



SUNRISE FARM

Cheshire, CT

by Sunrise Land Associates, LLC

*Eight gracious homes set on 16 wooded acres,
architecturally designed to become classics.*



SunriseFarmLiving.com

Project Managers:

Lori Watts & Sheila Fiordelisi
203-272-1821 Ext. 339 & 332

Site Engineering & Landscape Architecture By
Milone & MacBroom, Inc.

Built By
Connecticut Yankee Construction, Inc.



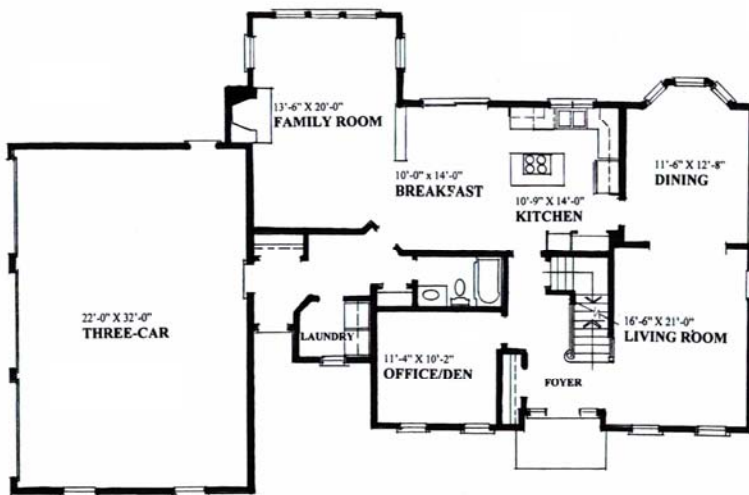
SUNRISE FARM



Home Design By **Craig A. Laliberte Architect**

The Redding

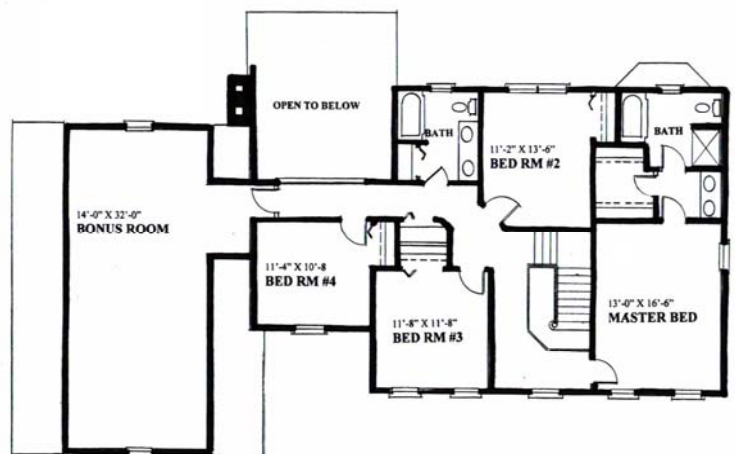
First Floor	1,380 Sq. Ft.
Second Floor	1,380 Sq. Ft.
Bonus Room	448 Sq. Ft.
Total	3,208 Sq. Ft.



First Floor Plan

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.

Rev. 6-15-12



Second Floor Plan



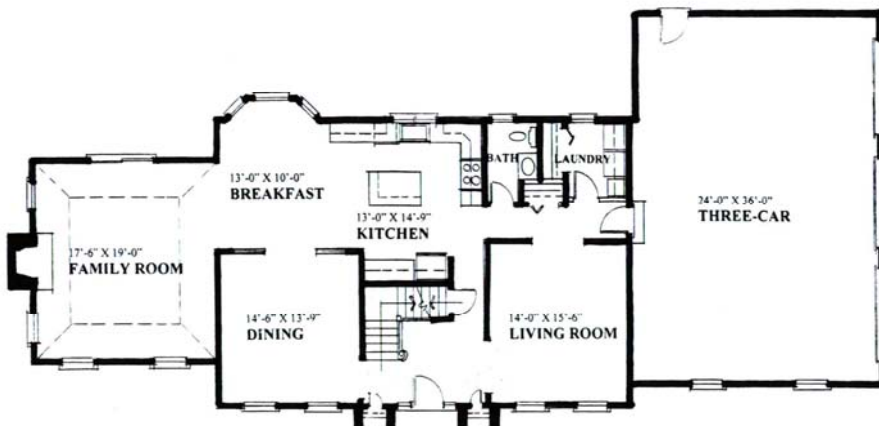
SUNRISE FARM



Home Design By Craig A. Laliberte Architect

The Sheffield I

First Floor	1,480 Sq. Ft.
Second Floor	1,152 Sq. Ft.
Bonus Room	448 Sq. Ft.
Total	3,112 Sq. Ft.



