



**Cheshire, CT**

**Project Managers:**

**Pat O'Neill & Marilyn Rock**  
**203-272-1821 Ext. 309 & 307**



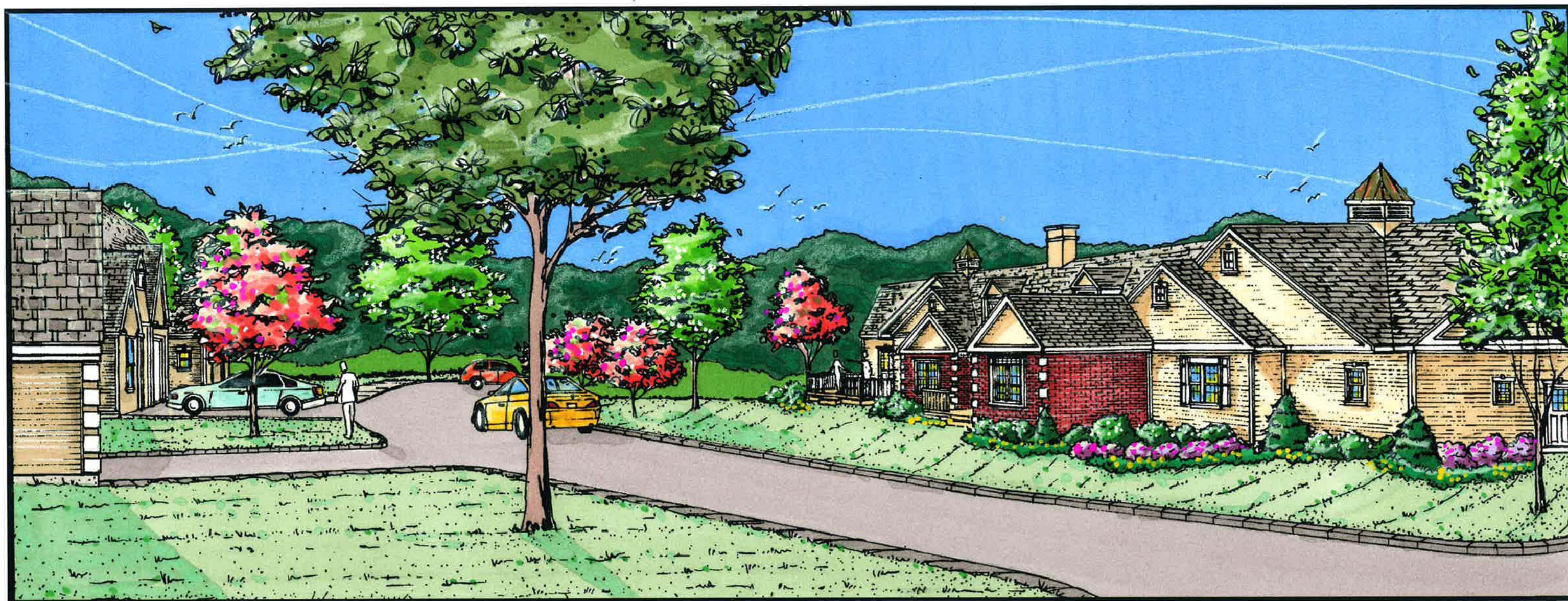
[www.calcagni.com](http://www.calcagni.com)

