



by Cornerstone Developers, LLC

Summer Hill Road
Madison, CT

4 new homes to be built on 2+ acre parcels

Project Manager: Lea Luddy
203-272-1821 Ext. 321



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Meet Steven Bowman, Cornerstone Developers



Five Things to Know About Me...

#1. After graduating from college, I decided to return to Connecticut and work for our family plumbing company that my grandfather started over fifty years ago. As a plumber I worked closely with many well respected, local construction companies including Brodach Builders, Diversified Builders and Housewright Development. By working closely with these companies on large projects and new developments I became interested in learning more about the home building business.

#2. As a part of the new generation of Connecticut builders, my resume includes homes in Glastonbury, Hamden, Cheshire and currently Madison.

#3. I just completed construction of my own home in Cheshire and this experience has provided me with a new perspective, that of the customer. I can better understand the importance of open communication between builder and customer and the need for that personal touch.

#4. I pride myself on my ability to effectively collaborate with the numerous subcontractors required to make a project run smoothly and in a timely manner.

#5. I am currently an assistant football coach at Cheshire High School. I enjoy working with young adults and giving back to the community.

Madison Three Model at Summer Meadow by Cornerstone Developers, LLC

Lot 1
\$499,900

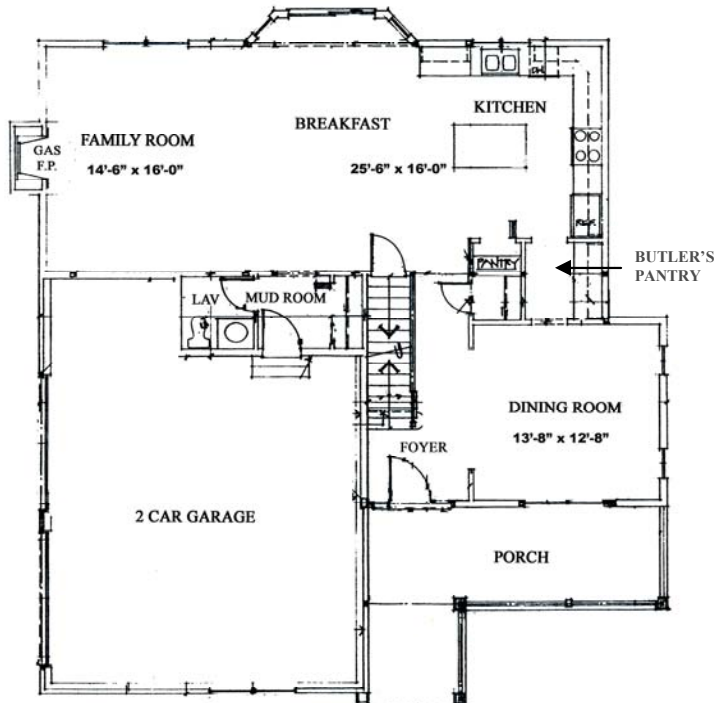


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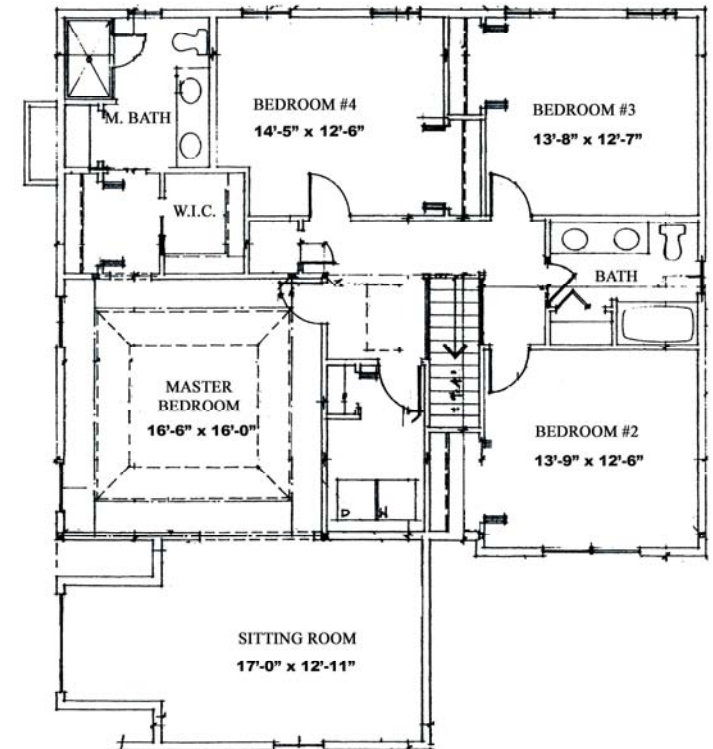
Total 2595 Sq. Ft.



