

Simpson Village



CONDOMINIUM

Wallingford, CT

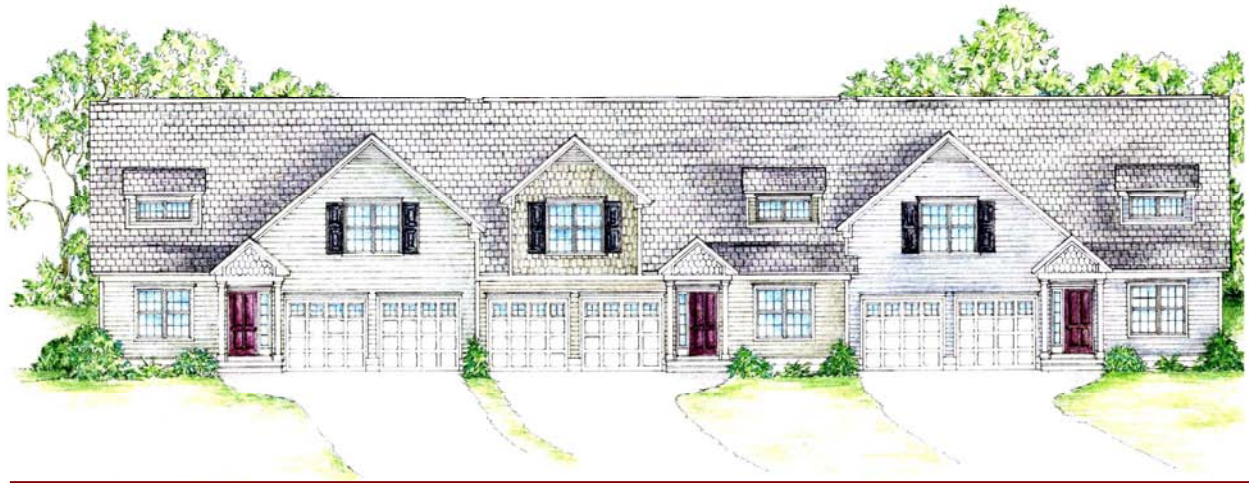
**Project Manager:
Karen Charest
203-265-1821 Ext. 233**



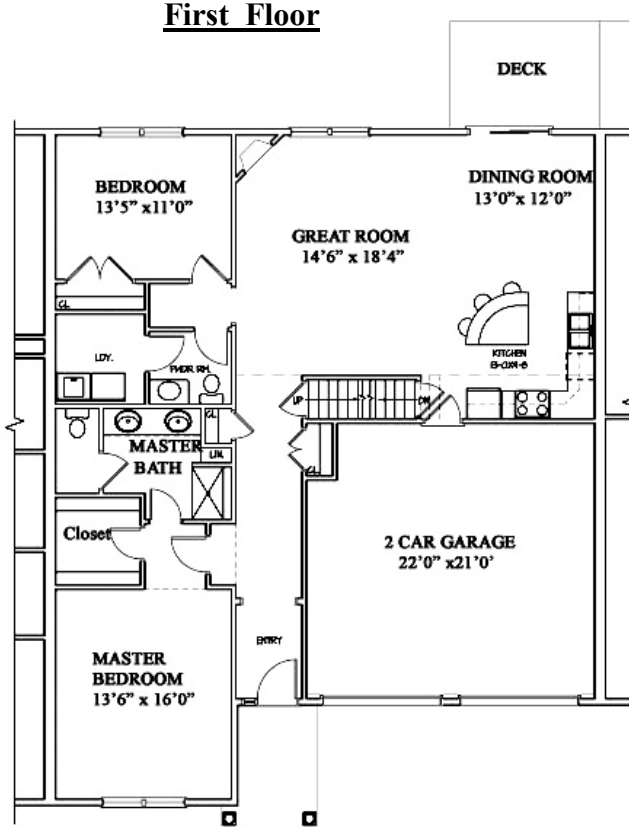
www.calcagni.com

330 SOUTH MAIN STREET, CHESHIRE, CT 06410 PHONE: 203-272-1821
2620 WHITNEY AVENUE, HAMDEN, CT 06518 PHONE: 203-288-1821
924 NORTH MAIN STREET EXT., WALLINGFORD, CT 06492 PHONE: 203-265-1821

THE MARTHA 1 MODEL at Simpson Village



First Floor



Martha 1 Model
 First Floor 1,476 Sq. Ft.
 Total 1,476 Sq. Ft.