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

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

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# RICHMOND GLEN

CHESHIRE, CONNECTICUT



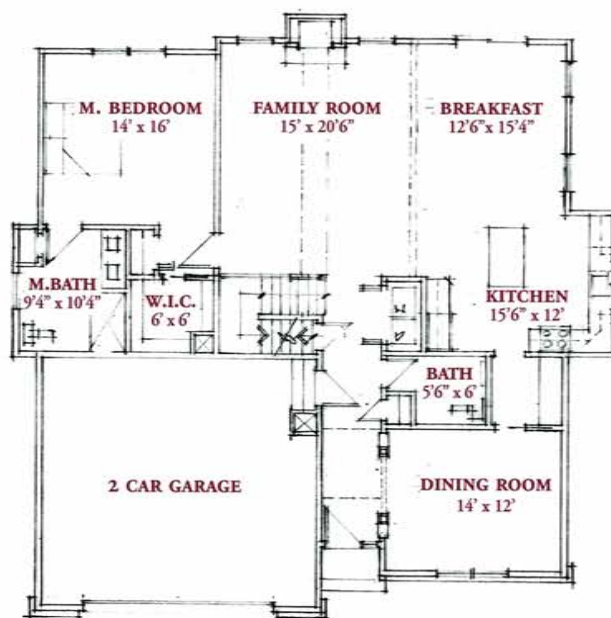
# Arlington at RICHMOND GLEN by Brodach Richmond, LLC



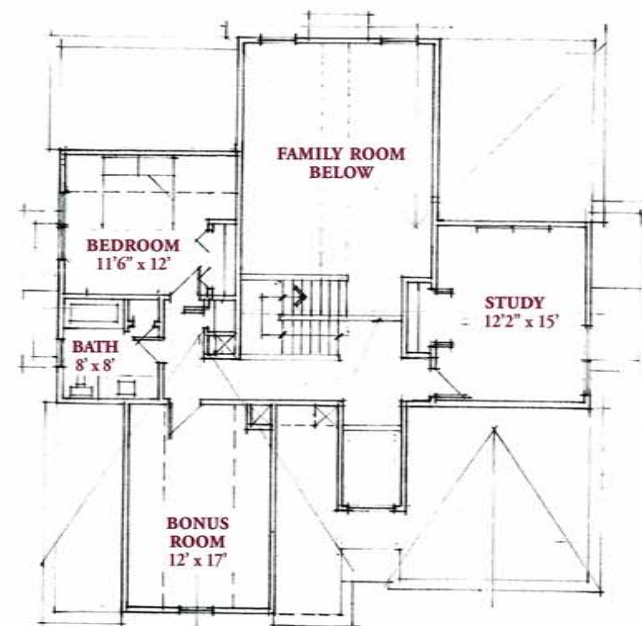
## Arlington

FIRST FLOOR	1610	SQUARE FEET
SECOND FLOOR	590	SQUARE FEET
BONUS ROOM	218	SQUARE FEET
<b>TOTAL</b>	<b>2418</b>	<b>SQUARE FEET</b>

### First Level



### Second Level



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 Brodach Richmond, LLC. All rights reserved. 2011

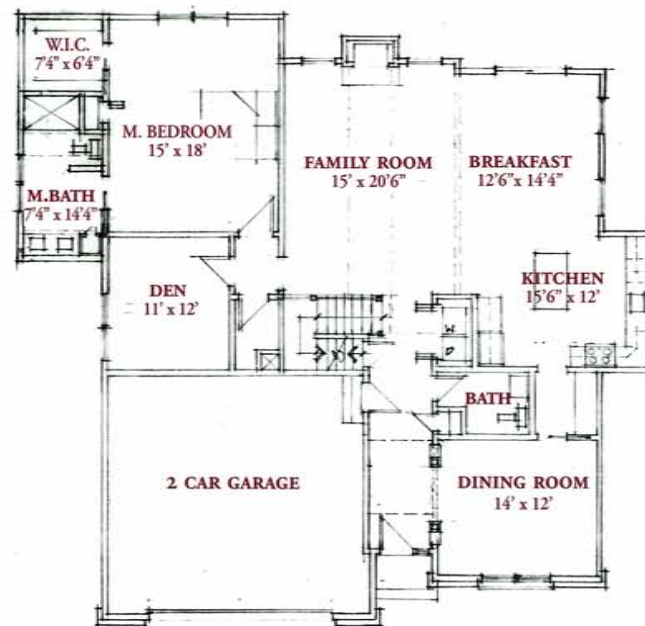
# Charleston at RICHMOND GLEN by Brodach Richmond, LLC



