



By: **Ravenswood
Homes**

Project Managers:
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203-288-1821 Ext. 457 & 472



www.calcagni.com

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



Trailside Village— Located in the Mount Carmel section of Hamden, Trailside Village sits at the base of Sleeping Giant State Park along the Farmington Canal Greenway. Trailside Village is an award winning community of luxurious yet affordable ranch style homes for adults age 55+. This unique community presents an exterior with a look and feel similar to a two-story townhouse, yet each home has all living areas on one floor with private entryways and attached garages. Residents will also benefit from Trailside Village's ideal location, close to shopping, restaurants, highways, walking and biking trails, sports, entertainment, and education offered by Quinnipiac University.





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BUILDING 5

THE EVEREST II MODEL



Winner of the 2008 Home Building Industry (HOBBI) Award for
BEST MULTI FAMILY
COMMUNITY in Connecticut.



Floor Plan*

Everest II Model 2,028 Sq.Ft.



www.calcagni.com/trailsidevillage



*Reversed floor plan available upon request

Floor plans and elevation details vary from home to home and are not necessarily built exactly as indicated above. Continuing a policy of research and development, Ravenswood Home must reserve the right to make modifications in design, terms and products without notice or obligations. Square footage and room sizes are approximate.

THE FARMINGTON II MODEL



Winner of the 2008 Home Building Industry (HOBBI) Award for
**BEST MULTI FAMILY
COMMUNITY in Connecticut.**



Floor Plan*

Farmington II Model
2,265 Sq.Ft.



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By: **Ravenswood
Homes**

BUILDING 4

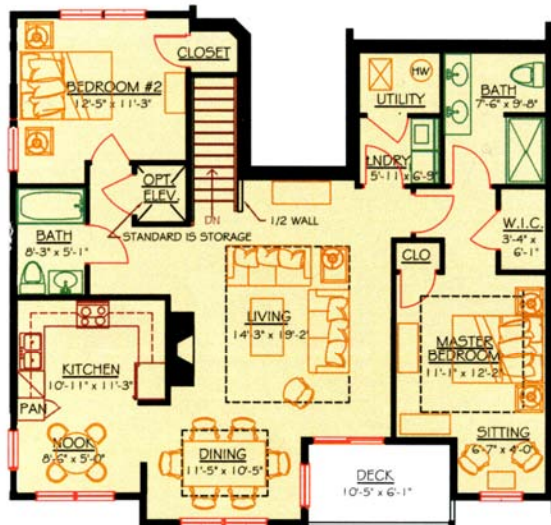
THE ADIRONDACK II MODEL



Winner of the 2008 Home Building Industry (HOBBI) Award for
BEST MULTI FAMILY
COMMUNITY in Connecticut.



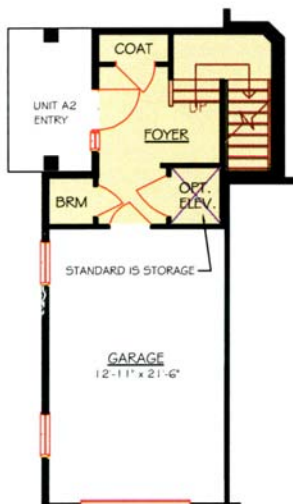
Floor Plan*



Adirondack II Model
1,370 Sq.Ft.



calcagni.com/trailsidevillage



*Reversed floor plan available upon request

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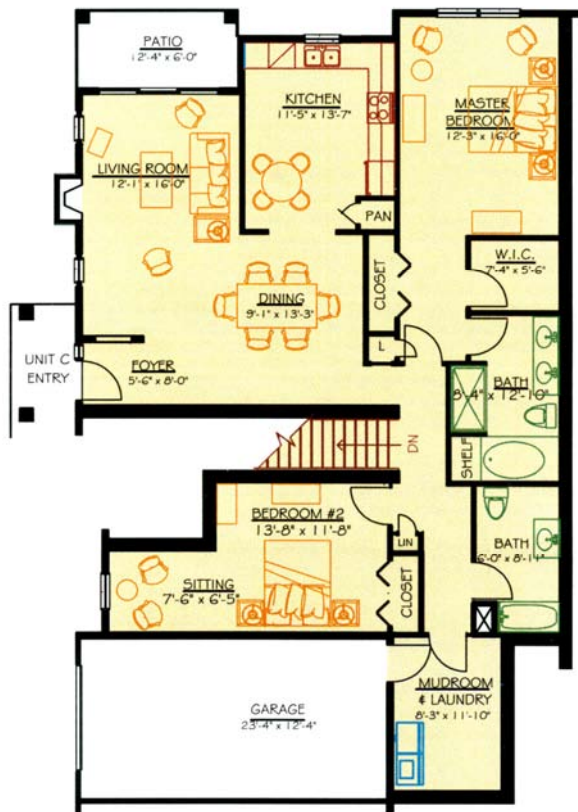
THE CASCADE MODEL



Winner of the 2008 Home Building Industry (HOBBI) Award for
BEST MULTI FAMILY
COMMUNITY in Connecticut.