First Level 1065 Sq. Ft.



Second Level 1530 Sq. Ft.



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 property of Cornerstone Developers, LLC. All rights reserved. 2010

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By: Cornerstone Developers, LLC
Madison, CT

SPECIFICATIONS

Madison Three Model Lot 1

UTILITIES

- ❖ Well water, septic system

LANDSCAPING

- ❖ Paved Driveway
- ❖ Walkway pavers, from driveway to front step
- ❖ Lawn graded and seeded where disturbed
- ❖ Front foundation plantings

CABINETRY AND COUNTERTOPS

- ❖ Professionally designed Kitchen and bathroom cabinetry (*Kitchens by Gedney*)
- ❖ Granite countertops in Kitchen
- ❖ Stone vanity tops in Master Bath & Main Bath
- ❖ Butler's Pantry

APPLIANCES

- ❖ Fully SS applianced kitchen featuring: Oven range, refrigerator, dishwasher, microwave oven & wine refrigerator
- ❖ Washer & Dryer

ELECTRICAL

- ❖ Electrical outlets and switches per code
- ❖ 200 amp service
- ❖ 5 cable TV outlets
- ❖ 5 modular phone jacks
- ❖ 10 recessed lights
- ❖ Overhead garage door openers installed with 2 remotes

PLUMBING

Master Bath

- ❖ 5' tiled shower w/ glass door
- ❖ Elongated toilet
- ❖ 2 under-mount sinks
- ❖ Moen faucets

Main Bath

- ❖ One piece fiberglass tub/shower combination
- ❖ Elongated toilet
- ❖ 2 under-mount sinks
- ❖ Moen faucets

PLUMBING (CONT'D)

Powder Room

- ❖ Pedestal Sink
- ❖ Elongated toilet
- ❖ Moen faucets

Kitchen

- ❖ Single Bowl under-mount stainless steel sink w/ Moen pullout faucet.
- ❖ Washer & Dryer hookup in laundry area

HEATING & HOT WATER

- ❖ 500 gallon in-ground propane tank
- ❖ 2 zone forced warm air heating system
- ❖ 50 gallon high efficiency propane hot water heater
- ❖ Central air

EXTERIOR

- ❖ Siding-Vinyl
- ❖ Roof- 30 yr architectural shingles
- ❖ Gutters & leaders- Aluminum
- ❖ 12 x 12 paved patio

STRUCTURAL

- ❖ Construction pursuant to local building code
- ❖ Vinyl tilt take-out windows w/integral grills & screens
- ❖ Footing & foundation- poured concrete 8' walls
- ❖ Basement and garage floor- poured concrete
- ❖ Attic insulation- R-38 fiberglass batts
- ❖ Fireplace, propane w/ wood mantle, flush hearth with marble or granite surround

INTERIOR

- ❖ 9' ceilings on first floor
- ❖ Ceilings flat painted
- ❖ Walls two coats Benjamin Moore flat paint, one color throughout
- ❖ Woodwork- Benjamin Moore semi-gloss paint
- ❖ Doors- 6 panel molded, smooth finish painted
- ❖ Flooring- hardwood in Kitchen, Dining Room, Great Room, front hall, upstairs hallway
- ❖ Carpet in all upstairs bedrooms
- ❖ Tile floors- Bathrooms, Laundry Room/Mudroom
- ❖ Vanity mirrors- plate glass sized per vanity

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



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Lot 2 at Summer Meadow by Cornerstone Developers, LLC

Total 2100 Sq. Ft.