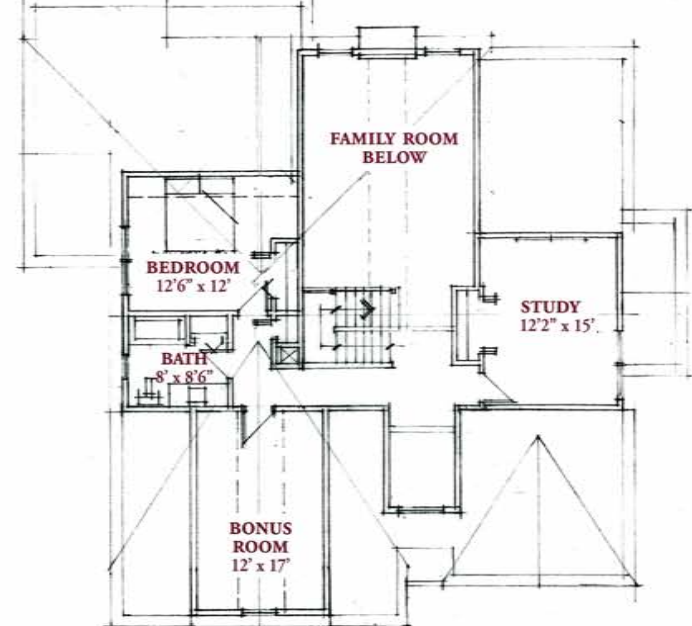
## Charleston

FIRST FLOOR	1805	SQUARE FEET
SECOND FLOOR	595	SQUARE FEET
BONUS ROOM	218	SQUARE FEET
TOTAL	2618	SQUARE FEET

### First Level



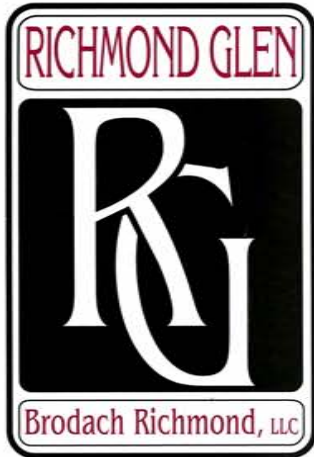
### Second Level



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# Lexington at RICHMOND GLEN by Brodach Richmond, LLC

