

# Simpson Village

CONDOMINIUM



**Wallingford, CT**

by Simpson Development, LLC

**Project Manager:**

**Karen Charest**

**203-265-1821 Ext. 233**



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

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

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

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

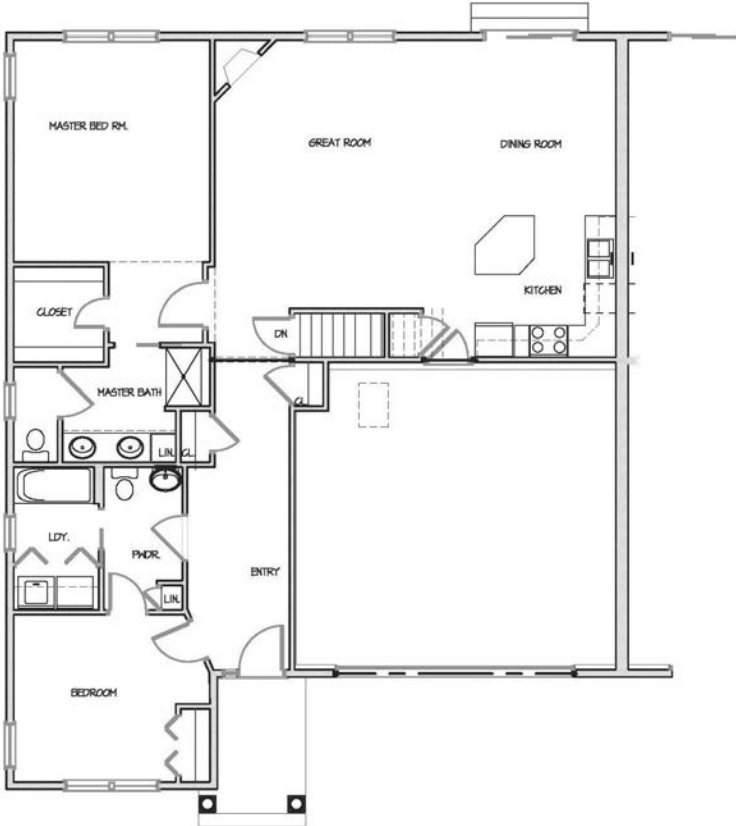
924 NORTH MAIN STREET EXT., WALLINGFORD, CT 06492 PHONE: 203-265-1821

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CONDOMINIUM



**First Floor**



**Option 1**  
 First Floor 1,476 Sq. Ft.  
 Total 1,476 Sq. Ft.



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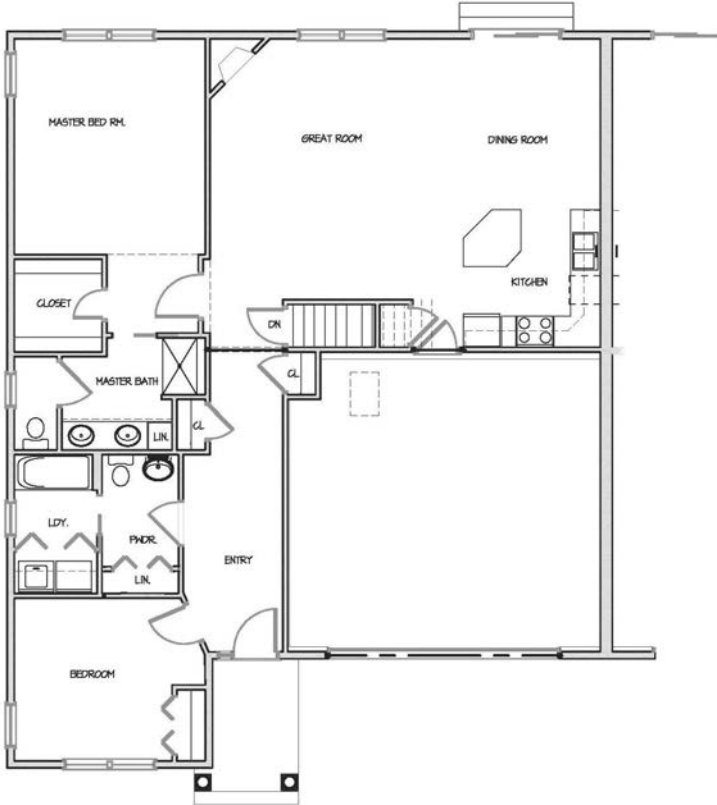
The rendering and floor plans substantially represent the model depicted. Contractor reserves the right to alter dimensions and plans slightly provided the financial and structural integrity of the building are not impaired.