\$499,000

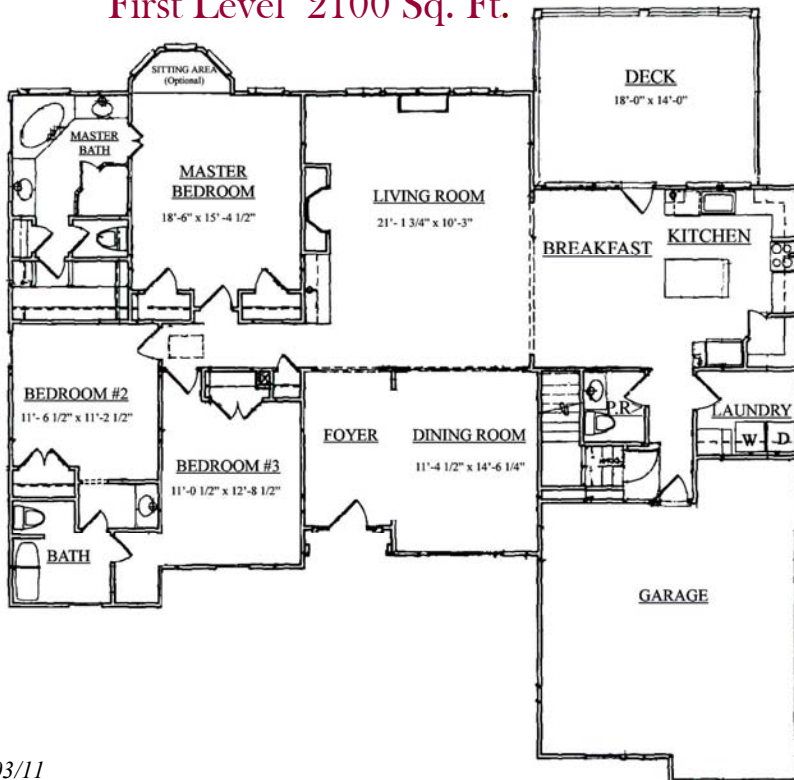


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* Additional Plans & Pricing Available



First Level 2100 Sq. Ft.



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The Madison Two at Summer Meadow *by Cornerstone Developers, LLC*

Lot 2

Total 2454 Sq. Ft.