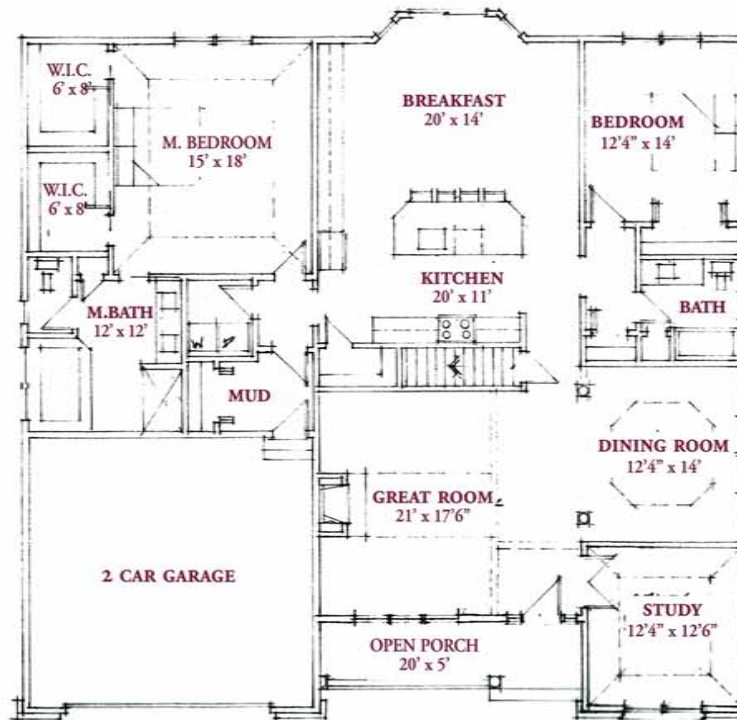


## Lexington

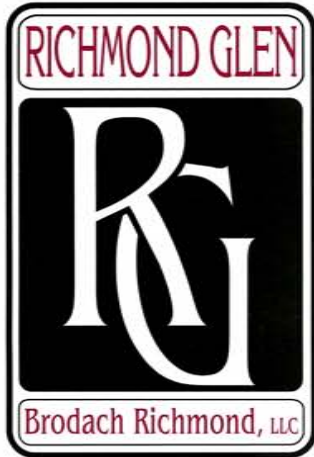
FIRST FLOOR	2315	SQUARE FEET
TOTAL	2315	SQUARE FEET



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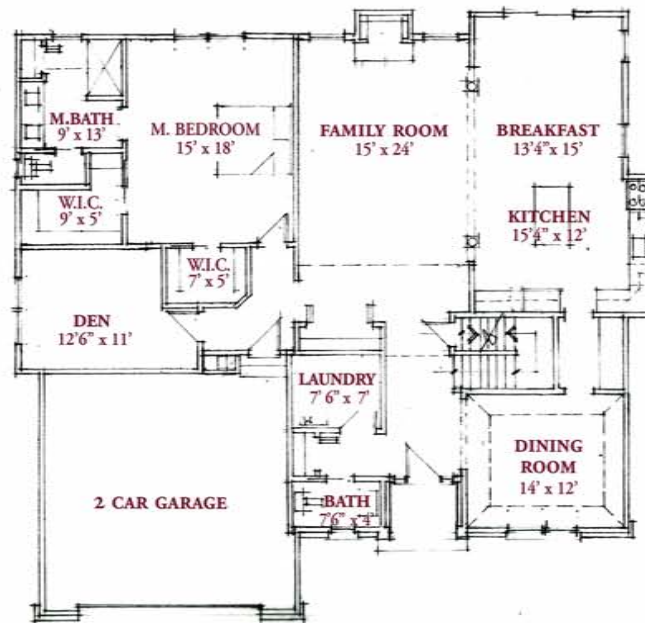
# Norfolk at RICHMOND GLEN by Brodach Richmond, LLC



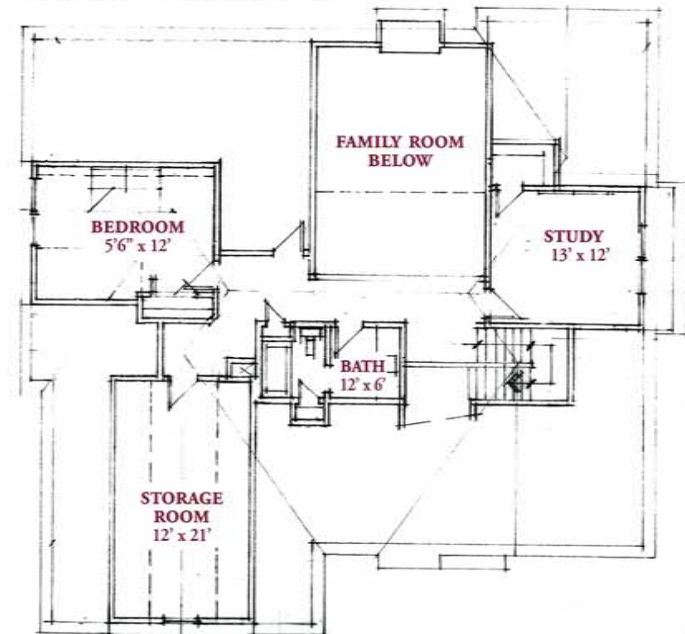
## Norfolk

FIRST FLOOR	2035	SQUARE FEET
SECOND FLOOR	615	SQUARE FEET
STORAGE ROOM	250	SQ. FT. UNFINISHED
<b>TOTAL</b>	<b>2650</b>	<b>SQUARE FEET</b>