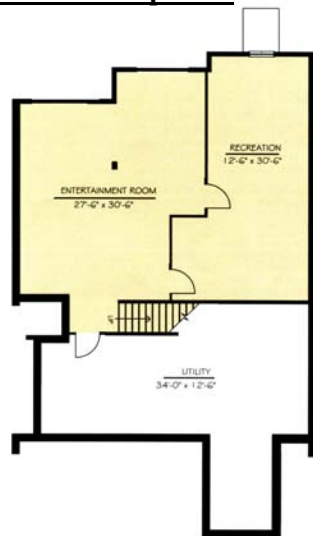


Floor Plan*



Cascade Model	1,563 Sq. Ft.
Available Basement	963 Sq. Ft.
Available Total	2,526 Sq. Ft.

Basement Option I



Basement Option II



*Reversed floor plan available upon request



calcagni.com/trailsidevillage

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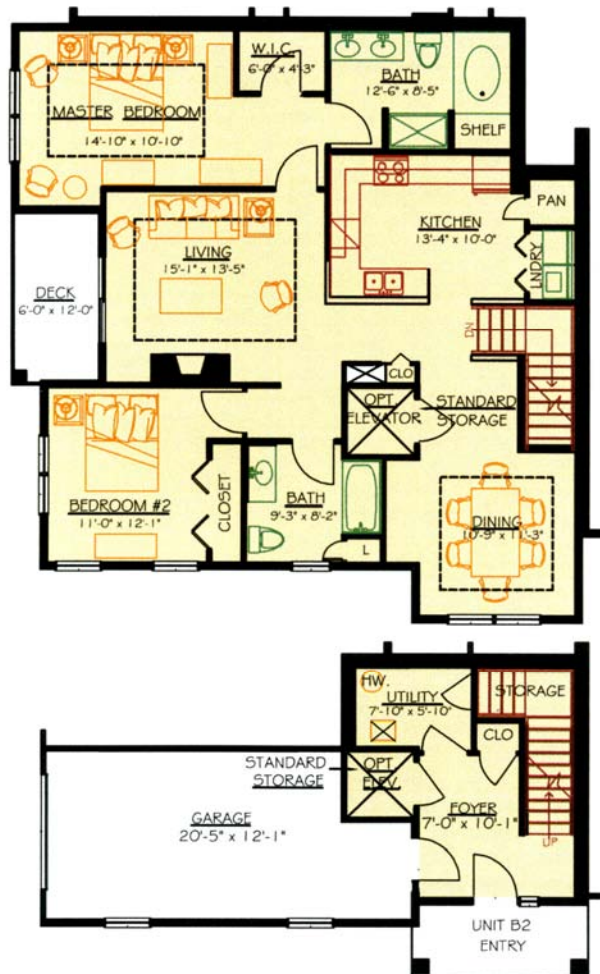
THE BERKSHIRE II MODEL



Winner of the 2008 Home Building Industry (HOB) Award for
BEST MULTI FAMILY
COMMUNITY in Connecticut.



Floor Plan*



Berkshire II Model
1,602 Sq.Ft.

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THE CASCADE II MODEL



Winner of the 2008 Home Building Industry (HOBBI) Award for
BEST MULTI FAMILY
COMMUNITY in Connecticut.



Floor Plan*



Cascade II Model
1,680 Sq.Ft.

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REAL ESTATE

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*Reversed floor plan available upon request

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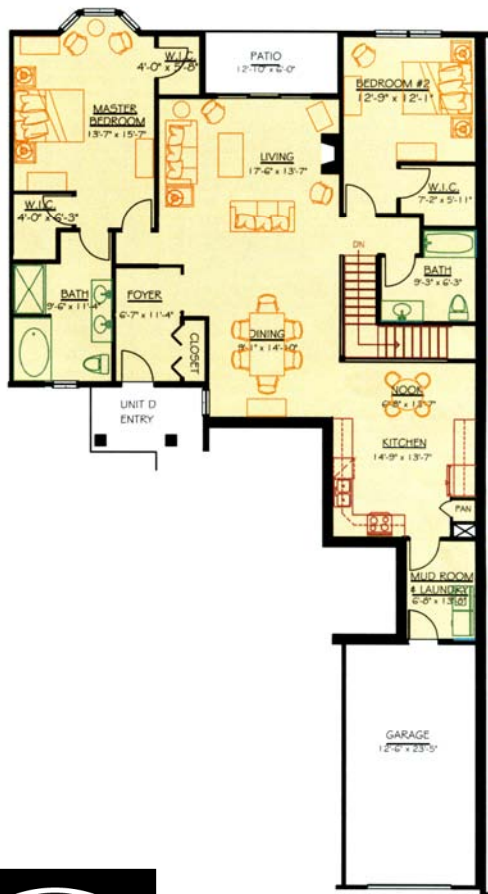
THE DAKOTA MODEL



Winner of the 2008 Home Building Industry (HOBBI) Award for BEST MULTI FAMILY COMMUNITY in Connecticut.