\$559,000

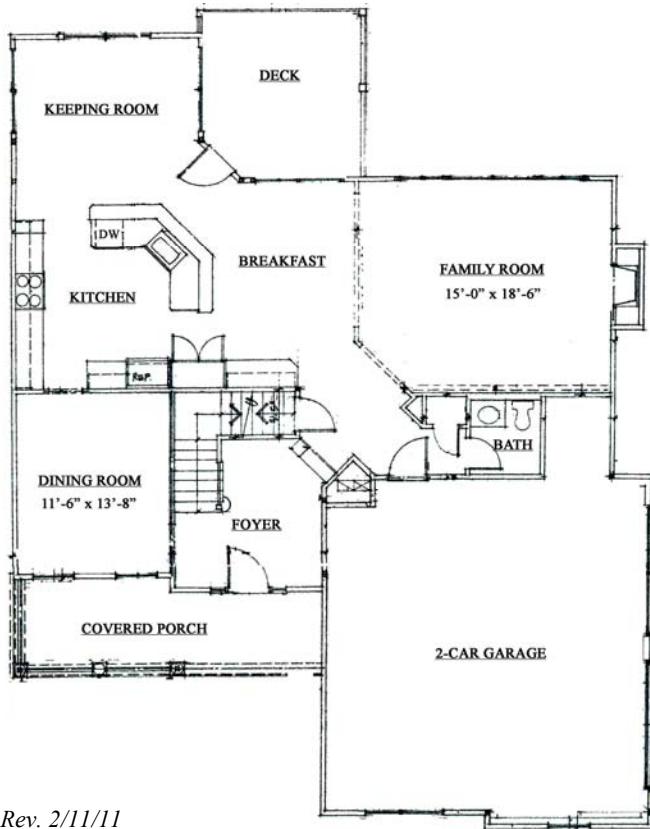


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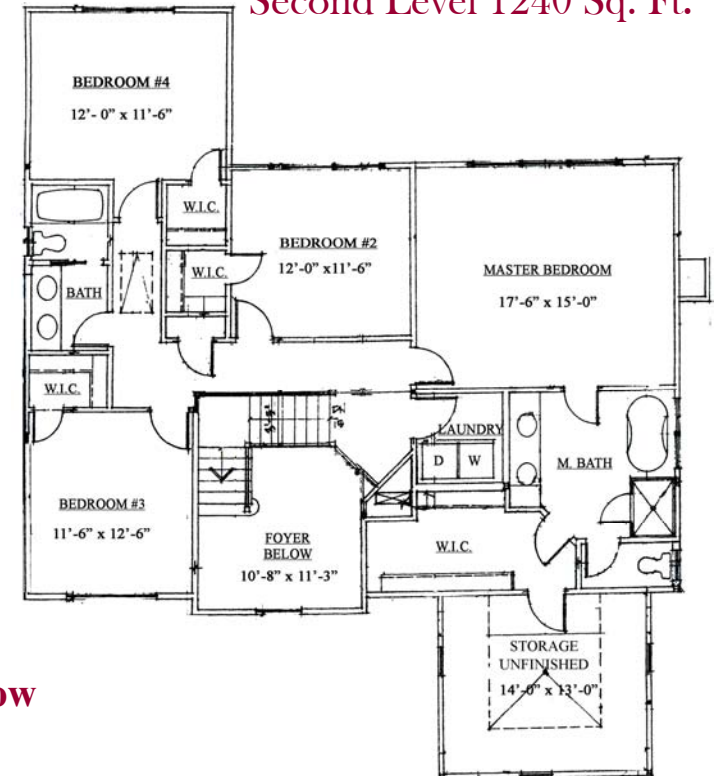
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First Level 1214 Sq. Ft.



Second Level 1240 Sq. Ft.



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Lot 2 at Summer Meadow by Cornerstone Developers, LLC

Total 2500 Sq. Ft.

\$599,000

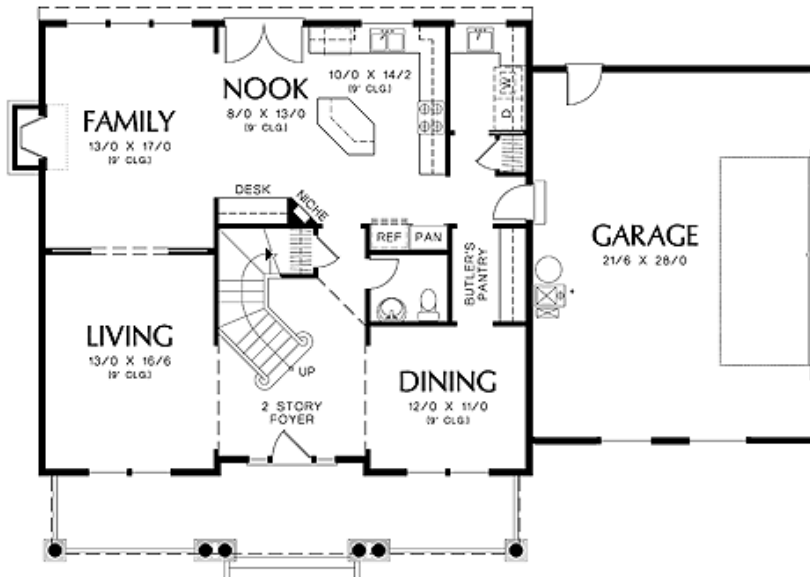


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First Level 1319 Sq. Ft.

