



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



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

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.

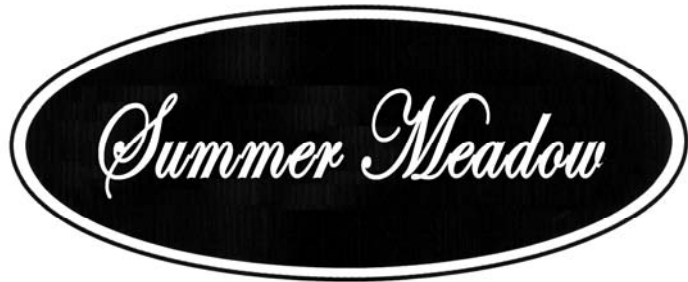
#4. I pride myself on my ability to effectively collaborate with the numerous subcontractors required to make a project run smoothly and in a timely manner.

#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

Total 2595 Sq. Ft.

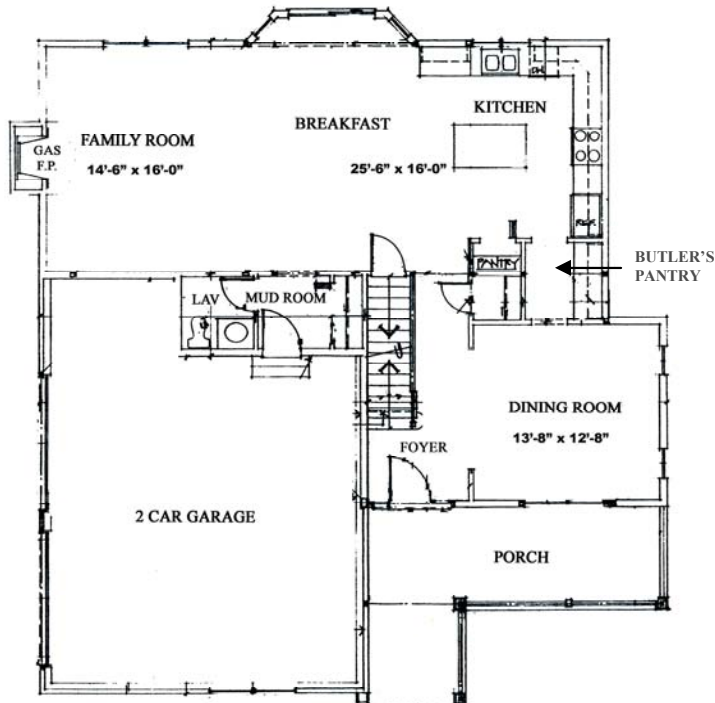


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First Level 1065 Sq. Ft.

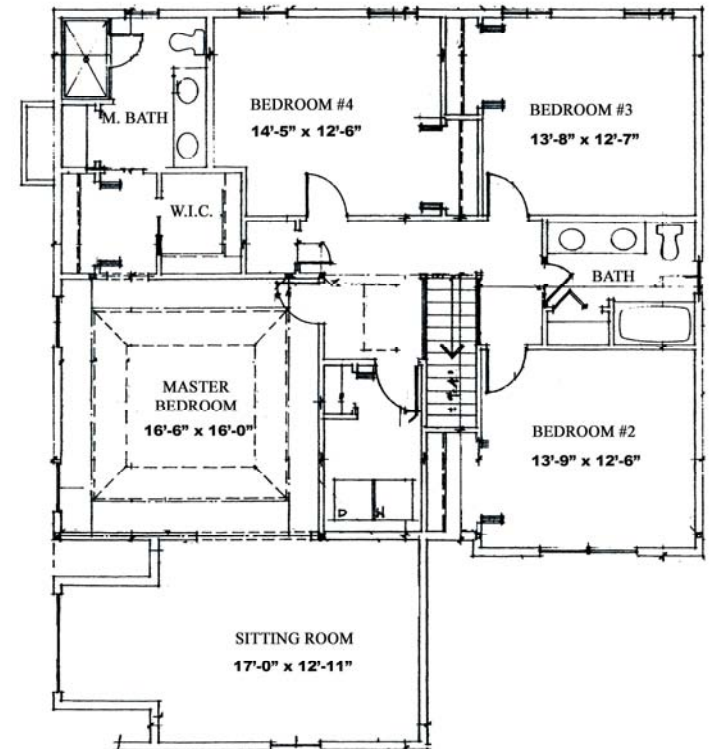
Second Level 1530 Sq. Ft.