Floor Plan*



Dakota Model	1,736 Sq. Ft.
Available Basement	971 Sq. Ft.
Available Total	2,707 Sq. Ft.

Basement Option I



Basement Option II



*Reversed floor plan available upon request



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THE DAKOTA II MODEL



Winner of the 2008 Home Building Industry (HOB) Award for
BEST MULTI FAMILY
COMMUNITY in Connecticut.



Floor Plan*



Dakota II Model
2,073 Sq.Ft.

Calcagni
ASSOCIATES
REAL ESTATE

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*Reversed floor plan available upon request

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FEATURES

Utilities

- Underground utilities including natural gas service, city water and sewer.

Kitchen Cabinets and Appliances

- Appliances include G E self-cleaning gas range, combination range hood/microwave oven unit, disposal, and dishwasher in choice of standard colors.
- Kitchen cabinetry with raised panel maple or oak doors. Overhead cabinets are 30" high with crown molding.
- Granite kitchen countertops and backsplash in choice of colors and edge.

Plumbing

- **Master and Main Bathrooms** include elongated toilet, vanity with raised panel maple or oak doors, cultured marble countertop and integral sink, Moen single-handle chrome faucet, tub/shower unit, shower and/or tub depending on model with Moen single-handle chrome faucets and controls. Vanities are adult height for ease of use.
- **Kitchen**
Elkay under-mount stainless steel, single-bowl sink with chrome center spray faucet by Moen.
- **Laundry area** with washer and dryer hookups and dryer vent.

Heat and Hot Water

- High efficiency hot air gas furnace with powered humidifier and automatic control and a programmable digital thermostat.
- High efficiency central air conditioning.
- Energy Star certified 50-gallon electric hot water heater.

Structural

- The universal design of these units provides a more comfortable layout such as larger baths, wider halls and doorways, lever style doorknobs, counter height vanities, and grab bars in the baths.
- Construction compliant with all local, state and national building codes.
- Sound deadening insulation and drywall at party walls and ceilings.
- Sound reduction design between floors.
- Energy Star® testing and certification sponsored by United Illuminating.

Accents

- Master bedroom, living and dining rooms in the second floor homes finished with a dramatic coffered ceiling adding one foot to the ceiling height of each room.
- Monessen 36" vent free gas log fireplace with choice of marble or slate surround and wood mantle, installed with black screen and wall mounted control switch.
- Professional cleaning of interior and all windows prior to closing.

Landscaping

- Complete landscaping with finished lawn, shrubs and plantings.
- Automatic irrigation system at common areas.
- Paved driveway and guest parking.
- Concrete sidewalks throughout with walkways to private entrances.

Electrical

- Electrical outlets and switches per code with a 200 amp main service.
- Fashionable interior and exterior light fixtures.
- RG6 high bandwidth cable TV wiring and Cat 5 phone/modem wiring, three outlets each at buyer's choice of location.
- Exhaust fan/light combination exhaust units in all bathrooms.
- Exterior GFI outlet at porch area.
- Secure halogen site lighting with automatic dusk-to-dawn control.
- Hardwired combination smoke/carbon monoxide detectors per code.

Exterior Design

- Premium vinyl siding with wrapped trim and cultured stone detail.
- Asphalt architectural roof shingles with a 30 year warranty.
- Energy Star® certified solid vinyl windows and patio doors with low-E glass, grids between the glass, tilt-wash feature, full screens, child safety and security locks.
- Insulated front door installed with brass lockset, exterior thumb latch, interior lever and deadbolt.
- Insulated garage door with interior lock.
- Frost-proof faucet inside garage for hose hookup.

Interior Decor

- Six panel painted doors with lever style brass handles and bi-fold doors with brass finish hardware.
- Interior trim to include 2 1/2" colonial casing around windows and doors with 3 1/4" colonial base along floors.
- Walls and trim painted in choice of one standard color throughout (unpainted sheetrock walls and ceilings at garage interior).
- Smooth coated ceilings painted white.
- First floor entry foyer, bathrooms, mudroom, laundry area, utility room and adjacent closets finished with ceramic floor tile in choice of standard colors.
- Bedrooms finished with carpet in choice of standard colors.
- Pre-finished strip oak flooring in choice of standard stain colors throughout the remainder of the home.
- Oak treads and handrails at the main staircase in the 2nd floor units and carpeted basement stairs in the 1st floor units.
- Wire rack shelving at all clothes closets.