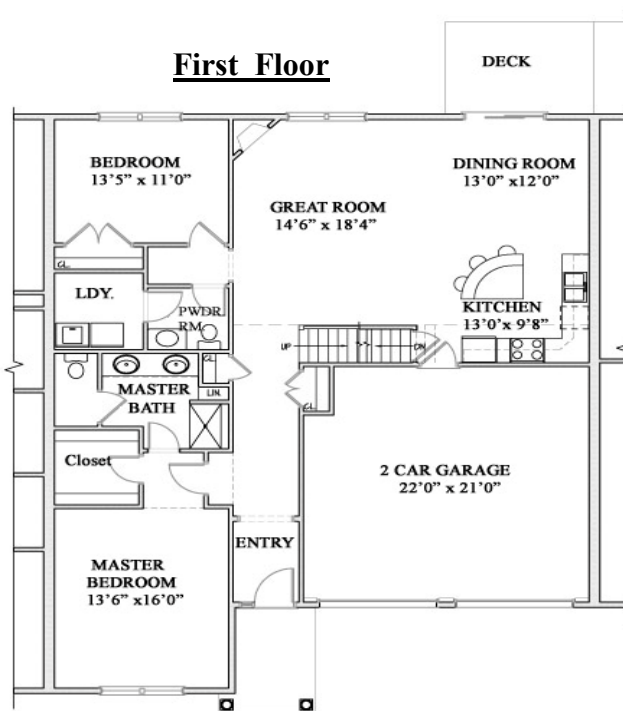
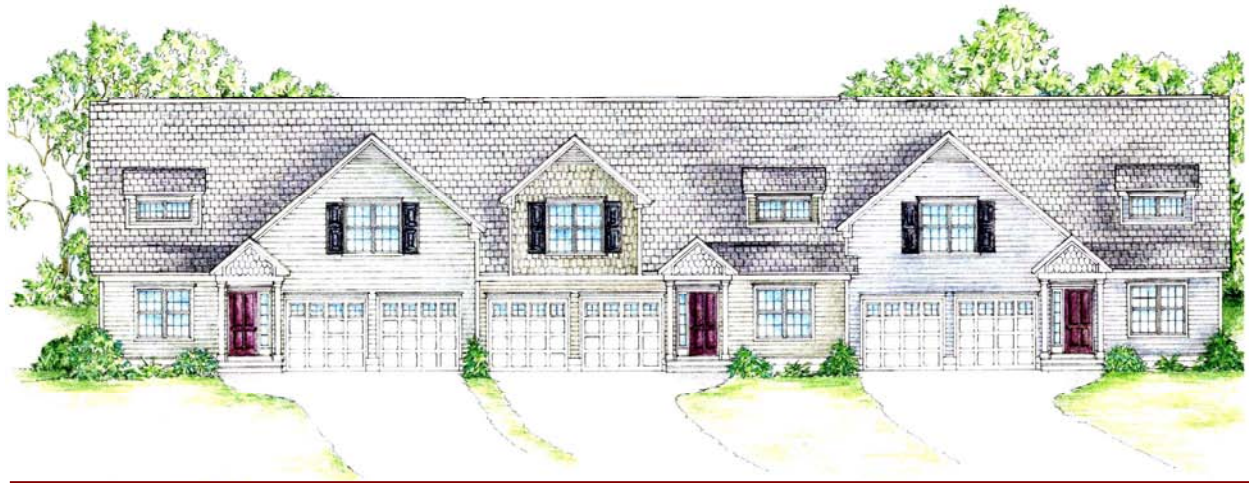