### First Level



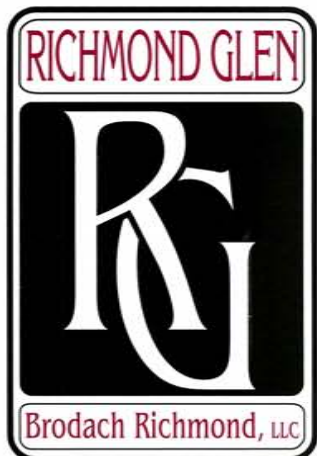
### Second Level



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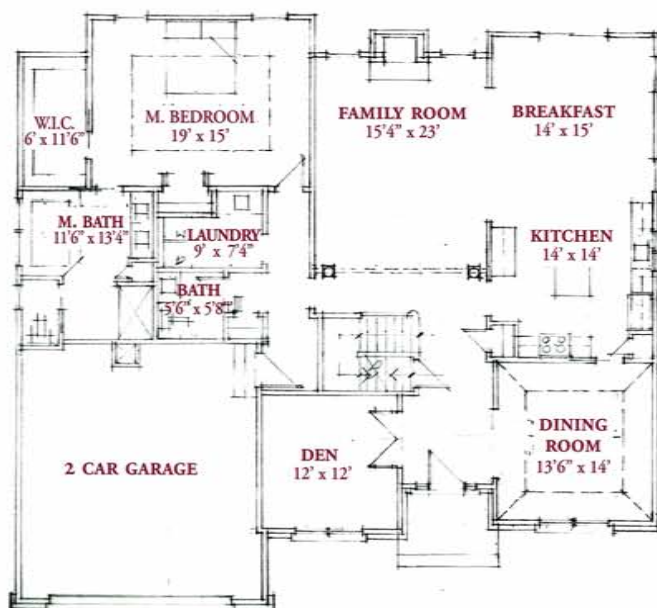
# Richmond at RICHMOND GLEN by Brodach Richmond, LLC



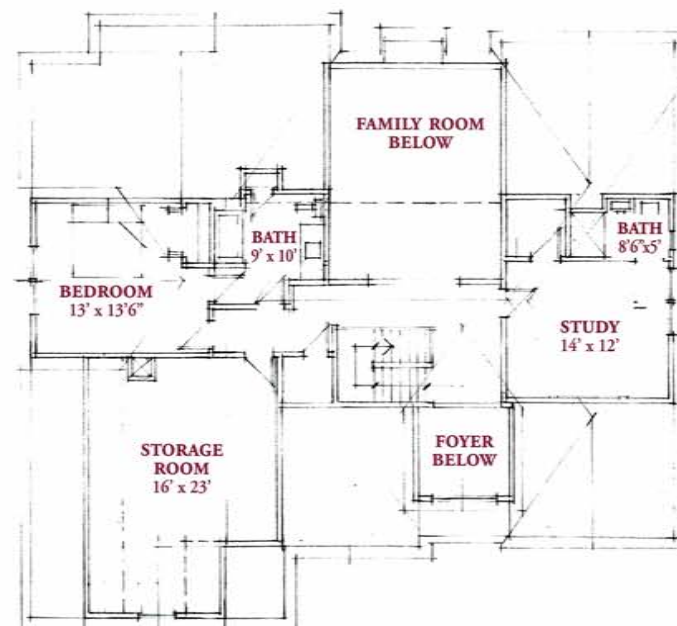
## Richmond

FIRST FLOOR	2100	SQUARE FEET
SECOND FLOOR	750	SQUARE FEET
BONUS ROOM	330	SQ. FT. UNFINISHED
<b>TOTAL</b>	<b>2850</b>	<b>SQUARE FEET</b>

