



Cheshire, CT

By: A.M. Napolitano, LLC



www.calcagni.com

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

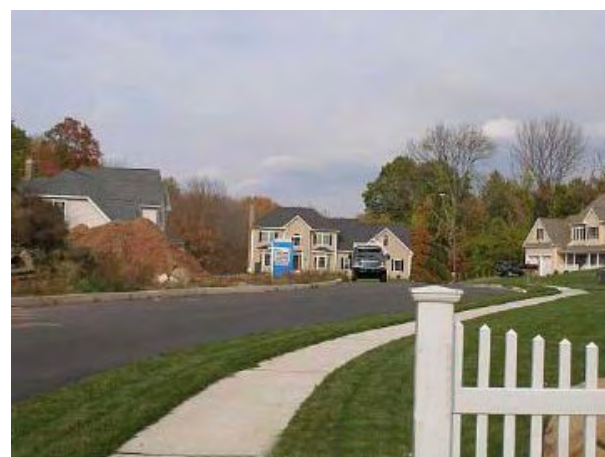
2620 WHITNEY AVENUE, HAMDEN, CT 06518 PHONE: 203-288-1821

37 BROADWAY, NORTH HAVEN, CT 06473 PHONE: 203-234-1821

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

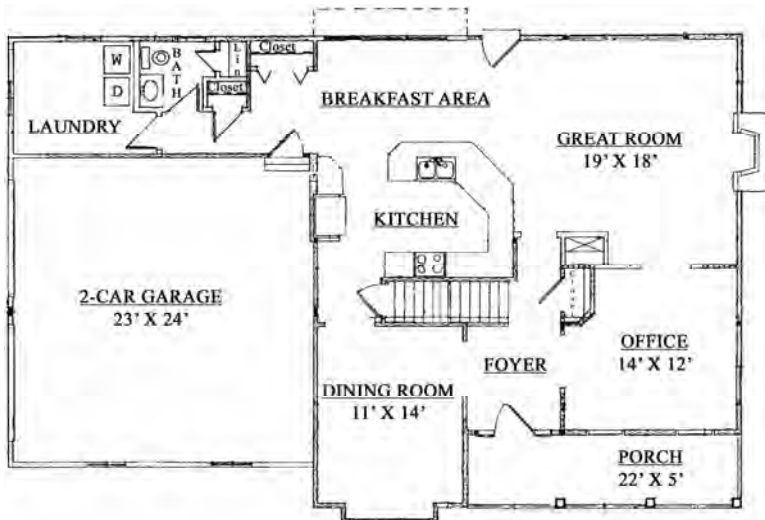


Spring Meadow, A neighborhood of 6 beautiful and unique homes set on a cul-de-sac. Several styles from which to choose, each offering 4 bedrooms, hardwood floors and 9' ceilings on the first floor. Home styles vary and a custom home can be designed just for you.