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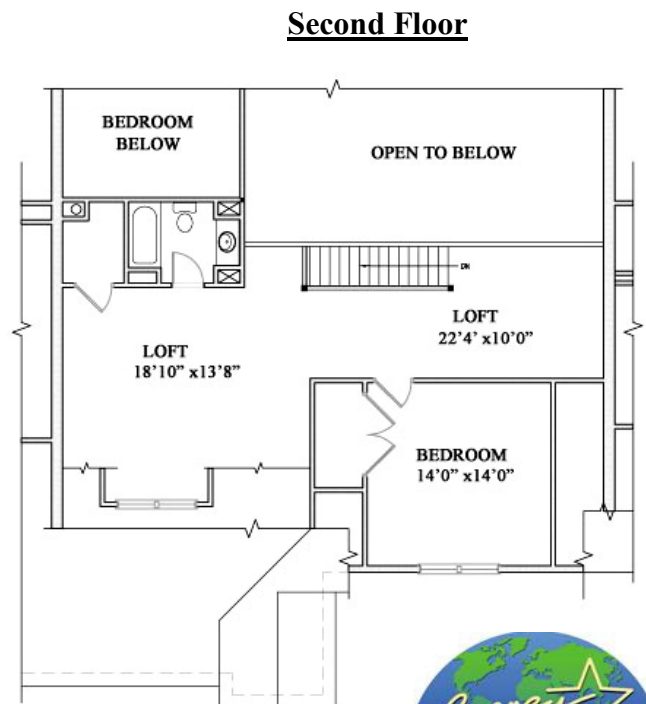
The rendering and floor plans substantially represent the model depicted. Contractor reserves the right to alter dimensions slightly provided the financial and structural integrity of the building are not impaired

THE MARTHA 2 MODEL at Simpson Village



Martha 2 Model

First Floor	1,476 Sq. Ft.
Second Floor	955 Sq. Ft.
Total	2,431 Sq. Ft.

