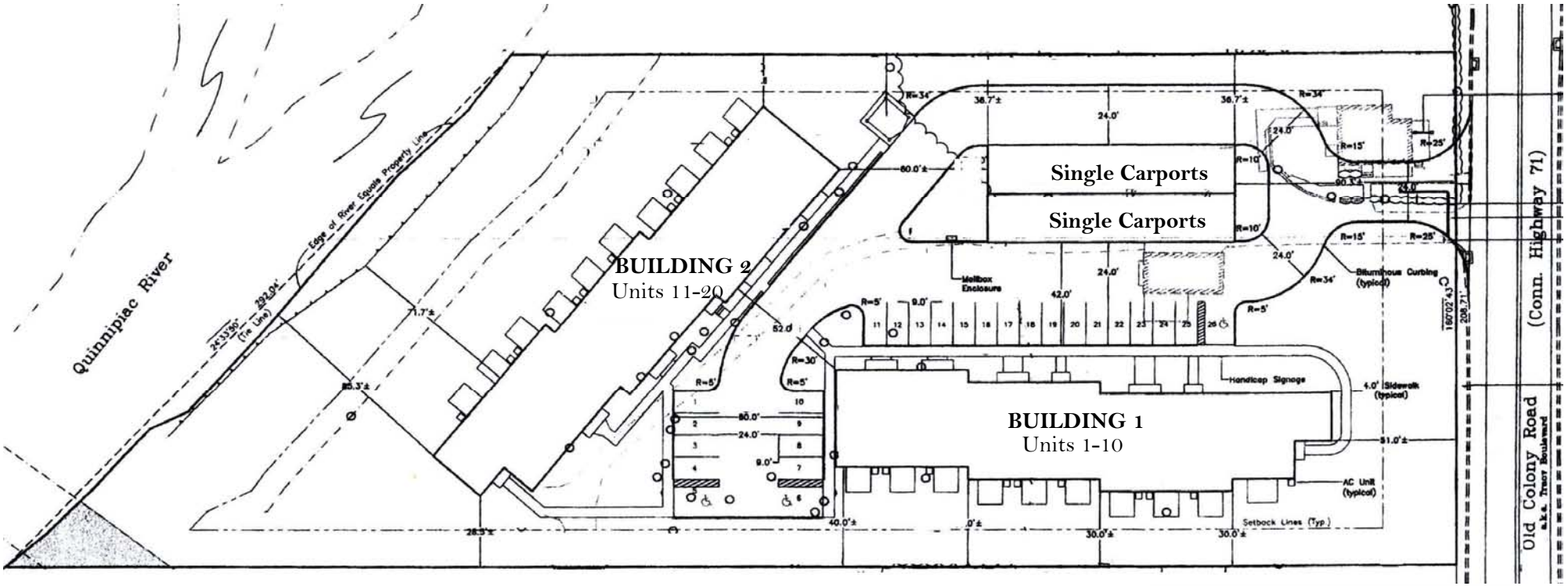
Map & Building Plan



DIRECTIONS:
Route 68 to Route 150,
to Old Colony Road.

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Information & Sales Procedures

February 2011

1. Old Colony Place is a new condominium community of 20 well appointed, luxury townhouse and ranch style 2 bedroom condominiums.

2. Buyer may reserve a unit with a $1000 refundable deposit and binder. The Purchase and Sales Agreement must be executed within 30 days of the binder.

3. The Project managers will assist in the writing of all Binders and Purchase and Sales agreements.

4. Buyers will receive 30 days to obtain a mortgage commitment if financing.

Project Managers: Paula Borzillo (203) 265-1821 Ext 238 or
Charlotte Smith (203) 265-1821 Ext. 241

Calcagni Associates Real Estate, 924 North Main Street Ext., Wallingford, CT 06492

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