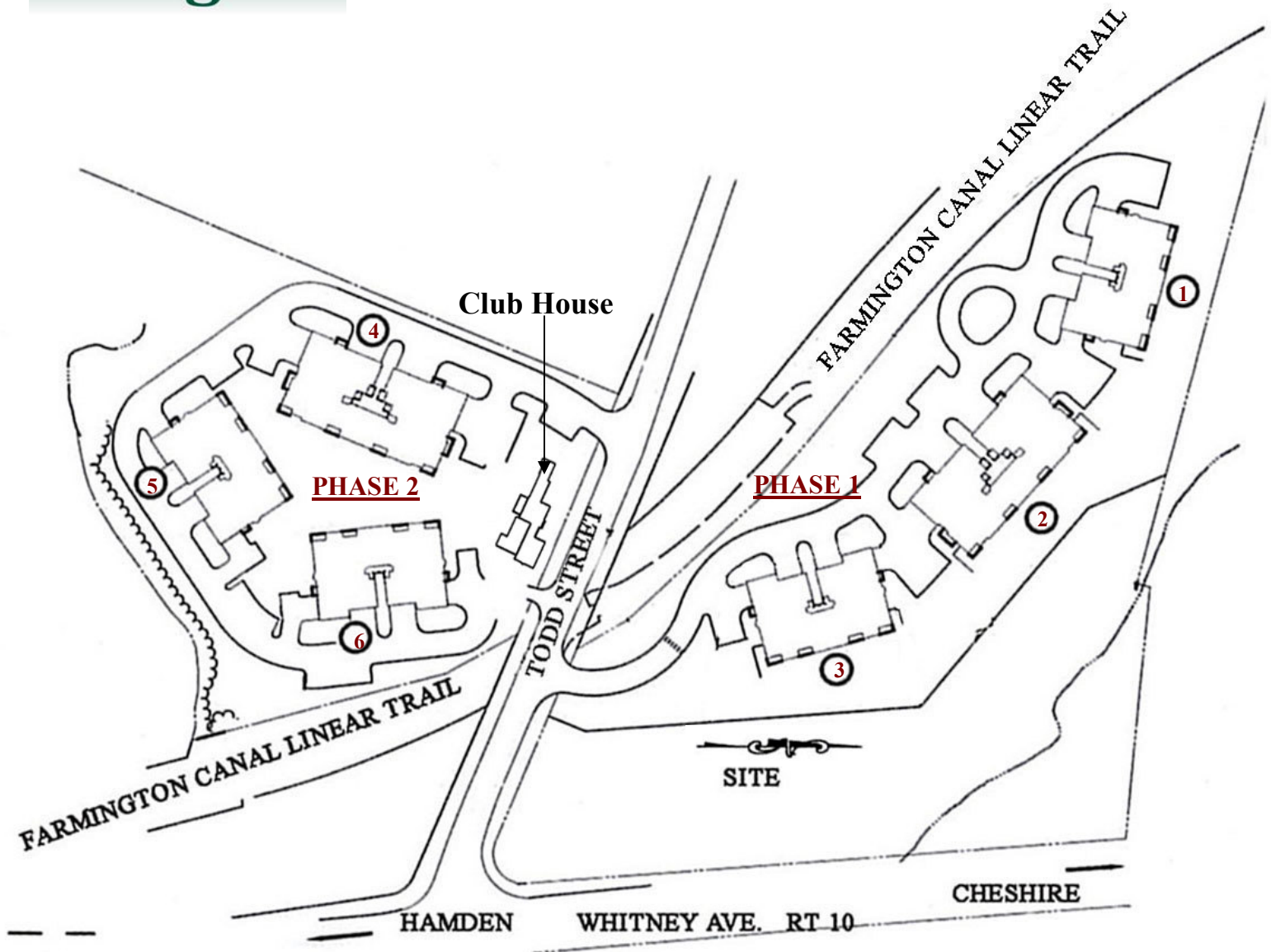
**Features and specifications are subject to change. Seller may substitute equal or better quality materials.*



Revised 12-14-10



Map & Building Plan



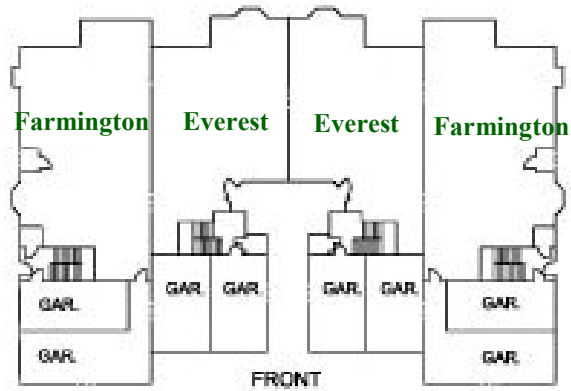
Directions:

Route 10 (Whitney Avenue)
to Todd Street to entrance of
Trailside Village.
Hamden, CT