Directions: South Main Street to Spring Street to Spring Meadow,
Cheshire, CT



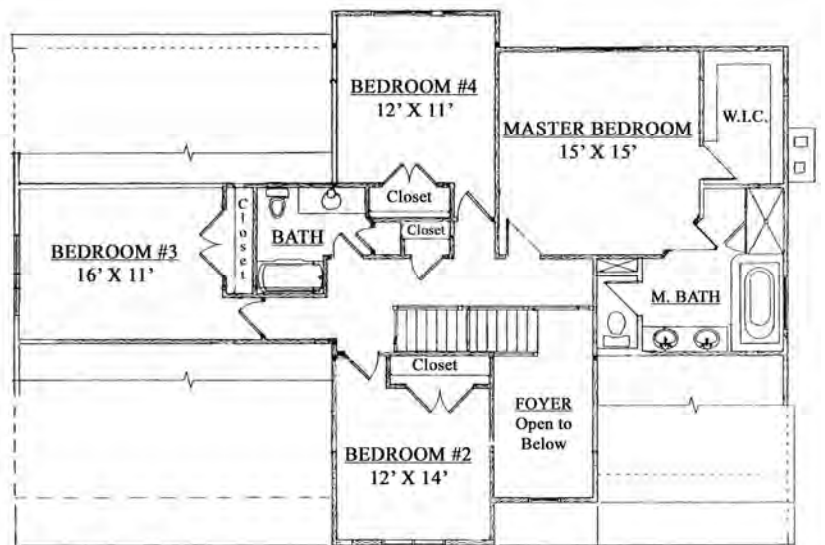


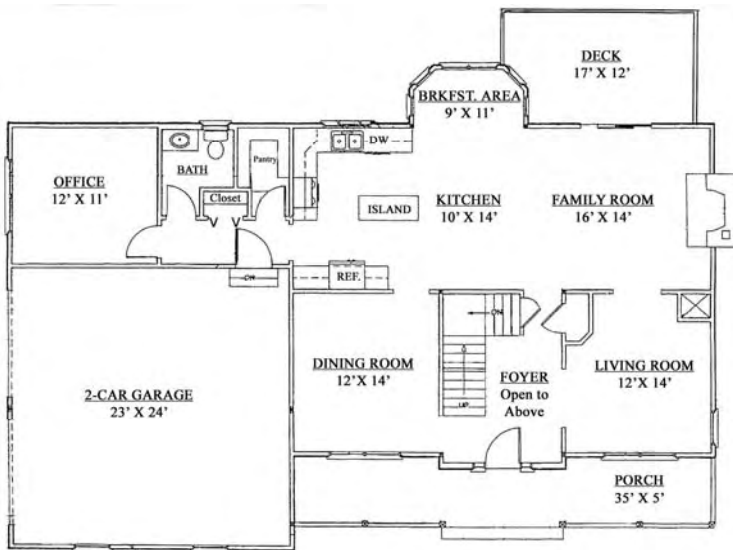
WINSOME MODEL

First Floor	1374 Sq. Ft.
Second Floor	1252 Sq. Ft.
Total	2626 Sq. Ft.



Floor plan and elevation details vary from house to house and are not necessarily built exactly as indicated above. Continuing a policy of research and development, A. M. Napolitano, LLC must reserve the right to make modifications in design, terms and products without notice or obligations. Room sizes are approximate. Landscaping is for display purposes only. 2006