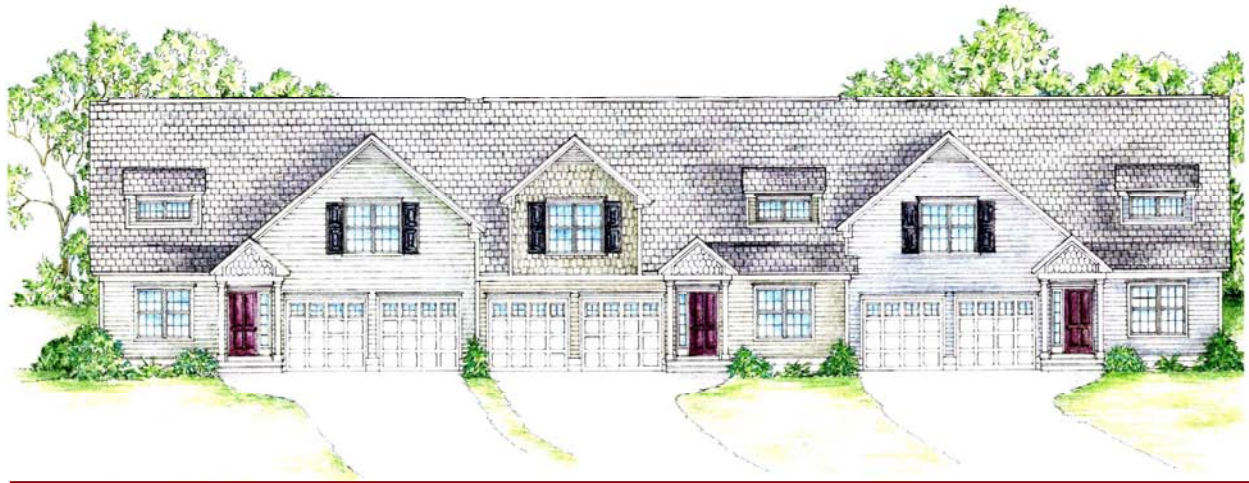


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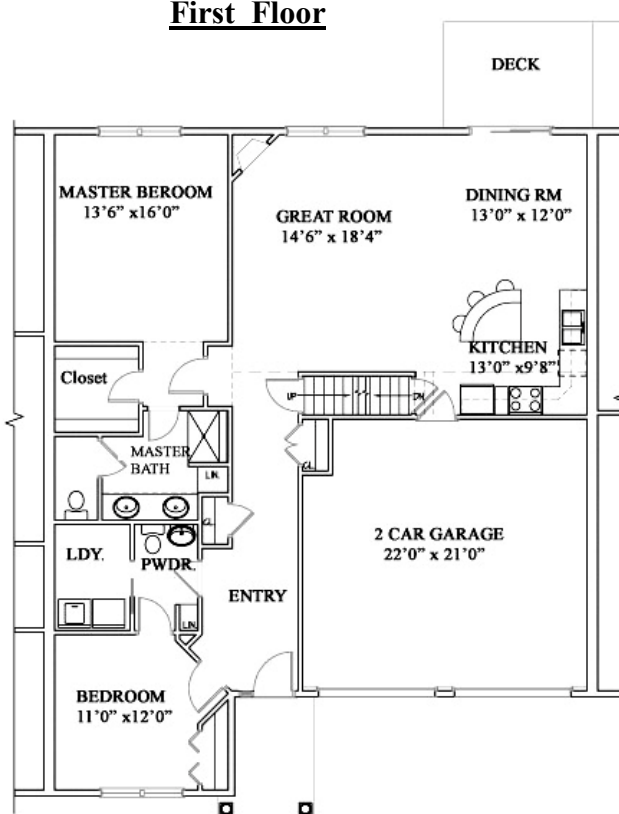


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THE MT. VERNON 1 MODEL at Simpson Village



First Floor



Mt. Vernon 1 Model
 First Floor 1,476 Sq. Ft.
 Total 1,476 Sq. Ft.

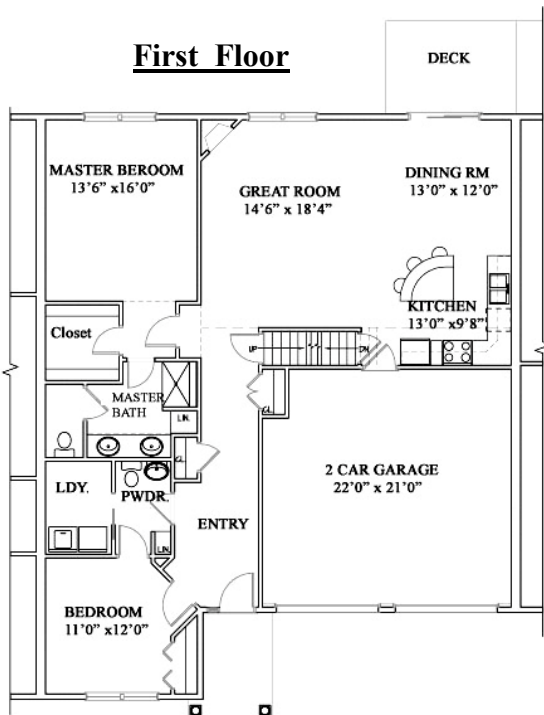
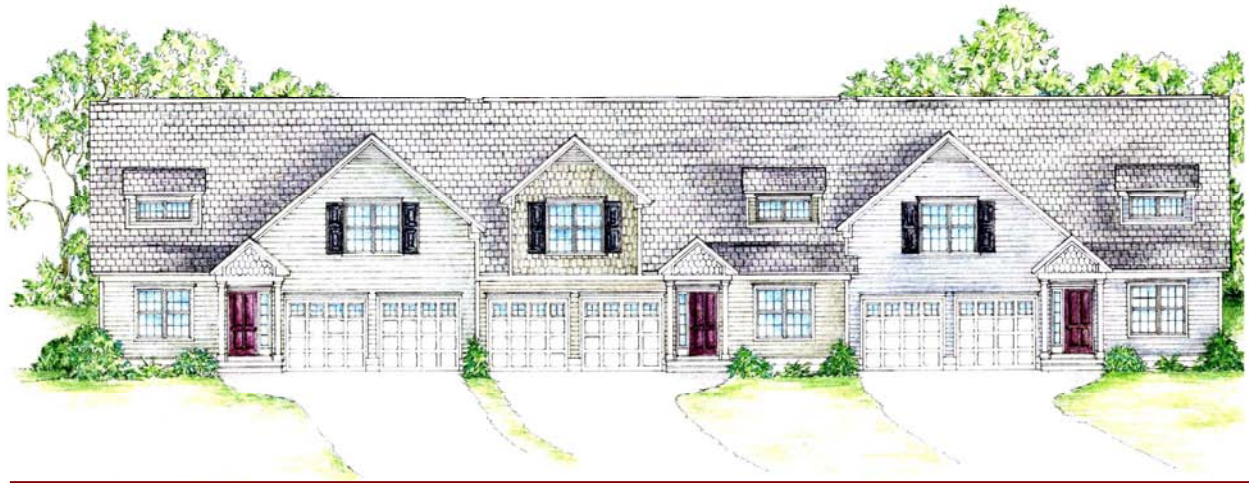