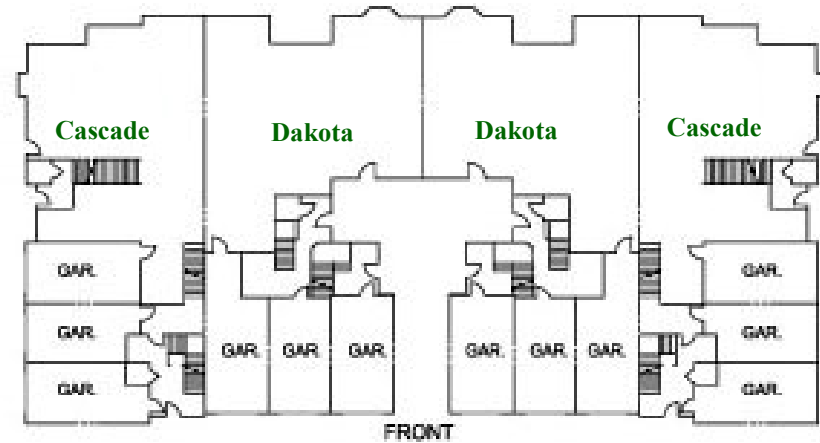




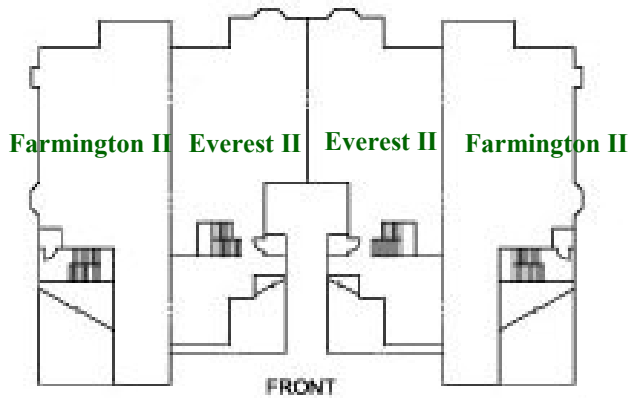
MODEL LAYOUT



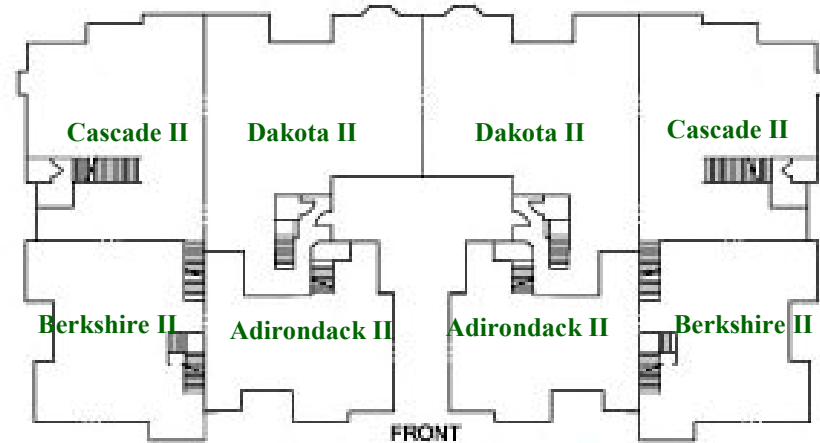
8 HOME- 1st Floor



12 HOME- 1st Floor



8 HOME- 2nd Floor



12 HOME- 2nd Floor

ENERGY STAR[®] at Trailside Village in Hamden

AN ENERGY EFFICIENT HOME IS A DREAM COME TRUE!

It's beautiful. It's comfortable, and it helps pay its own mortgage. It's an **ENERGY STAR** Qualified home.

An **ENERGY STAR** Qualified home can be a single-family or multi-family residential home. It achieves the greatest level of energy-efficiency through the use of reliable, advanced building techniques and high-quality materials. These include high performance windows, better insulation, energy-efficient appliances, HVAC systems, and tighter overall sealing and weatherproofing.

Why is an **ENERGY STAR** Qualified home better?

- An **ENERGY STAR** Qualified home is more comfortable to live in, and to live with.
- Reduced Energy Cost
- Lower Maintenance Cost: Enjoy a more durable, trouble-free home that requires fewer builder callbacks.
- Better Indoor Air Quality: Warmer in the winter, cooler in the summer and cleaner, quieter and healthier year round.
- Higher Resale Value: According to the EPA, national averages indicate resale values are higher than traditional homes.
- Better for the Environment: Lowers the demand on our natural resources and produces fewer harmful emissions.

Ravenswood Homes, in partnership with **The United Illuminating Company (UI)**, is pleased to offer the benefits of the **ENERGY STAR** program at Trailside Village in Hamden. This community has exceeded the minimum requirements as set forth in the **ENERGY STAR** program. With the **ENERGY STAR** qualification, you'll have peace of mind knowing your new home is not only beautiful but energy efficient. The **ENERGY STAR** program is designed and promoted by the US Department of Energy and the US Department of Environmental Protection Agency. As you review our plans, please note the **ENERGY STAR** benefits listed below.