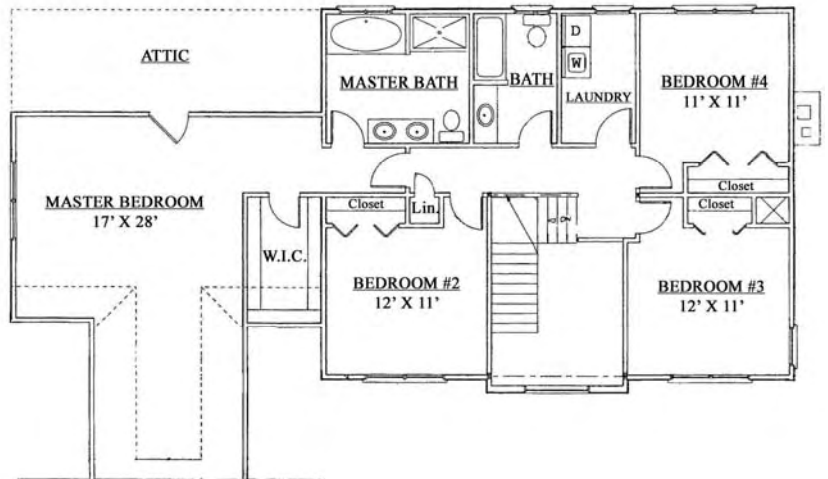


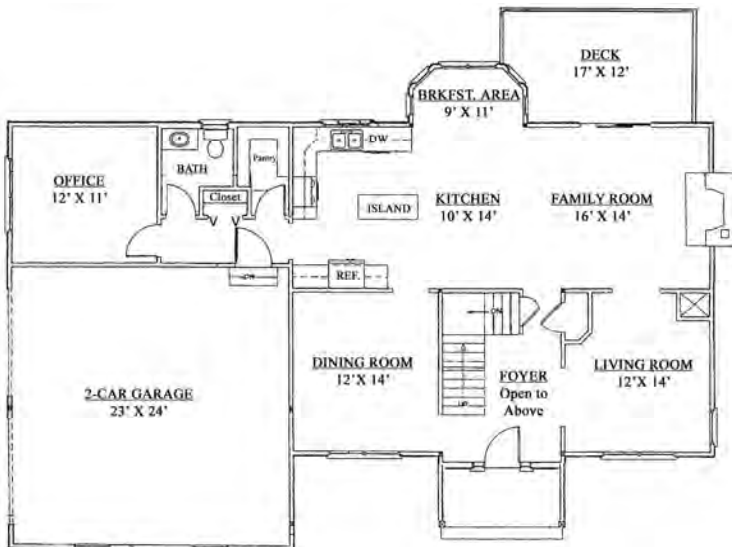
FARMSTEAD MODEL

First Floor	1348 Sq. Ft.
Second Floor	1406 Sq. Ft.
Total	2754 Sq. Ft.



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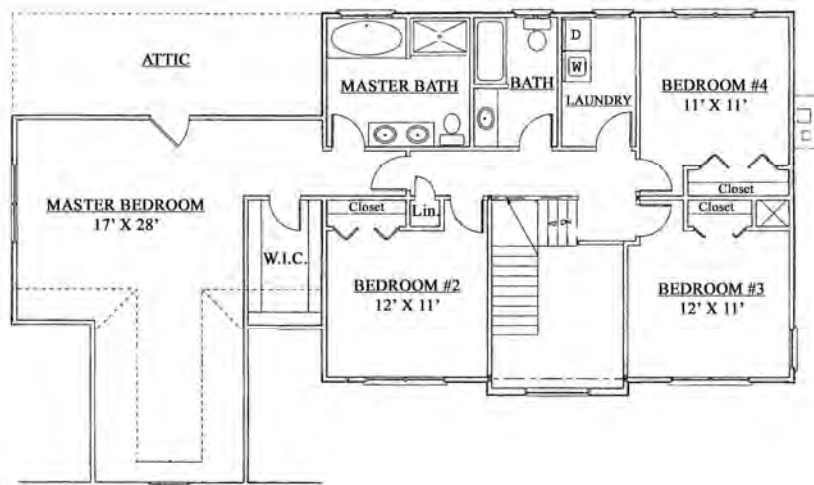