First Floor Plan



Second Floor Plan

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.

Rev. 6-15-12



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Home Design By **Craig A. Laliberte Architect**

The Sheffield II

First Floor	1,480 Sq. Ft.
Second Floor	1,152 Sq. Ft.
<u>Bonus Room</u>	<u>448 Sq. Ft.</u>
Total	3,112 Sq. Ft.



First Floor Plan

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.

Rev. 6-19-12



Second Floor Plan

Calcagni
 ASSOCIATES
 REAL ESTATE

**TOP
WORK
PLACES
2011**

Cheshire, CT 06410

SunriseFarmLiving.com

203-272-1821



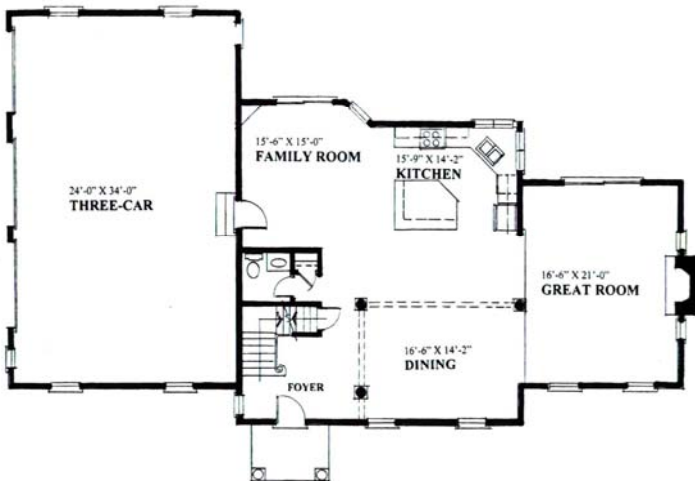
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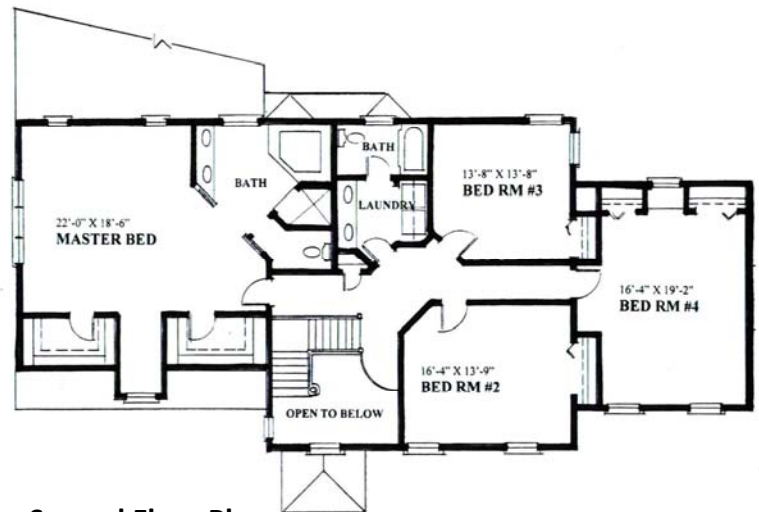
The Westport

First Floor	1,388 Sq. Ft.
Second Floor	1,992 Sq. Ft.
Total	3,380 Sq. Ft.



First Floor Plan

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Rev. 6-12-12



Second Floor Plan



SUNRISE FARM

SPECIFICATIONS

STRUCTURAL

- ❖ Footings & Foundations – Poured Concrete
- ❖ Basement & Garage Floors- Poured Concrete
- ❖ Propane Gas Fireplace- Flush Hearth w/Mantel, Granite Surround- from Builder's Selection
- ❖ Sheathing- Roof OSB, Exterior Walls OSB, Floors ¾ T & G Plywood
- ❖ Insulation- R-19 Walls, R-38 Ceilings, R-30 Cathedral Ceilings, Blanket Fiberglass
- ❖ Attic Opening- Pull Down Stairs
- ❖ Anderson 200 Windows- Prefinished Exterior, Hard Coat White Interior; Energy Star Qualified; Grills Between Glass, Full Screens
- ❖ Front Door- Steel Insulated
- ❖ 2 x 6 Construction