# Simpson Village

CONDOMINIUM



**First Floor**



**Option 2**  
 First Floor 1,476 Sq. Ft.  
 Total 1,476 Sq. Ft.



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**Simpson Village**  
by Simpson Development, LLC



## **SPECIFICATIONS**

Mount Vernon Trail

### **UTILITIES**

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

### **CABINETRY AND COUNTERTOPS**

- ❖ Kitchen cabinets, professionally designed\*
- ❖ Granite countertops in kitchen\*
- ❖ Master Bathroom vanity with granite top\*

### **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- under-mount w/double handle faucet in Master Bath, pedestal sink in Main Bath\*
- ❖ Tiled shower in Master Bath\*
- ❖ White fiberglass tub in Main Bath
- ❖ White toilets in all bathrooms
- ❖ Washer & dryer hookups

### **ELECTRICAL**

- ❖ Electric outlets & switches per code
- ❖ Lighting fixtures-\$500 allowance (interior only)
- ❖ 4 cable TV outlets
- ❖ 4 modular phone jacks
- ❖ Garage door opener
- ❖ 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 on exterior walls
- ❖ 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 door- thermal with screen
- ❖ Roof- asphalt/fiberglass shingle -architectural design, 30 yr. with ridge vent\*
- ❖ Leaders & gutters- aluminum
- ❖ Overhead single garage door
- ❖ Trim- vinyl
- ❖ Driveway- paved
- ❖ Concrete patio
- ❖ Privacy screens between units
- ❖ Deck

### **INTERIOR FEATURES**

- ❖ Ceilings- flat finish
- ❖ Walls- 2 coats- painted one color throughout\*
- ❖ Woodwork- painted- satin/semi-gloss 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.
- ❖ Closets- white wire shelving
- ❖ Gas fireplace in Great Room
- ❖ Vanity mirrors provided by buyer and installed by builder
- ❖ Stainless Steel Appliances- Gas stove, microwave/hood combination, Energy Star® rated refrigerator & dishwasher
- ❖ Garbage disposal
- ❖ Attic hatch in garage

\* Choices from Builder's Selection



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

Updated 7/17/12





# **Sales Procedures Simpson Village**

**701 Center Ct, Wallingford**

**By Simpson Development, LLC  
July 2012**

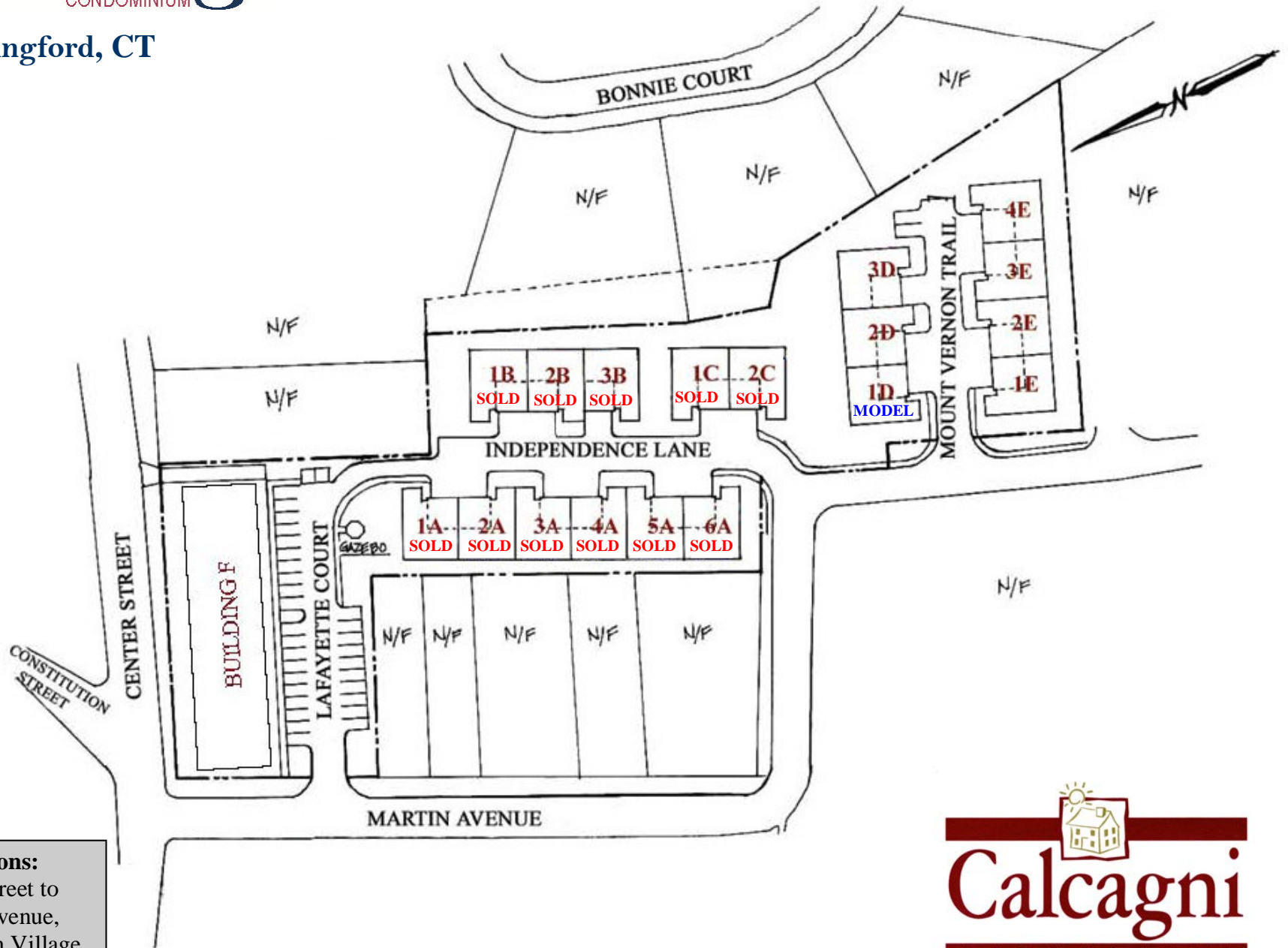
**Simpson Village is a planned community of 27 luxurious homes, including a housing opportunity component, set in the heart of Wallingford. At least 1 occupant of each home must be age 55 or older. The 11 homes on Independence Lane are all sold. Currently, we just started the 7 homes located on Mount Vernon Trail. These homes have first floor master suites and an attached two-car garage. Delivery date is anticipated to be 150 days from mortgage commitment.**