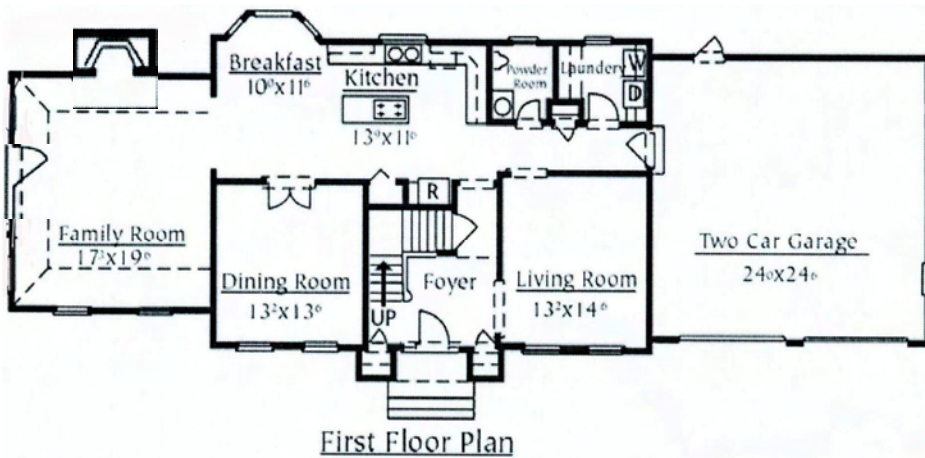
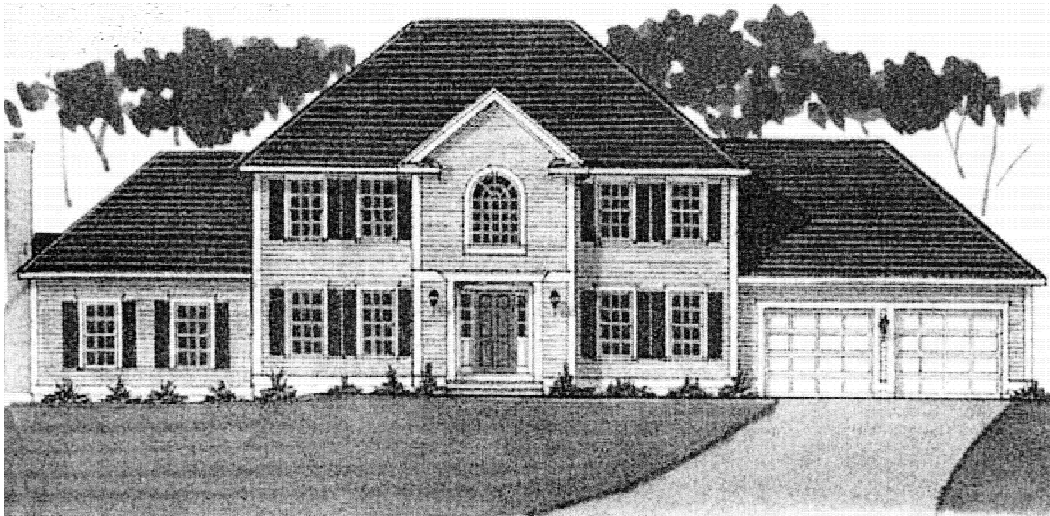
FARMSTEAD II MODEL

First Floor	1348 Sq. Ft.
Second Floor	1406 Sq. Ft.
Total	2754 Sq. Ft.



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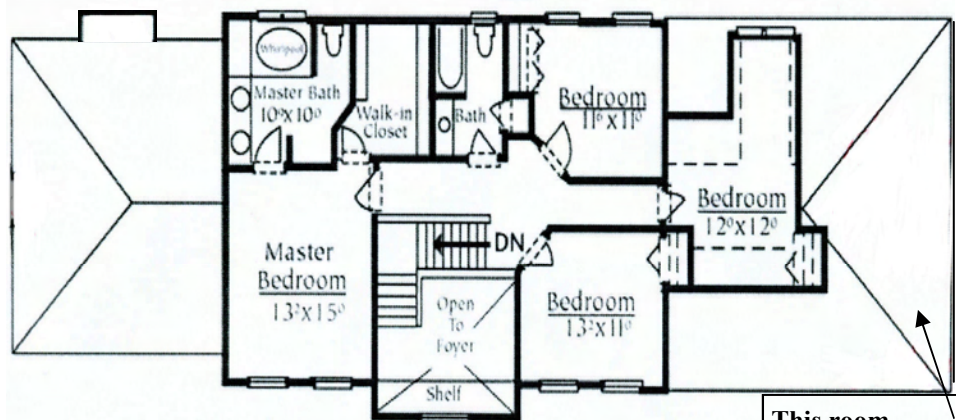


SPRINGFIELD MODEL

First Floor	1438 Sq. Ft.
Second Floor	1051 Sq. Ft.
Total	2489 Sq. Ft.