ENERGY EFFICIENT HEATING AND A/C EQUIPMENT

In 1975, a gas furnace efficiency of 64% was considered the best. Today, thanks to new technologies, these gas fired furnaces are 92% efficient! The central air conditioning system meets federal requirements and is designed for energy savings. Energy efficient heating and A/C equipment can help reduce energy use and noise.

The ductwork, which carries the heated and cooled air throughout the home, has been insulated to an R-value of 8, with all gaps and seams taped and sealed to minimize the loss of heat. Tight ducts can contribute to improved indoor air quality and comfort.

IMPROVED INSULATION

Everyone knows that insulation in the walls and attic of a home will save on heating and cooling costs, but did you also know that insulation has other benefits? Such as COMFORT, by reducing drafts and temperature differences between and across rooms. Insulation also absorbs sound, creating a QUIETER home environment. Improved insulation blankets the home in comfort and quiet.

Properly installed insulation is critical to reaping its full benefits. These homes contain R-19 fiberglass batts in the walls, installed carefully to prevent crimping and compression. R-38 insulation blown into the attic cavity and R-11 fiberglass batts installed in the basement ceiling. The R rating is the ability to resist the flow of heat, the higher the better.

Fiberglass insulation is non-flammable and withstands compression, which can decrease its R-value.



REDUCED AIR INFILTRATION

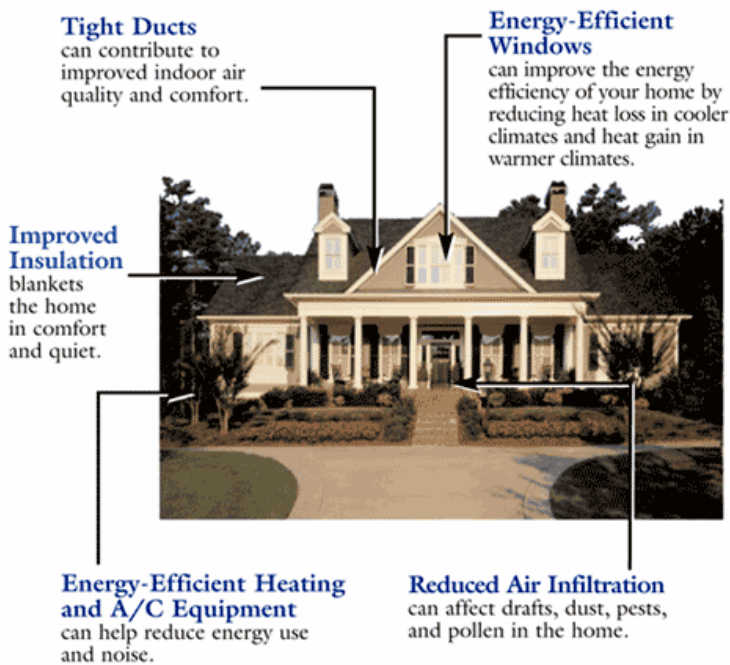
Air leakage can waste between 25-40% of the energy used for heating and cooling a typical home. It is vital during construction, prior to any drywall installation, that all possible sources of air infiltration into the home be detected and sealed. Reduced air infiltration can affect drafts, dust, pests, and pollen in the home.

In this **ENERGY STAR** home, as part of the construction phase, holes and penetrations were sealed with low-expanding foam. The areas treated include window and door frames, plumbing penetrations, electrical outlets, attic hatchways, sill and band joists, dryer vents, fireplace, and duct penetrations.

INDOOR AIR QUALITY

In both bathrooms, there is an outdoor ventilation fan that is used to exchange fresh air throughout the home. It enables the indoor air to be exhausted as often as needed and allows for better control of moisture content and indoor air quality. The homeowners can control the ventilation to best suit their own personal needs.

ENERGY STAR® at Trailside Village in Hamden



ENERGY STAR® APPLIANCES

ENERGY STAR labeled appliances save you money by using less electricity and water. An appliance receives the ENERGY STAR rating if it is significantly more efficient than the minimum government standards, as determined by testing procedures. ENERGY STAR labeled appliances are offered at Trailside Village.

ENERGY STAR dishwashers save by using improved technologies for the primary wash cycle, and using less hot water to clean. Features include energy efficient motors, "no heat" drying cycles and advanced technology including sensors that determine the length of the washing cycle and the temperature of the water necessary to clean dishes.

The refrigerator is the single greatest power consumer in many households. ENERGY STAR refrigerators incorporate a number of advanced features to save energy while keeping food fresh. To make a better refrigerator, manufacturers use:

- Better insulation
- More efficient compressors
- Precise temperature and defrost mechanisms

Improved insulation allows the compressor to run less often.

ENERGY STAR clothes washers use superior designs that require less water to get clothes thoroughly clean. These machines use sensors to match the hot water needs to the load, preventing energy waste.