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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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

CABINETY 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

ELECTRICAL

- ❖ Electrical outlets and switches per code
- ❖ 200 amp service
- ❖ Lighting fixture allowance \$1,000 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

- ❖ 5' fiberglass shower w/ 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

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

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

HEATING & HOT WATER

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

EXTERIOR

- ❖ Siding-Vinyl
- ❖ Roof- 30 yr architectural shingles
- ❖ Gutters & leaders- Aluminum
- ❖ Deck- 12 x 12 composite deck w/ cedar rail

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

** All granite from Builder's Selection*

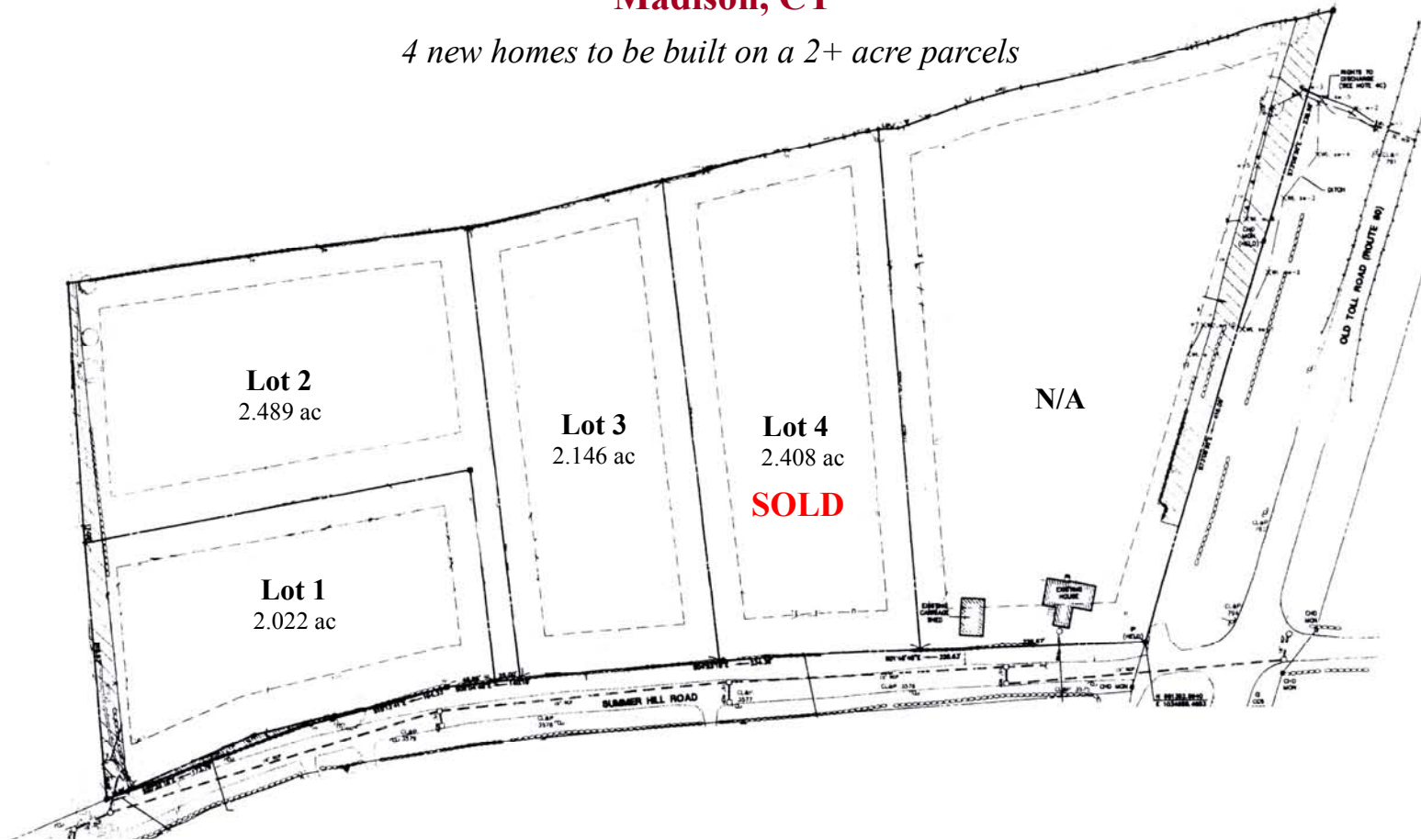


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Summer Meadow

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DIRECTIONS:
Route 80 to Summer Hill
Road