- **Prospective Buyers may walk the site with the project manager, appointments are necessary.**
- **Serious prospective Buyers may place a “non-binding reservation” on an available site with a \$1000 deposit, made payable to Calcagni Associates. The reservations will be signed by project manager. These non-binding reservations will expire after 7 days.**
- **Sales agreements will be taken converting the \$1000 binder to the initial deposit. Contract and condo documents will be received by the buyer at this time for a 15 day review. On the 15<sup>th</sup> day an additional \$9,000 deposit will be due and contract signed. A deposit equaling a total of 10% of the original purchase price is due upon the mortgage commitment within 30 days of the contract date.**
- **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 may be taken with a Hubbard Addendum at the seller’s discretion.**

*~Karen Charest, Project Manager, Wallingford Office  
203-645-1029*

Wallingford, CT



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

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

# 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:

### 2012

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-Associated Builders and Contractors of Connecticut (CTABC)  
Excellence in Construction Awards

- *Highwood Square, First Place— Residential Construction Category*
- *Silver Sands State Park Walnut Beach Boardwalk, First Place— Specialty Construction Category*

### 2011

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-National Associated Builders and Contractors (ABC) Platinum STEP Award for Safety

-CTABC Excellence in construction Award

- *Niantic Readiness Center at Camp Rell- "Above and Beyond" Special Jury Category Winner*

-CTABC BEST OF THE BEST+ Safety Award

- *For GC/CM with Under 100,000 work hours*

*(cont'd on next page)*

## Honors & Awards (Contd)

### 2010

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- Connecticut Building Congress (CBC) Project Team Awards
  - *The Hollander Foundation Center– Award of Merit, Large Renovation Category*
- Hartford Preservation Alliance Award
  - *The Hollander Foundation Center– Adaptive Re-use of 410 Asylum Street “The Capitol Building”*
- ABC Platinum STEP Award for Safety
- Associated General Contractors of Connecticut (AGC) Built CT 2010 Award
  - *The Hollander Foundation Center– 2nd Place, Large Renovation Category*
- CTABC Excellence in Construction Award
  - *The Hollander Foundation Center– Residential Category*
- CTABC %BEST OF BEST+Safety Award
  - *For CM/GC with under 100,000 work hours*

### 2009

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- CCBC Project Team Awards
  - *SCSU CT Hall Dining Facility Renovation– Award of Merit, Small Projects Category*
- ABC Platinum STEP Award for Safety
- CTABC Excellence in Construction Award
  - *CES Regional Center for the Arts*
- National Small Business Commerce Association Best of Business Award

### 2008

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- ABC Platinum STEP Award for Safety
  - *Platinum Level of Achievement and Ongoing Efforts in the Development of a Quality Safety Program for 2008*
- CTABC Excellence in Construction Award
  - *Trinity College Mather Hall Dining Facility*

### 2007

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- ABC Gold Level STEP Award for Safety

### 2006

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- Platinum Safety Award from the Ohio Casualty Group