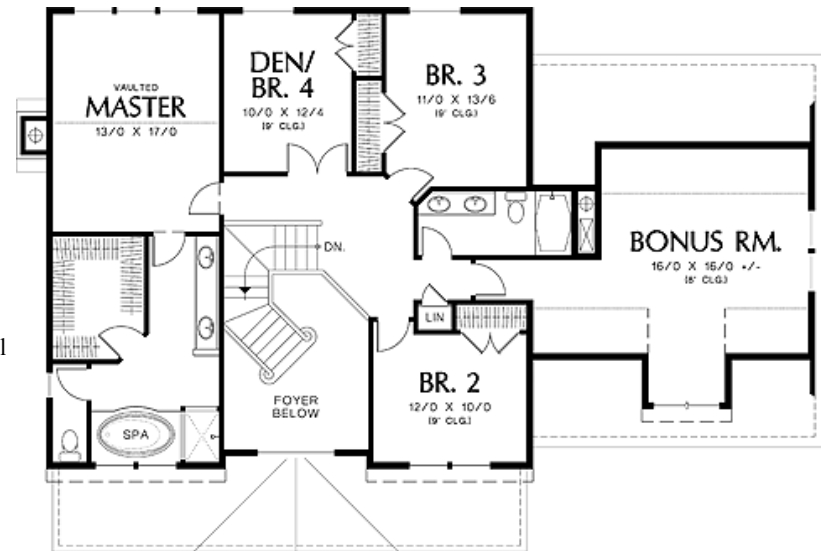


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Second Level 1181 Sq. Ft.





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SPECIFICATIONS

Lot 2

UTILITIES

- ❖ Well water, septic system

LANDSCAPING

- ❖ Paved Driveway
- ❖ Walkway pavers, from driveway to front step
- ❖ Lawn graded and seeded where disturbed
- ❖ Front foundation plantings

CABINETRY AND COUNTERTOPS

- ❖ Professionally designed Kitchen and bathroom cabinetry (*Kitchens by Gedney*)
- ❖ *Granite countertops in Kitchen
- ❖ Stone vanity tops in Master Bath & Main Bath

ELECTRICAL

- ❖ Electrical outlets and switches per code
- ❖ 200 amp service
- ❖ Lighting fixture allowance \$1,500 includes; bulbs, door bells and chimes
- ❖ 5 cable TV outlets
- ❖ 5 modular phone jacks
- ❖ 10 recessed lights
- ❖ Overhead garage door openers installed with 2 remotes

PLUMBING

Master Bath

- ❖ Tiled shower
- ❖ Whirlpool tub
- ❖ Elongated toilet
- ❖ 2 undermount sinks
- ❖ Moen faucets

Main Bath

- ❖ One piece fiberglass tub/shower combination
- ❖ Elongated toilet
- ❖ 2 under-mount sinks
- ❖ Moen faucet

Powder Room

- ❖ Pedestal Sink
- ❖ Elongated toilet
- ❖ Moen Faucet

Kitchen

- ❖ Single Bowl under-mount stainless steel sink w/ Moen pullout faucet.
- ❖ Washer & Dryer hookup in laundry area

HEATING & HOT WATER

- ❖ 275 gallon oil tank
- ❖ 2 zone forced warm air heating system
- ❖ 65 gallon electric hot water heater
- ❖ Central air
- ❖ Upgraded propane package available

EXTERIOR

- ❖ Clapboard Vinyl Siding
- ❖ Roof- 30 yr architectural shingles
- ❖ Gutters & leaders- Aluminum
- ❖ 12 x 12 composite deck w/ cedar rail or 12 x 12 pavered patio, grade permitting

STRUCTURAL

- ❖ Construction pursuant to local building code
- ❖ Vinyl tilt take-out windows w/integral grills & screens
- ❖ Footing & foundation- poured concrete 9' walls
- ❖ Basement and garage floor- poured concrete
- ❖ Attic insulation- R-38 fiberglass batts
- ❖ Fireplace, propane w/ wood mantle, flush hearth stone surrounds

INTERIOR

- ❖ 9' ceilings on first floor
- ❖ Ceilings flat painted
- ❖ Walls two coats Benjamin Moore flat paint, one color throughout
- ❖ Woodwork- Benjamin Moore semi-gloss paint
- ❖ Doors- 6 panel molded, smooth finish painted
- ❖ Flooring- hardwood in Kitchen, Dining Room, Great Room, front hall, upstairs hallway
- ❖ Carpet in all bedrooms
- ❖ Tile floors- Bathrooms, Laundry Room, Mud Room
- ❖ Vanity mirrors- plate glass sized per vanity