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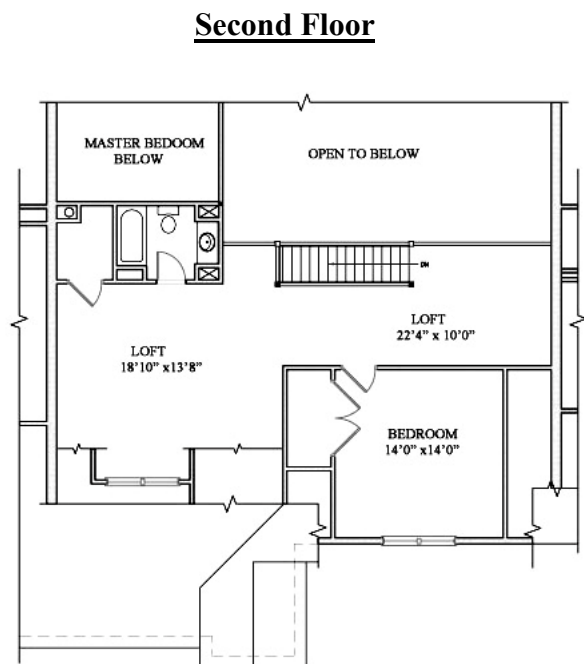


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THE MT. VERNON 2 MODEL at Simpson Village



Mt. Vernon 2 Model
 First Floor 1,476 Sq. Ft.
 Second Floor 955 Sq. Ft.
 Total 2,431 Sq. Ft.



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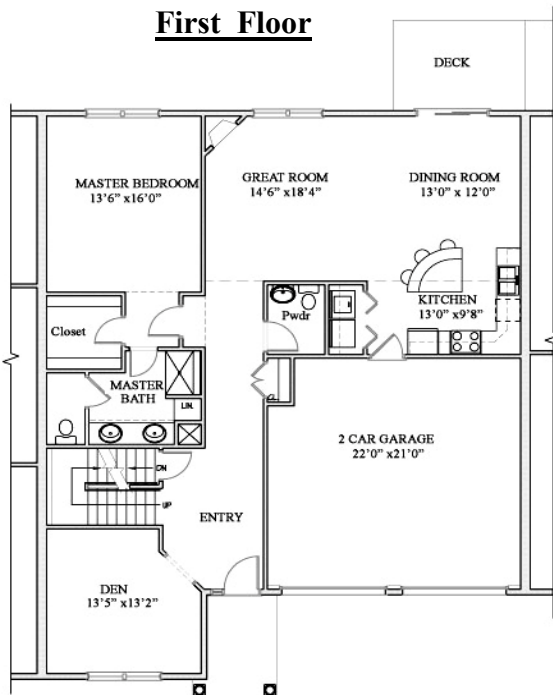


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THE WASHINGTON MODEL at Simpson Village



