



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](http://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.

# The Madison One at Summer Meadow *by Cornerstone Developers, LLC*

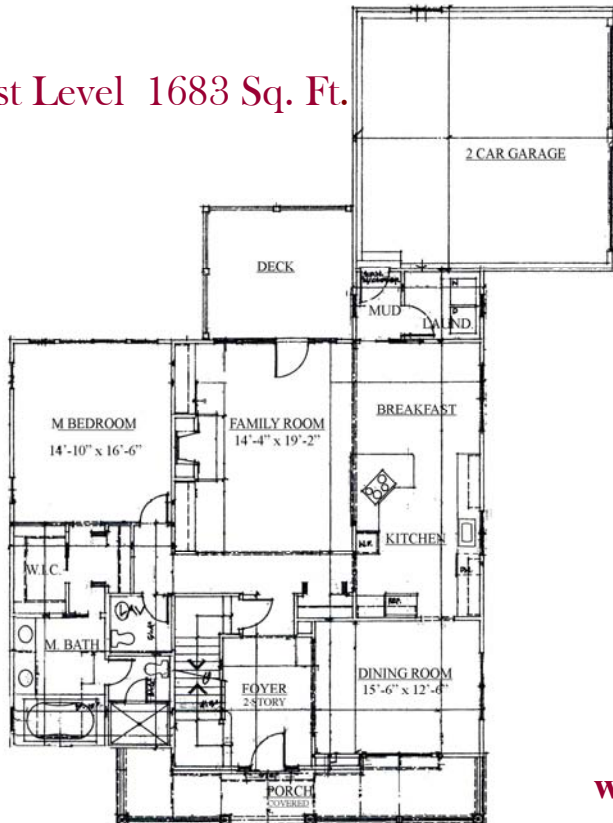
Total 2486 Sq. Ft.



By Cornerstone Developers, LLC



First Level 1683 Sq. Ft.



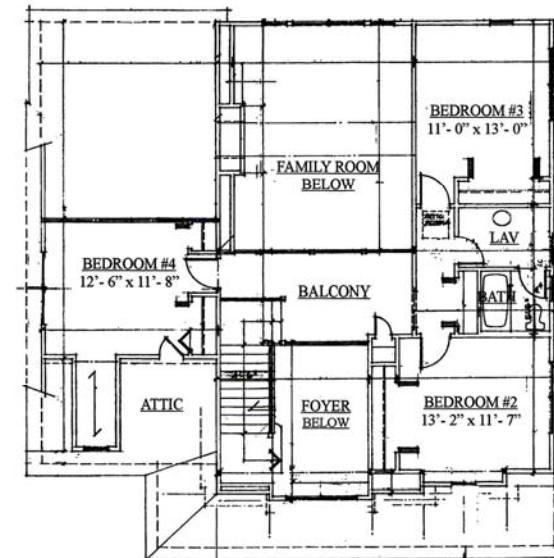
Second Level 803 Sq. Ft.



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. 2009

203-272-1821

[www.calcagni.com/summermeadow](http://www.calcagni.com/summermeadow)





By: Cornerstone Developers, LLC  
Madison, CT

## SPECIFICATIONS

### Lot 4, Madison I Model

#### 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
- ❖ \*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 \$1,000 includes; bulbs, door bells and chimes
- ❖ 5 cable TV outlets
- ❖ 5 modular phone jacks
- ❖ 15 recessed lights
- ❖ Overhead garage door openers installed with 2 remotes

#### PLUMBING

##### Master Bath

- ❖ Tiled shower with glass door
- ❖ Whirlpool tub
- ❖ Elongated toilet- white
- ❖ 2 under-mount sinks
- ❖ Moen faucets

##### Main Bath

- ❖ One piece fiberglass tub/shower combination- white
- ❖ Elongated toilet- white
- ❖ 1 under-mount sink
- ❖ Moen faucet

##### Powder Room

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

##### Kitchen

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

#### HEATING & HOT WATER

- ❖ 500 gallon underground propane tank
- ❖ 3 zone propane heating system, high-efficiency furnace
- ❖ High-efficiency on-demand 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
- ❖ Andersen insulated windows w/integral grills & screens
- ❖ Footing & foundation- poured concrete 9' walls
- ❖ Basement and garage floor- poured concrete
- ❖ Fireplace, propane w/ wood mantle, flush hearth stone surrounds
- ❖ Walk-out basement

#### STRUCTURAL

- ❖ Insulation- Walls R-13
- ❖ Attic- R-38 fiberglass batts
- ❖ Basement- ceiling R-19 unfaced