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Second Floor

This room can be enlarged at additional cost



Specifications

Utilities

- Public water and sewer
- Underground utilities

Appliances and Cabinets

- Appliances – provided by buyer
- Kitchen & bathroom cabinetry (from builder's selection)
- Kitchen countertops – granite
Bathroom countertops – laminate (from builder's selection)

Plumbing

- **Master Bath** – White fixtures
Shower – one-piece molded fiberglass w/2 seats, 5 ft.
Platform soaking tub
Bath sink 19" round porcelain
Elongated toilet
Delta chrome single handle style faucet(s)
- **Main Bath** – White Fixtures
Shower/Tub – one-piece molded fiberglass
Bath sink 19" round porcelain
Elongated toilet
Delta chrome single handle style faucet
- **Powder Room**
Pedestal sink - white
Elongated toilet
Delta chrome single handle style faucet
- **Kitchen**
Under mount stainless steel, single bowl sink
Delta chrome single handle style faucet w/spray
Garbage disposal
- **Laundry Room**
Washer and vented dryer hook-ups

Heat and Hot Water

- HVAC-oil-fired forced hot air - 2 zone
- Central Air – 2 zone
- 50 gallon, electric hot water heater

Structural

- Construction pursuant to local building code
- Foundation, footings – 3,000 psi poured concrete to follow grade
- Basement floor – 3,000 psi poured concrete, 3" thick
Garage – 3,500 psi poured concrete, reinforced 4" thick
- Lally columns – concrete filled 4" steel
- Beams – 2' x 10' or LVL/per plan
- Sill – pressure treated 2" x 6" w/foam sealer
- Water proofing – foundation tarred to grade & 4" footing drain
- Floors – 2" x 10" joist w/ ¾" OSB glued sub floor

- Walls – 2" x 4" stud
- Sheathing – 7/16" OSB
- Insulation R-13 exterior walls, R-38 attic
- 9 foot ceilings, 1st floor
- Fireplace – Masonry with flush hearth

Landscaping

- Yard – graded, seeded & mulched to suit lot, 12 shrubs
- Driveway – Asphalt paved
- Front walk – poured concrete
- Rear patio – 12' x 12' pavers (from builder's selections)

Electrical

- Electrical outlets, switches and smoke detectors per code
- 200 amp service
- Lighting fixtures – \$1,000 allowance from builder
- Phone – 4 CAT5 connections
- Cable – 4 connections
- 2 overhead garage door openers with 2 remotes

Exterior Design

- Siding – vinyl clapboard over building wrap
- Roof – Structure – 2" x 8" rafters w/ 7/16" OSB - 30 year asphalt architectural shingles over 15# felt
- Windows – vinyl thermal w/internal grills & full screens
- Gutters – white aluminum seamless
- Doors – steel insulated
- Trim – white aluminum
- Shutters – vinyl, front of house only
- Front porch – composite decking, wood rails

Interior Decor

- Ceilings – ½" gypsum drywall, flat paint (fire code where required)
- Walls – ½" gypsum drywall (fire code where required)
- Doors – six panel molded in passageways, bi-fold on closets
- Trim – colonial casing & baseboard
- Painting
walls – two coats flat latex/per builder's selections, one choice throughout
trim – two coats white semi-gloss latex
- Flooring - oak hardwood – foyer, kitchen, dining room, great room/family room, powder room, stair treads
Ceramic tile – main & master baths, laundry
Carpet – office, bedrooms, 2nd floor hall, laundry
- Clothes closets – wood shelf & pole
- Linen closet – 4 wood shelves
- Pantry – four level white wire shelving
- Vanity mirrors – plate glass sized as vanity, main and master bath





Sales Procedures Spring Meadow

**By AM Napolitano, LLC
02/07/06**

- 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, and a thirty day mortgage contingency should buyer so desire. The balance of 15% of the total sales price will be taken 30 days from contract signing (upon mortgage approval, should this contingency exist.)
- Project Manager: Carolyne Sakonchick, Cheshire Office 203-272-1821 x343