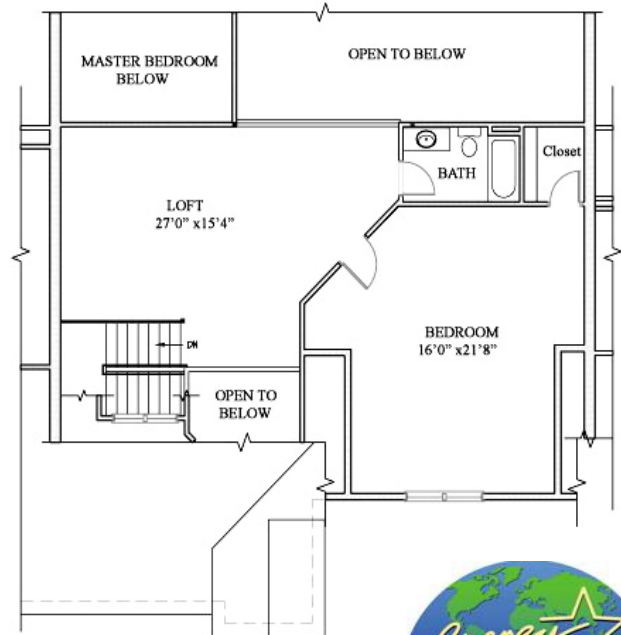
First Floor



Washington Model

First Floor 1,476 Sq. Ft.
 Second Floor 955 Sq. Ft.
 Total 2,431 Sq. Ft.

Second Floor



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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



Simpson Village
by Simpson Village, LLC



SPECIFICATIONS

Independence Lane & Mt. Vernon Trail

UTILITIES

- ❖ City water & sewer
- ❖ Underground utilities, including cable TV, telephone & gas

CABINETRY AND COUNTERTOPS

- ❖ Kitchen cabinets, professionally designed*
- ❖ Granite countertops with tile backsplash in kitchen*
- ❖ Bathroom vanities with granite tops*

PLUMBING & HEATING

- ❖ Gas fired Forced Warm Air
- ❖ Central Air
- ❖ 40-gallon gas hot water heater
- ❖ Kitchen sink, stainless steel under-mount double bowl, w/single lever faucet
- ❖ Bathroom sinks- drop in with double handle faucet*
- ❖ Tiled shower in Master Bath*
- ❖ White fiberglass tub in Main Bath (2 story only)
- ❖ White toilets in all bathrooms
- ❖ Washer & dryer hookups

ELECTRICAL

- ❖ Electric outlets & switches per code
- ❖ 200 AMP service
- ❖ Lighting fixtures-\$500 allowance (interior only)
- ❖ 4 cable TV outlets
- ❖ 4 modular phone jacks
- ❖ Ceiling outlets for future electric garage door openers
- ❖ 4 recessed lights
- ❖ Exhaust fans in all bathrooms
- ❖ Two exterior outlets (one front, one rear)
- ❖ Fire and carbon monoxide detectors per code

STRUCTURAL

- ❖ Construction pursuant to local building code
- ❖ Footing & foundation- poured concrete
- ❖ Full height foundation walls
- ❖ Basement & garage floor- poured concrete
- ❖ 2 x 6 framing
- ❖ Insulation 5 1/2" R-19 wall, 12" R-38 attic, R-11 basement ceiling

EXTERIOR

- ❖ Siding- vinyl
- ❖ Windows- thermal vinyl clad, Low-E, Argon-filled, insulated, tilt take-out (screens & grids included)
- ❖ Sliding doors- thermal with screens
- ❖ Roof- asphalt/fiberglass shingle -architectural design, 30 yr. with ridge vent*
- ❖ Leaders & gutters- aluminum
- ❖ Overhead double garage doors
- ❖ Trim- vinyl
- ❖ Driveway- paved
- ❖ Concrete front walk, from driveway to front door
- ❖ Rear pressure treated deck or concrete patio (varies according to plan)
- ❖ Privacy screens between units