### First Level



### Second Level



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# Alexandria & Chesapeake

at **RICHMOND GLEN** *by Brodach Richmond, LLC*



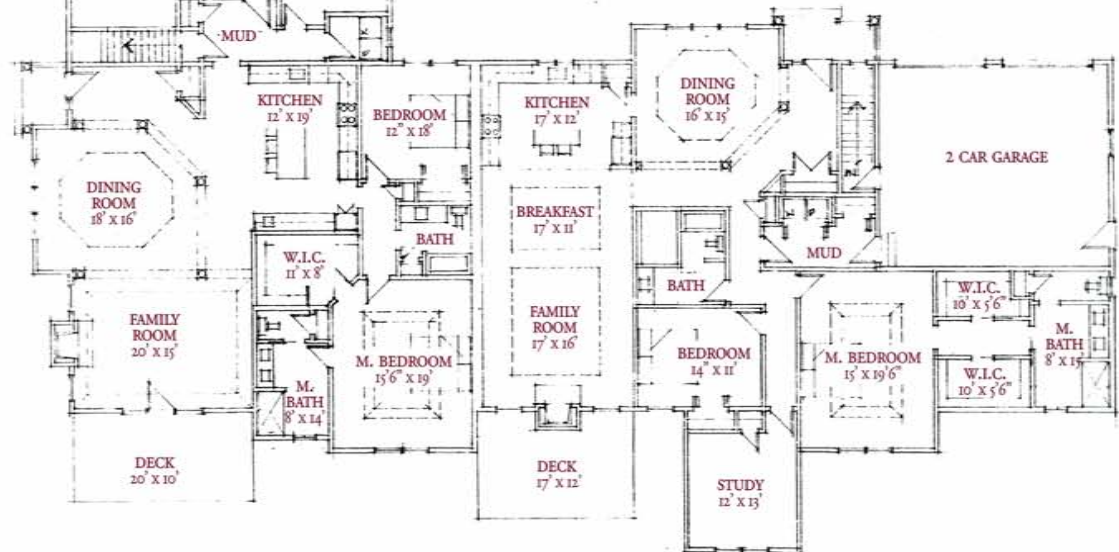
## Alexandria

FIRST FLOOR	2350	SQUARE FEET
TOTAL	2350	SQUARE FEET



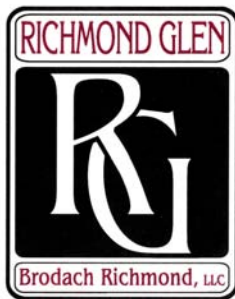
## Chesapeake

FIRST FLOOR	2540	SQUARE FEET
TOTAL	2540	SQUARE FEET



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## Specifications

### Structural

- ◆ Footings & foundations - poured concrete
- ◆ Basement & garage floors - poured concrete
- ◆ Gas Fireplace w/remote control - flush hearth w/mantel, marble surround
- ◆ Sheathing – Roof OSB, Exterior Walls OSB, floors 3/4 T & G plywood
- ◆ Insulation - R-19 walls, R-38 ceilings, R-30 cathedral ceilings, blanket fiberglass
- ◆ Footing drains
- ◆ Insulated windows w/built-in grills and screens - vinyl clad exterior – low E glass
- ◆ Front door – steel, insulated
- ◆ 2x6 construction

### Exterior

- ◆ Siding – vinyl w/ brick accent, as shown on plan
- ◆ Shutters - vinyl as shown on plans- black
- ◆ Roof - 30 years architectural shingles- black
- ◆ Gutters & leaders – aluminum
- ◆ Deck – 12' x 12' state of the art composite decking with cedar rails