- Nearly 50% less water and 30-40% less energy used per load
- Washer design causes less wear and tear on clothes
- Better water extraction means less dryer time, for further energy savings

ENERGY EFFICIENT WINDOWS

Windows usually account for a large portion of the exterior wall area of new homes. Therefore, it is important that these windows have the thermal performance to minimize heating or cooling loss and increase solar gain. ENERGY STAR approved windows can improve the energy efficiency of your home by reducing heat loss in the winter and heat gain in the summer.

The windows in these homes are ENERGY STAR approved and are constructed with double glazing, sealed tight to form an insulation value, thus reducing heat losses and gains.

The glass is coated for low-emission, or low-e, which can block up to 98% of the ultraviolet radiation emitted by the sun. This radiation is what causes curtains, carpeting and furniture to fade.

ENERGY STAR Qualified homes are high quality, comfortable homes that cost less and are good for the environment. We hope you enjoy Trailside Village in Hamden.

For more information on the benefits of an ENERGY STAR® Qualified home, please call:

1-877-WISE USE



The United Illuminating Company

Ravenswood Homes

TRAILSIDE VILLAGE TESTIMONIALS



Throughout the buying and building process of my Ravenswood Home I was impressed with the efficiency and helpfulness of everyone with whom I had contact. My questions were answered quickly and everyone I dealt with seemed determined to be accommodating. All problems have been dealt with promptly. I am impressed by the quality of the craftsmanship in my Trailside Village condominium. The view of Sleeping Giant is spectacular and I look forward to enjoying it from my balcony as the warmer weather approaches. I am a recently relocated out-of-state, former house owner who had many reservations about moving to an adult condo community. I have no regrets and truly enjoy the comfort and privacy of my new home.

"I was impressed with the efficiency and helpfulness of everyone."

- Diane Kindler

"....an incredible hideaway, nestled perfectly between the Farmington Canal and the Sleeping Giant...."

It is impossible to describe what we like about living at Trailside in one sentence but we will try... Trailside Village...an incredible hideaway, nestled perfectly between the Farmington Canal and the Sleeping Giant.....what a special and wonderful place to be!!!

- Sam and Eileen Peele

We are very pleased with all aspects of Trailside Village. After a lengthy search we were finally able to find exactly what we were looking for.....a builder that's extremely cooperative, a high-quality product, and a location that's convenient to everything. We love living at Trailside Village.

"....a builder that's extremely cooperative, a high-quality product, and a location that's convenient to everything."

- Mae and Alan Margolis

"....have had a very positive experience with the entire process...."

We are thoroughly enjoying our new condo and have had a very positive experience with the entire process, with all issues being dealt with quickly and professionally. We have always owned our own home so condominium living was a very new experience for us. We love it....we especially enjoy the close proximity to the

Trail and being able to hop on our bikes for a ride or a nice leisurely walk.

- Joanne and Jim Leddy

I never thought I'd find a 55-plus condo development in Hamden that would have EVERYTHING that I was looking for.....complete privacy with one-floor convenience! Each unit has two bedrooms, two complete baths, all new appliances and an attached garage. Who could want more? I love it here and am thrilled that I no longer have to worry about any outside maintenance!

"...complete privacy with one-floor convenience!"

- Sandra Schiff

"And an unexpected bonus - cordial, friendly, and helpful neighbors!"

After a year of living at Trailside Village, we are enjoying the scenic, convenient location, the generous condo standard features with a multitude of offered options, the convenient floor plan with high ceilings, the walk-out shower, fireplace, deck, and not least of all, gas heat and air conditioning. And Georgette enjoys the handy location of the washer and drier. And an unexpected bonus - cordial, friendly, and helpful neighbors!

- Mike & Georgette Scardera

After having lived in the same home for 42 years, moving was a very traumatic experience to say the least. But with the help of the people at Ravenswood we are just about settled in and loving our new condo. Ravenswood is very attentive to any of our minor problems and they make sure we are completely satisfied. We have friends who have furthered their interest in purchasing at Trailside Village after witnessing our journey to completion.

"very attentive to any of our minor problems and they make sure we are completely satisfied."

