



**Meriden, CT**

By: Luigi Delbuono & Son, LLC

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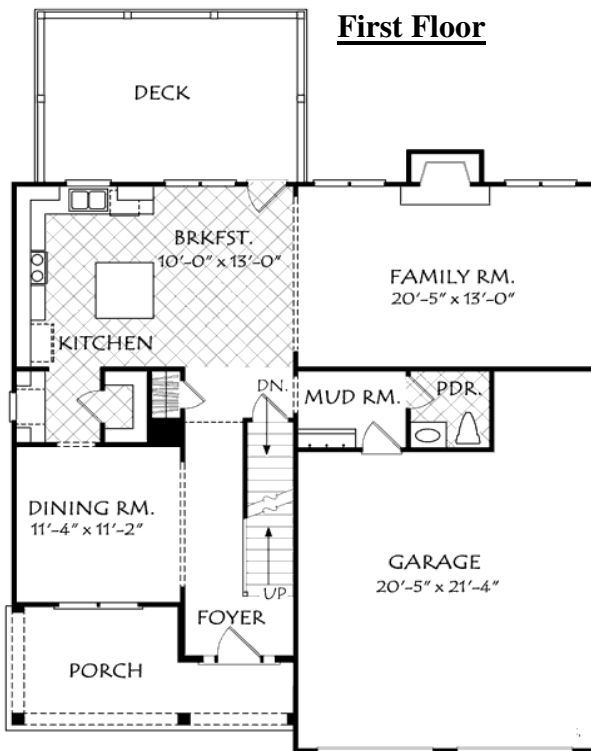


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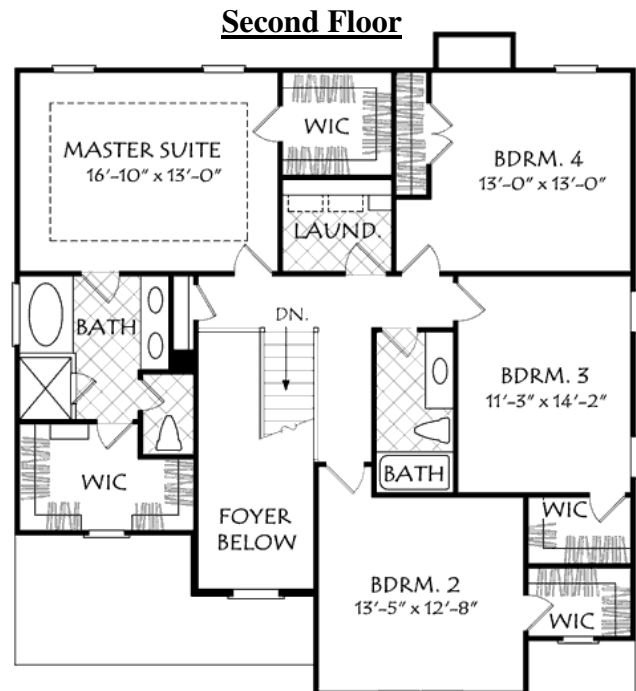
924 NORTH MAIN STREET EXT., WALLINGFORD, CT 06492 PHONE: 203-265-1821



**11 MARINA COURT**

**\$349,900**

First Floor	997 Sq. Ft.
Second Floor	1,331 Sq. Ft.
<b>Total</b>	<b>2,328 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 Luigi Delbuono & Son, LLC. All rights reserved. 2010



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## Specifications

### UTILITIES

- ❖ City water, city sewer
- ❖ Underground utilities

### APPLIANCES, CABINETRY COUNTERTOPS

- ❖ Oak Cabinets
- ❖ All laminate counter tops from builder's samples
- ❖ \$1,200 Appliance Allowance

### PLUMBING & HEATING

- ❖ Oil warm air with , 2 zone standard system
- ❖ Insulated ductwork
- ❖ Central Air conditioning
- ❖ 50-gallon electric hot water
- ❖ Kitchen sink, SS single bowl
- ❖ Tubs & showers - fiberglass one piece
- ❖ One piece combination jetted tub in Master Bath
- ❖ White two piece water saver toilets in all bathrooms
- ❖ Washer & dryer hookups
- ❖ Two exterior faucets
- ❖ Moen or similar faucets
- ❖ Water line for refrigerator

### ELECTRICAL

- ❖ Electric outlets & switches per code
- ❖ 200 AMP service panel
- ❖ 6 cable or phone outlets
- ❖ 4 recessed lights
- ❖ Exhaust fan/light in all bathrooms
- ❖ CAT 5 DSL Ready
- ❖ One exterior GFI outlet
- ❖ Microwave outlet
- ❖ Smoke detectors per building code
- ❖ \$750 Lighting Allowance

### STRUCTURAL

- ❖ Construction pursuant to local building code
- ❖ Poured concrete footings, garage & basement floor with 3000 psi
- ❖ Foundation walls poured concrete 10" with 3000 psi & re-bar as needed
- ❖ Sewer line under concrete in basement for future bath.
- ❖ ¾" T&G sub flooring
- ❖ Footing drains 4" perforated pipe
- ❖ Floor framing to be of 2" x 10" @ 16" o.c.
- ❖ Exterior walls to be 2 x 4 16" o.c. with ½" wall sheathing
- ❖ Tyvec house wrap
- ❖ Roof framing to be 2 x 8 @ 16" o.c. with ½ roof
- ❖ Insulation R-30 attic & R-15 exterior walls
- ❖ Garage fully insulated
- ❖ Attic scuttle or pull-down
- ❖ Basement with metal hatchway and wood steps

### SITE WORK

- ❖ Foundation excavation and back-fill of foundation.
- ❖ Grade and seed disturbed areas
- ❖ Processed stone driveway to front door
- ❖ Driveway processed stone

### EXTERIOR DECORATING

- ❖ 4 "Vinyl Siding from builder's samples
- ❖ Shutters front of house when applicable
- ❖ Windows –Silverline low E vinyl tilt-out with screens and grills between panes
- ❖ Slider in kitchen or living room
- ❖ 30 year Architectural shingle roof builder's samples
- ❖ Continuous Ridge vent
- ❖ Vented soffits
- ❖ Seamless gutters and leaders
- ❖ Poured concrete front stairs
- ❖ Insulated steel front door
- ❖ Steel insulated garage doors
- ❖ 12 x 12 pressure treated deck

### INTERIOR FEATURES

- ❖ 8' ceilings on first floor
- ❖ Masonry fireplace with full brick front, choice of flat or raised hearth
- ❖ Flat finish ceilings Ceiling White Behr paint
- ❖ Linen White Behr paint on walls
- ❖ Decorator White Behr semi gloss paint on trim
- ❖ Doors- 6 panel masonite
- ❖ Doors and window casing will be 2 ½" colonial
- ❖ Baseboard trim 3 ½ "
- ❖ Ceramic tile in Foyer, Kitchen, Baths & Laundry Room from builder's samples, \$2.25/sq.ft. allowance
- ❖ Pre-finished oak hardwood floors in Dining Room
- ❖ Carpet in Living Room and/or Great Room, Bedrooms and upstairs hallway from builder's samples, \$2,500.00 allowance total.
- ❖ Hardwood staircase treads and rails with poplar risers, stringers and spindles
- ❖ Basement stairs by code
- ❖ One 12" shelf in closets with one pole
- ❖ Linen closets with four 12" shelves



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

Revised 5/17/10