* All granite from Builder's Selection

*Features and specifications
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better quality materials.*

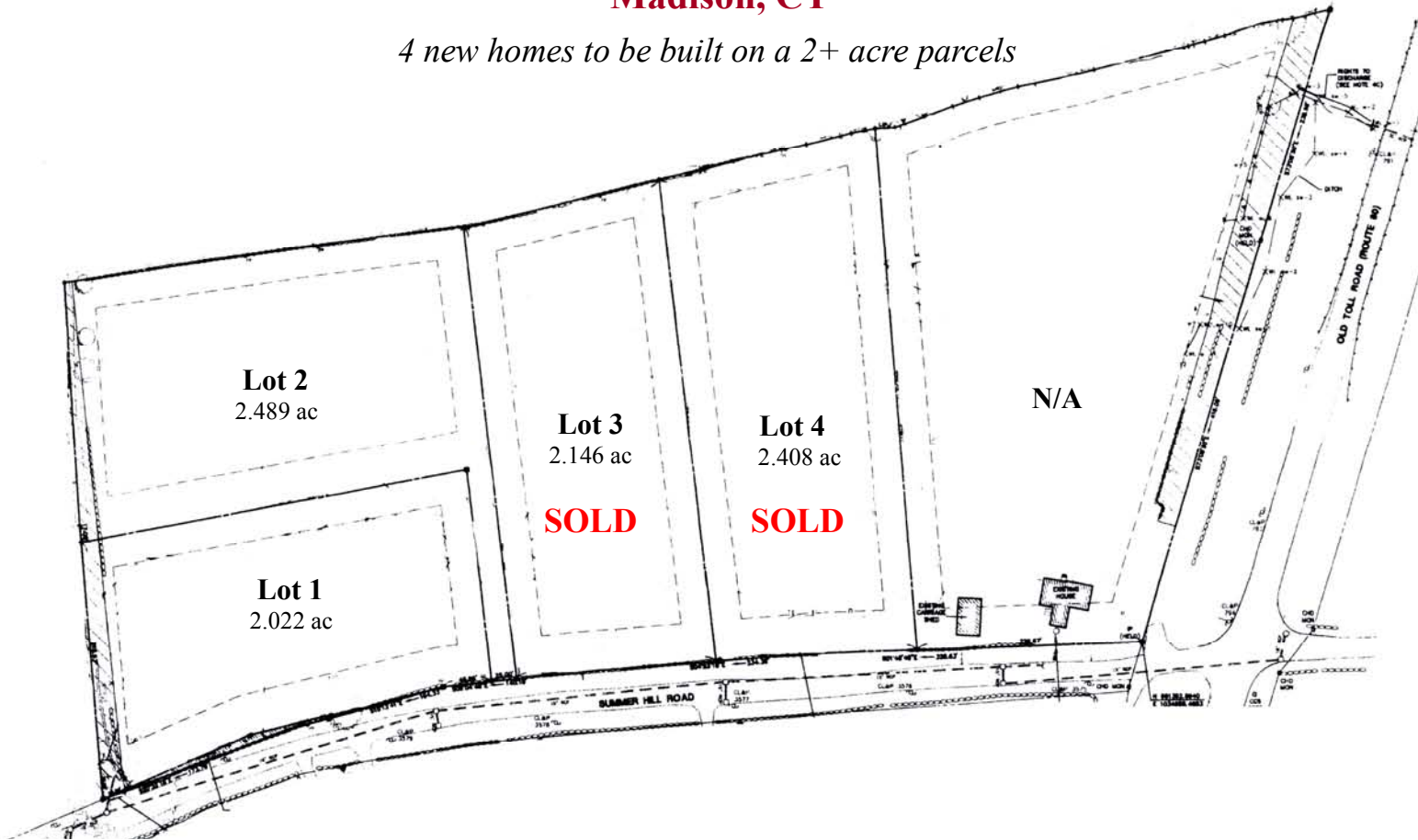


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DIRECTIONS:
Route 80 to Summer Hill Road