### Interior

- ◆ Ceilings - flat painted – 9' ceilings on first floor
- ◆ Walls - two coats flat paint, one color throughout - Benjamin Moore
- ◆ Trim - painted 5 1/4" baseboard and stafford trim throughout
- ◆ Doors - 6 panel molded - painted
- ◆ Closets – wire shelves
- ◆ Vanity mirrors - plate glass sized per vanity
- ◆ Crown molding - 4 5/8"- Dining Room, Study, Powder Room
- ◆ Brushed nickel hinges & handles

### Electrical

- ◆ Electrical outlets and switches per code
- ◆ 10 communication outlets
- ◆ 200 Amp Service
- ◆ Lighting allowance - \$2,000
- ◆ 10 recessed lights
- ◆ Security system w/two keypads
- ◆ Garage door openers installed w/exterior keypad & two remotes

### Appliances & Cabinetry

- ◆ Appliance allowance - \$3,500
- ◆ Kitchen cabinetry- custom designed, granite countertops
- ◆ Bathroom vanities w/granite countertops

### Plumbing

#### **Master Bath – White fixtures**

- ◆ Tiled 5' shower
- ◆ Granite vanity top w/undermount double sinks
- ◆ Elongated toilet– comfort height
- ◆ Moen Eva or Brantford faucets
- ◆ Glass shower door in master shower
- ◆ Soaking tub, where shown

#### **Main Bath – White Fixtures**

- ◆ One piece fiberglass tub/shower combination
- ◆ Elongated toilet—comfort height
- ◆ Granite vanity top w/undermount sink
- ◆ Moen Eva or Brantford faucets

#### **Powder Room**

- ◆ Pedestal sink– Gerber Brienne Petite
- ◆ Elongated toilet– comfort height
- ◆ Moen Eva or Brantford faucets

### Plumbing (cont'd)

#### **Kitchen**

- ◆ Under mount stainless steel 32" single bowl sink
- ◆ Moen integrated style faucet with spray
- ◆ Moen soap dispenser
- ◆ Garbage disposal
- ◆ Gas or Electric for cooking

#### **Laundry/Mudroom**

- ◆ Washer and vented dryer hook-ups

### Heat & Hot Water

- ◆ Gas fired 2 zone FWA heat with April-aire humidifier
- ◆ Central Air – 2 zone
- ◆ Buried 500 gallon propane tank
- ◆ 50 gallon gas fired water heater

### Floors

- ◆ Great Room, Dining Room, Kitchen, Foyer, Den, Staircase - 2 1/4" oak flooring - 3 coats polyurethane
- ◆ Bedrooms, Study, 2nd floor hallway - carpet
- ◆ Bathrooms - ceramic tile

### Utilities

- ◆ Public Water
- ◆ Public Sewer with grinder pump - maintained by association

### Landscaping

- ◆ Driveway - paved
- ◆ Lawn - graded & seeded where disturbed
- ◆ Front foundation plantings
- ◆ Paver walkway – driveway to front door
- ◆ In-ground irrigation with rain sensors