INTERIOR FEATURES

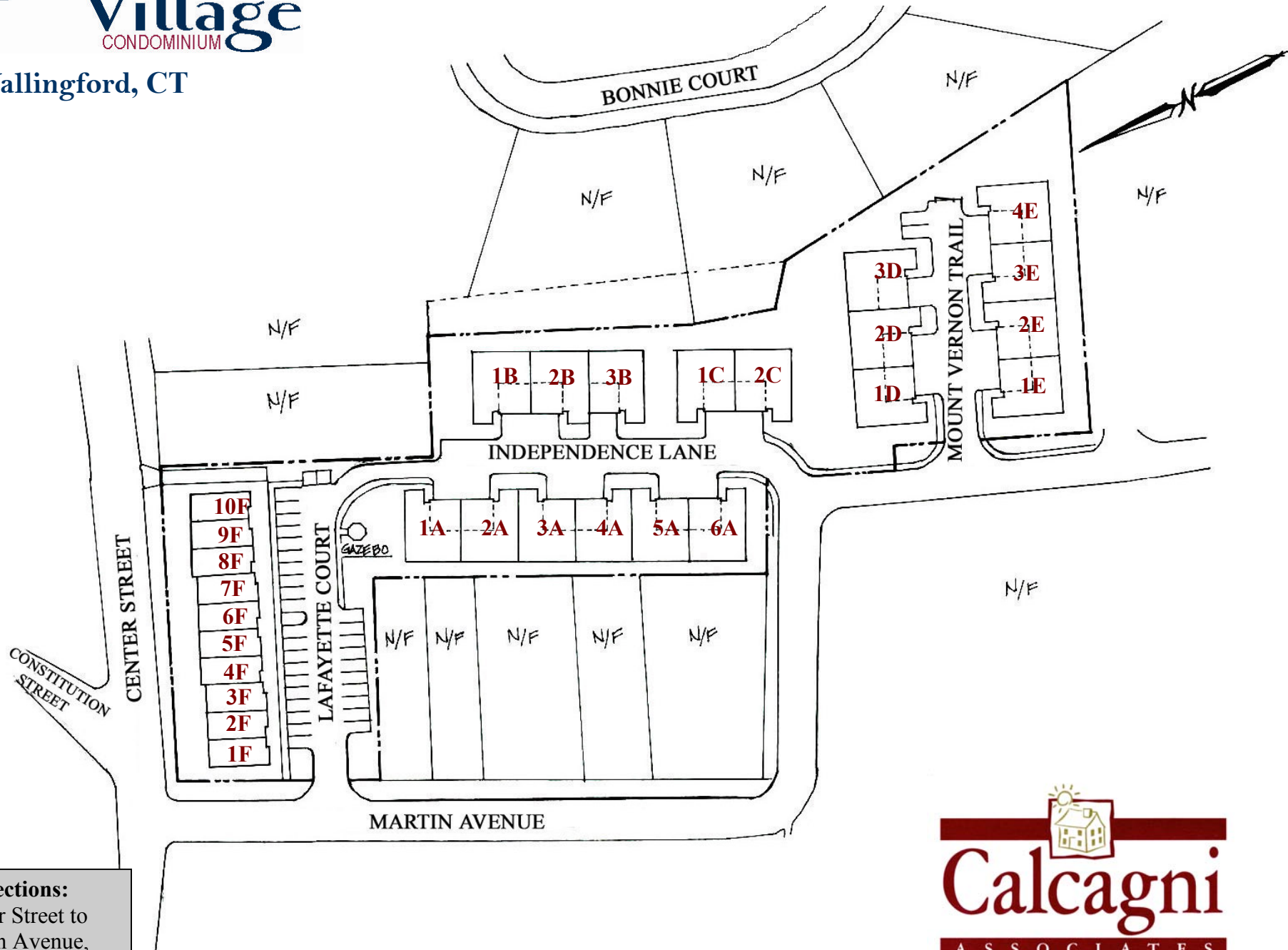
- ❖ 9' ceilings on first floor
- ❖ Cathedral ceilings in Great Room and Kitchen/Dining
- ❖ Skylights in Great Room and Kitchen/Dining (2 total)
- ❖ Ceilings- flat finish
- ❖ Walls- 2 coats- painted one color throughout*
- ❖ Woodwork- painted- satin finish
- ❖ Doors- 6 panel molded, painted
- ❖ Ceramic tile floors- Baths and Laundry Room*
- ❖ Oak hardwood floors- Entry hall, Great Room, & Kitchen/Dining- finished with 3 coats polyurethane
- ❖ Carpet- Bedrooms, Study, Staircase to 2nd floor, loft
- ❖ Clothes closets- white wire shelving
- ❖ Gas fireplace in Great Room
- ❖ Vanity mirrors- plate glass sized same as vanity, Master Bath and Main Bath only
- ❖ Stainless Steel Appliances- *Energy Star* Refrigerator, gas stove, dishwasher, microwave/hood combination
- ❖ Garbage disposal