#### 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- 3 ¼" hardwood in Kitchen, Dining Room, Great Room, front hall, upstairs hallway & Master Bedroom
- ❖ Carpet in all upstairs bedrooms
- ❖ Tile floors- Bathrooms, Laundry Room/Mudroom
- ❖ Vanity mirrors- plate glass sized per vanity

\* All granite from Builder's Selection

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



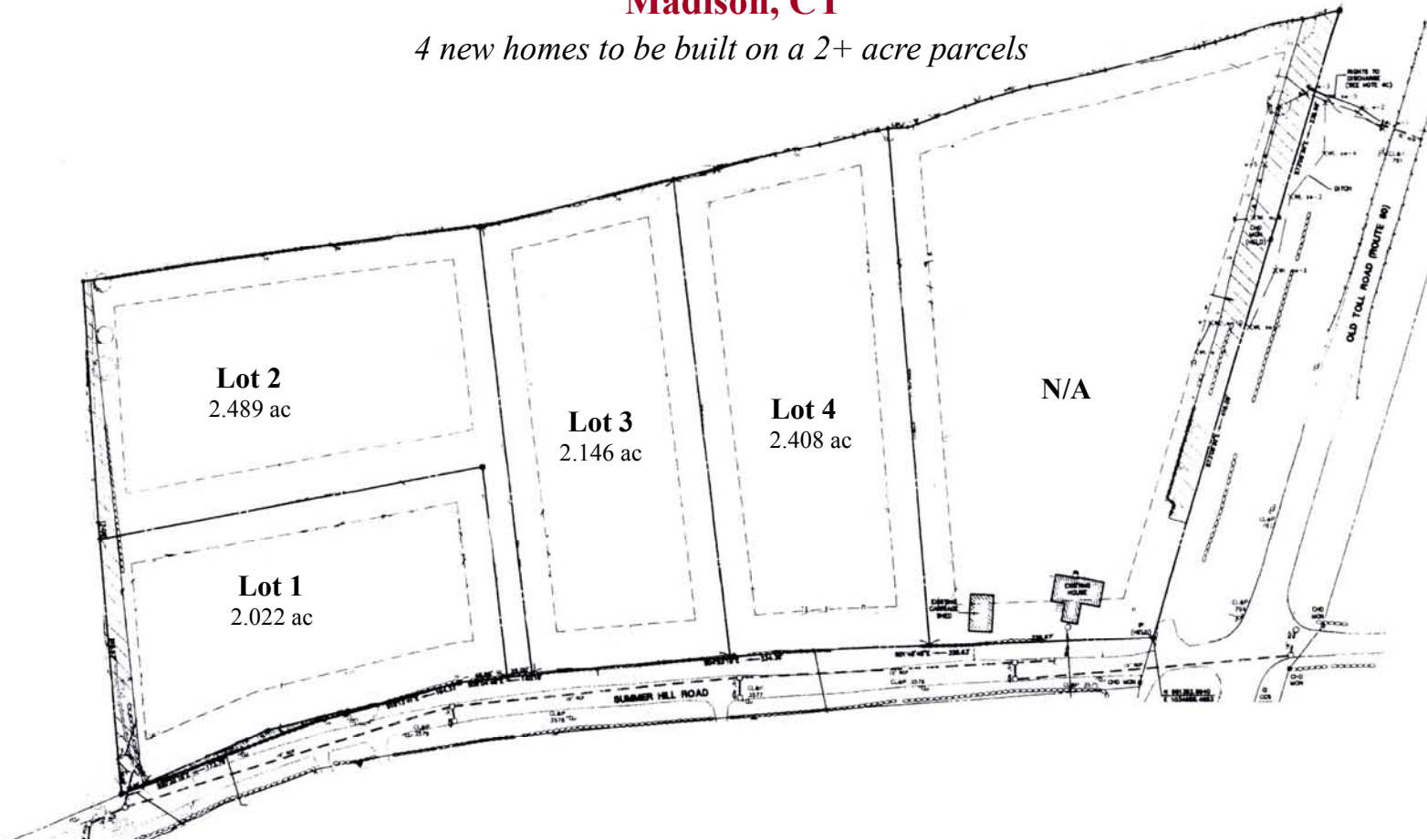
[calcagni.com/summermeadow](http://calcagni.com/summermeadow)

# Summer Meadow

**Summer Hill Road**

**Madison, CT**

*4 new homes to be built on a 2+ acre parcels*



[www.calcagni.com/summermeadow](http://www.calcagni.com/summermeadow)

**DIRECTIONS:**  
Route 80 to Summer Hill Road