- Jim & Johanne Canelli

"Dean Fiske is a reputable/quality builder whose reputation goes beyond the units at Trailside Village"

Ravenswood employees were quick to respond to any issues that arose during the warranty period. There were just the standard issues that come with new construction. Dean Fiske is a reputable/quality builder whose reputation goes beyond the units at Trailside Village

- Dan Franchi

**Ravenswood
Homes**

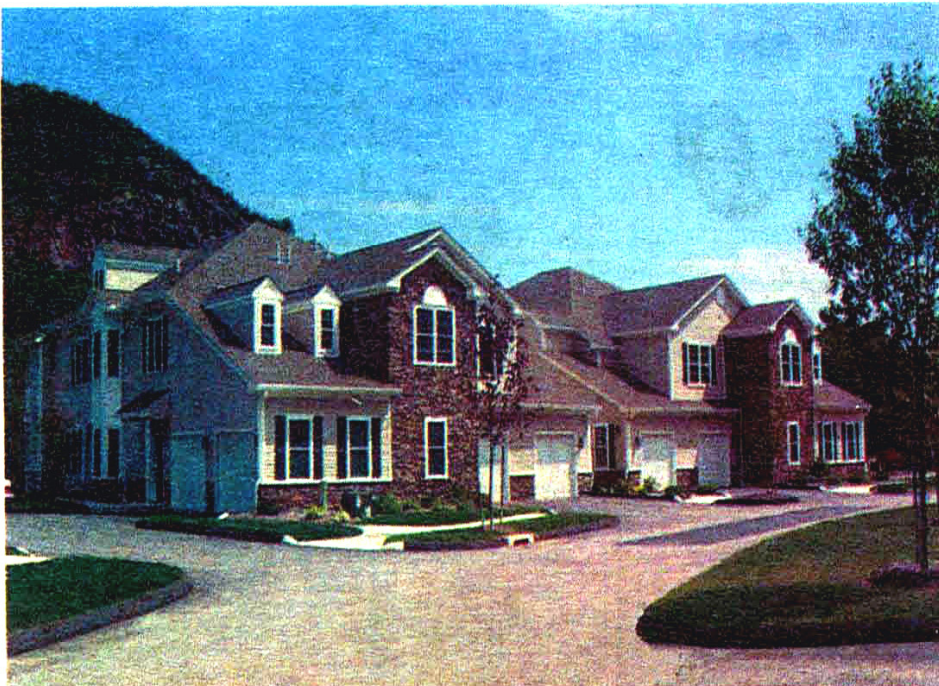

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REAL ESTATE

AL ESTATE

C L A S S I F I E D

www.nhregister.com

Award-Winning Design, Fabulous Amenities and Incredible Value at Trailside Village



By Bernadette Blaze

Hamden – Located in desirable Mount Carmel, nestled between Sleeping Giant State Park and the Farmington Canal Greenway, Trailside Village offers a fantastic opportunity for adults age 55 and up. Here, this award-winning community provides luxurious yet affordable Ranch style homes with outstanding amenities. With prices starting at just \$249,900, Trailside Village offers style, quality, comfort and convenience with stylish, architecturally designed homes ranging from 1,300 to over 2,200 square feet in a beautiful, natural setting. Add to that the carefree lifestyle that comes with no exterior maintenance and Trailside Village truly stands out among the rest!

Trailside Village offers a totally new concept in condominium living and has earned a Home Builders Association of Connecticut (HOBIC) award for

Best Multifamily Community in Connecticut. One of its most distinguishing characteristics is that from the exterior, the homes look and feel similar to a two-story townhouse, but in reality, each home has all living areas on one floor with private entry ways and attached garages allowing residents to enjoy both their privacy and all the benefits of single level living. This 56-unit community is being developed by Ravenswood Homes, well-established builders of quality residential properties since 1963, and recipients of numerous building and design awards.

Each residence is unique with an open, flowing floorplan and features that vary from style to style. Designed to accommodate today's modern lifestyle, these spacious two-bedroom, two-bath homes offer a wide selection of standard features including 9-foot ceilings, wood floors, central air, gas fireplaces, ceramic tile baths and decks. Master bed-

rooms feature a walk-in closet and large master bath with double sinks and walk-in shower. The kitchens showcase granite countertops, maple cabinetry, crown moldings and a break-

fast nook. Some models feature a master bedroom with a bay window and sitting area and both the Everest II and Farmington II models feature dramatic coffered ceilings in the living room, dining room and master bedroom, adding an ambience of elegance.

Designs may also include a mudroom, den and a host of available upgrades such as private elevators and finished basements. All homes are Energy Star® certified so owners will benefit from energy and cost-saving products and technology from windows, insulation, heating and air conditioning to all the appliances.

One of Trailside Village's most notable features is the beautiful clubhouse that is located in a renovated 1700's home, bridging antique charm with modern amenities. The clubhouse includes a bar/pub room, game room, comfortable living room, private library, a fully updated kitchen, fitness room and multi-function room. There are also two large bedroom suites reserved exclusively for residents' guests. Outside, beautiful patios and gardens highlight the community.

Finally, residents will absolutely love Trailside Village's ideal location. Not only is it close to shopping, restaurants and highways with easy access to everything including sports, entertainment, and Quinnipiac University, Trailside Village sits along the Farmington Canal Greenway Trail and across from Sleeping Giant Park with wonderful walking, hiking and biking trails.

Come see the luxurious, care-free lifestyle Trailside Village offers. Homes at Trailside Village are being offered through Calcagni Associates, Hamden office. For information or a private showing, call 203-288-1821