* Choices from Builder's Selection

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

Updated 2/10/09





Directions:
Center Street to
Martin Avenue,
to Simpson Village
entrance

Bob LaRosa

In 1979, Bob LaRosa and his wife, Carmela founded the Bob LaRosa Company. They specialized in custom home construction and development. In 1987, the R.N. LaRosa Corp. (RNLC) was created. RNLC began to build and renovate private offices, restaurants, municipal facilities, institutional facilities and industrial facilities. RNLC was changed to LaRosa Building Group, LLC in 1997.

Today, LaRosa Building Group has grown to include many different types of construction including General Construction, Construction Management, Design-Builds, & Multi-Residential Development. The company includes the leadership of the family's next generation - James LaRosa & Patricia (LaRosa) Parete - and holds fast to the same principles Robert and Carmela LaRosa set over 25 years ago: high-quality workmanship, experienced hard-working teams, operating with integrity, and maintaining financial stability.

Bob is most inspired by his customers, and frequently asks for their opinions. When a project is finished, he seeks the advice of the homeowners to determine what could have been done differently and better. He believes that the customer holds the greatest influence over what he does, and he feels that over the years he has developed a good instinct for his customers' needs and desires. Bob feels this ability to listen is his greatest strength. Consequently, Bob most enjoys projects that he is involved with from their inception all the way to fruition. He enjoys knowing he has satisfied customers and also knowing they too enjoyed his personal touch.

In Bob's spare time, he is a motorcar enthusiast, but nothing is more important to him than family and spending time with his grandchildren.

Honors & Awards:

January 2009:

Associated Builders and Contractors Connecticut Excellence in Construction Award

- Cooperative Educational services Regional Center for the Arts

June 2008:

Associated Builders and Contractors STEP Award

- Platinum Level of achievement and ongoing efforts in the development of a quality safety program for 2008. (This national award is presented to a firm who has demonstrated a superior, ongoing commitment to safety and development of safety programs.)

January 2008:

Associated Builders & Contractors Excellence in Construction Award

- Trinity College Mather Hall Dining Facility





Sales Procedures Simpson Village

**By Simpson Village, LLC
May 2009**

Simpson Village is a planned community of 28 luxurious homes, including an affordable component, set in the heart of Wallingford. At least 1 occupant of each home must be age 55 or older. Phase 1 consists of 11 townhouse style homes with first floor master suites and an attached two-car garage located on Independence Lane. Delivery date is expected to begin November 1, 2009. The housing opportunity units are not offered at this time.

- **Prospective Buyers may walk sites with their realtor and/or project manager.**
- **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 manager.**
- **Non binding reservations will expire after 7 days, unless extended at the discretion of the seller.**
- **Sales agreements will be considered, with a \$1000 initial deposit, followed by a \$9,000 deposit, 15 days later after review of the condo documents and a balance of 10% of the original purchase price is due upon the mortgage commitment date of August 1, 2009. Sales agreements dated after July 1, 2009 will have a thirty day mortgage contingency from the contract date.**
- **The interiors of the units will be completed after mortgage commitment is received.**
- **Upon mortgage commitment the payment for any upgrade is due and payment is non-refundable.**
- **Payment for change orders will be due upon the signing of said change order and payment is non-refundable.**

Reservations taken with a Hubbard Addendum prior to June 1, 2009 will have the security of their choice of units until August 1, 2009. All other Hubbard Addendums will be for 30 days and standard conditions will apply.

Karen Charest, Project Manager, Wallingford Office