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

*Revised 11/28/11*





# RICHMOND GLEN *by Brodach Richmond, LLC*

Cheshire, CT

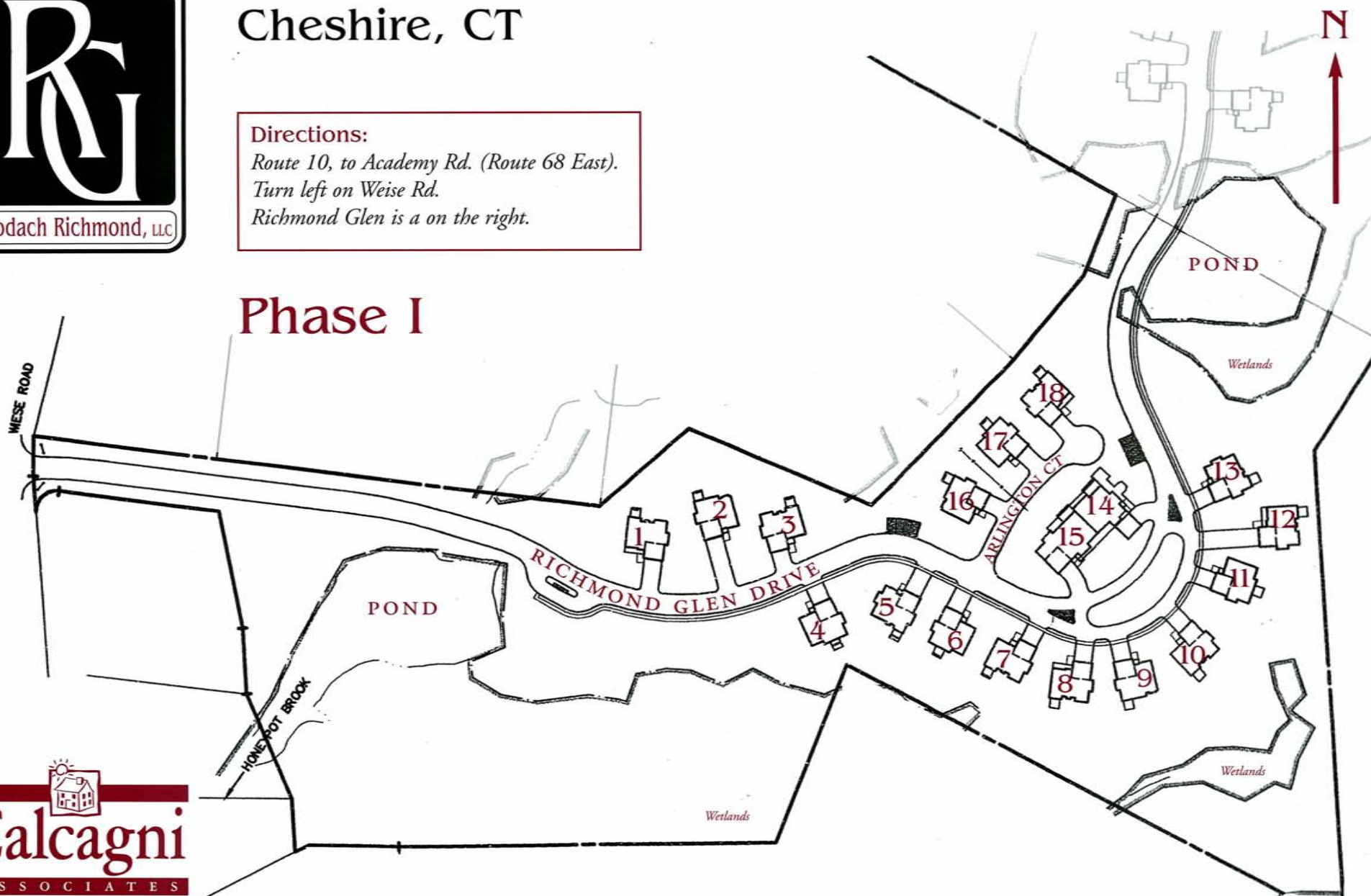
**Directions:**

Route 10, to Academy Rd. (Route 68 East).

Turn left on Weise Rd.

Richmond Glen is a on the right.

## Phase I







## **Sales Procedures Richmond Glen- Cheshire**

**By Brodach Richmond, LLC  
May 2011**

**Richmond Glen is a planned community of 41 luxurious homes set on 32 acres off of Wiese Road. At least 1 occupant of each home must be age 55 or older.**

- **Prospective Buyers may walk sites with the project managers.**
- **Serious prospective Buyers may place a “non binding reservation” on an available site with a \$1000 deposit, made out to Calcagni Associates. The reservations will be signed by project managers.**
- **Non-binding reservations will expire after 14 days, unless extended at the discretion of the seller.**

**-Pat O'Neill & Marilyn Rock, Project Managers, Cheshire Office.**