EXTERIOR

- ❖ Siding- Vinyl
- ❖ Stone or Brick per Plan from Builder's Selection
- ❖ Shutters- Vinyl as Shown on Plans
- ❖ Roof- 30 Years Architectural Shingles
- ❖ Gutters & Leaders- Aluminum
- ❖ Deck- 12'x14' Composite Deck with Cedar Rails or Concrete Patio, if Possible

INTERIOR

- ❖ Ceilings- Flat Painted- 9' Ceilings on First Floor
- ❖ Walls- Two Coats Flat Paint, One Color Throughout- Benjamin Moore
- ❖ Trim- Painted, First Floor- 5-1/4" Baseboard and Stafford Trim
- ❖ Doors- 6-Panel Molded- Painted
- ❖ Closets- Shelves and Poles
- ❖ Vanity Mirrors- Plate Glass Sized per Vanity
- ❖ Crown Molding- 4-5/8" - Living Room & Dining Room
- ❖ Staircase- Oak Treads, Pine Risers, Poplar Balusters and Rails

ELECTRICAL

- ❖ Electrical Outlets and Switches Per Code
- ❖ Wired for Ceiling Lights in All Bedrooms
- ❖ 200 amp Service
- ❖ Lighting Allowance- \$2,000
- ❖ 3 Telephone Outlets
- ❖ 6 TV Outlets
- ❖ 10 Recessed Lights
- ❖ Electric Garage Door Openers, 2 Remote Controls and Keypad (Prewired for future Security System)

APPLIANCES & CABINETS

- ❖ Custom Kitchen and Bathroom Cabinetry Using Professional Design Services
- ❖ Kitchen Countertops- Granite from Builder's Selection
- ❖ Appliance Allowance- \$2,500
- ❖ Bathroom Vanities- One piece Cultured Marble

PLUMBING & HEATING

- ❖ Master Bath- Tile Shower with Glass Doors and Soaking Tub
- ❖ Main Bath- Fiberglass Tub and Shower
- ❖ Powder Room – Pedestal sink or Vanity
- ❖ Elongated Toilets
- ❖ All Fixtures- White
- ❖ Double Sinks- Master and Main Bath
- ❖ Moen Faucets- from Builder's Selection
- ❖ Kitchen- Under Mount Stainless Steel Sink
- ❖ Forced Warm Air System with Humidifier- 3 Zones
- ❖ Central Air
- ❖ 50-Gallon Electric Hot Water Heater
- ❖ 500-Gallon Propane Tank- Buried
- ❖ Washer & Dryer Hookups
- ❖ Residential Fire Sprinkler Systems

FLOORING

- ❖ Living Room, Dining Room, Kitchen, Family Room, Foyer, Study, 2nd Floor Hallway, Stair Treads- 2-1/4" Oak Flooring- 3 Coats Polyurethane
- ❖ Bedrooms-Carpet- \$25.00/Yard Allowance
- ❖ Bathrooms- Ceramic Tile- \$4.00 Sq. Ft. Allowance

UTILITIES

- ❖ Well Water
- ❖ Septic Systems- Engineered Design
- ❖ Underground Utilities

LANDSCAPING

- ❖ Driveway- Paved
- ❖ Lawn- Graded and Seeded Where Disturbed
- ❖ Front Foundation Plantings- 2 Trees and 10 Shrubs
- ❖ Concrete Walkway- Driveway to Front Stoop

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

Rev. 6/12/12



SUNRISE FARM

Sales Procedures Sunrise Farm, Cheshire

**By Sunrise Land Associates, LLC
June 2012**

8 Gracious homes set on 16 wooded acres, architecturally designed to become classics.

- **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 managers.**
- **Non-binding reservations will expire after 7 days, unless extended at the discretion of the seller.**
- **Sales agreements will be considered, with a 5% initial deposit, and a thirty day mortgage contingency should buyer so desire. The balance of 10% of the total sales price will be taken upon mortgage approval.**

-Sheila Fiordelisi and Lori Watts, Project Managers, Cheshire Office.

330 SOUTH MAIN STREET, CHESHIRE, CT 06410 PH: 203-272-1821 FAX: 203-271-3585

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SUNRISE FARM

Cheshire, CT

Map & Site Plan



Directions:

Route 10 to Academy Road (RT.68/70),
South Meriden Road to Oregon Road

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