

Built by: Ct Yankee Construction, Inc.
Engineering by: Milone & MacBroom, Inc

Cheshire, CT

Project Managers:
Lori Watts & Sheila Fiordelisi
(203) 272-1821 Ext. 339 & 332

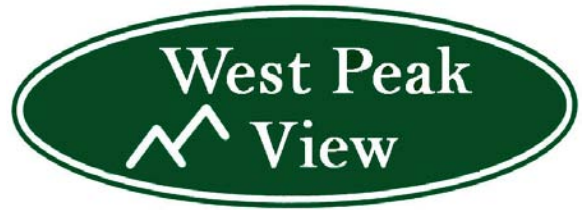


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2620 WHITNEY AVENUE, HAMDEN, CT 06518 PHONE: 203-288-1821
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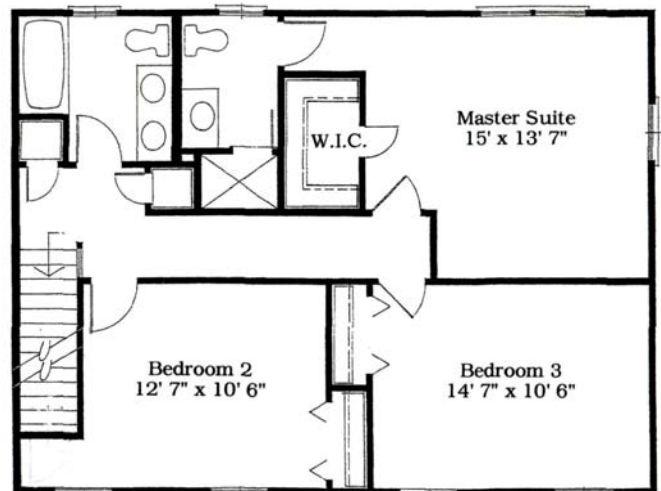
First Floor



UPSON 2 MODEL

Total 1,691 Sq. Ft.

Second Floor



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 the property of Ct Yankee Construction, Inc. All rights reserved. 2009



First Floor

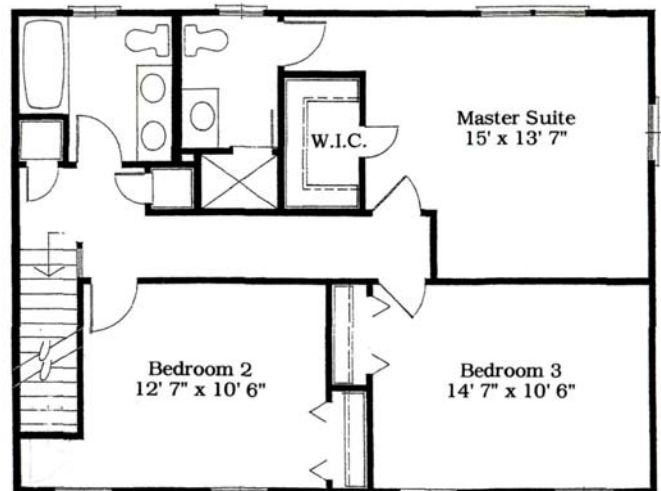


UPSON 3 MODEL

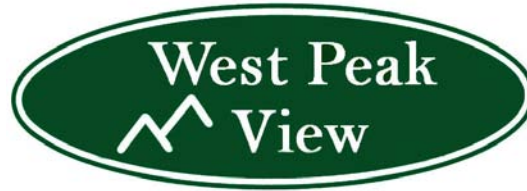
Total 2,087 Sq. Ft.

**Bonus Room or Master Bedroom available, not shown in floor plans*

Second Floor



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SPECIFICATIONS

UTILITIES

- ❖ City water, septic
- ❖ Underground utilities, including cable TV & telephone

CABINETRY AND COUNTERTOPS

- ❖ Custom kitchen and bathroom cabinetry, from builder's selection
- ❖ Bathroom vanities with cultured marble tops and integrated sinks, from builder's selection
- ❖ Laminate countertops in kitchen from builder's selection.

PLUMBING & HEATING

- ❖ Hi-Efficiency heat pump with central air, 2 zones.
- ❖ 50-gallon electric hot water
- ❖ Kitchen sink, stainless steel single bowl, w/Moen single lever faucet
- ❖ Fiberglass shower in Master Bath
- ❖ White fiberglass tub & shower in Main Bath
- ❖ White toilets in all bathrooms
- ❖ Washer & dryer hookups
- ❖ Water lines Flo-Guard, waste PVC
- ❖ Pedestal sink in powder room.

ELECTRICAL

- ❖ Electric outlets & switches per code
- ❖ 200 AMP service
- ❖ Lighting fixtures-\$600 allowance
- ❖ 4 cable TV outlets
- ❖ 4 modular phone jacks
- ❖ Ceiling outlets for future electric garage door openers
- ❖ 4 recessed lights
- ❖ Exhaust fans in all bathrooms

STRUCTURAL

- ❖ Construction pursuant to local building code
- ❖ Footing & foundation- poured concrete
- ❖ 8' foundation walls
- ❖ Basement & garage floor- poured concrete (Upson 1 Model- no garage)

STRUCTURAL (CON'T)

- ❖ Insulation 3 1/2" R 13 wall, 12"R-38 attic, R-11 basement ceiling
- ❖ Footing drains
- ❖ Attic scuttle in appropriate location
- ❖ Bilco hatchway or walk-out basement, depending on grade

LANDSCAPING

- ❖ Lawn-graded & seeded front, sides & 25' rear
- ❖ Concrete front walk, driveway to front door
- ❖ 8 shrubs
- ❖ Driveway- paved

EXTERIOR DECORATING

- ❖ Siding-vinyl
- ❖ Windows (screens & grids included), energy star
- ❖ Roof- asphalt/fiberglass shingle- architectural design, 30 yr. with ridge vent
- ❖ Leaders & gutters- aluminum
- ❖ Insulated garage door (Upson 1 Model- no garage)
- ❖ Trim- maintenance free
- ❖ Deck- 12'x12' pressure treated or concrete patio 12'x12', depending on grade

INTERIOR FEATURES

- ❖ Ceiling- flat finish
- ❖ Walls- Benjamin Moore-2 coats- painted one color throughout
- ❖ Woodwork- painted-satin finish
- ❖ Doors- 6 panel molded, painted
- ❖ Ceramic tile floors- Baths & Laundry Room
- ❖ Hardwood floors- Dining Room, Living Room & Kitchen
- ❖ Carpet- All Bedrooms, upstairs hall (& Rec Room in Marion Model)
- ❖ Clothes closets-white wire shelving
- ❖ Vanity mirrors- plate glass sized as vanity, Master Bath and Main Bath only
- ❖ Tyvec wrap on exterior

* Propane fireplace available at additional cost.

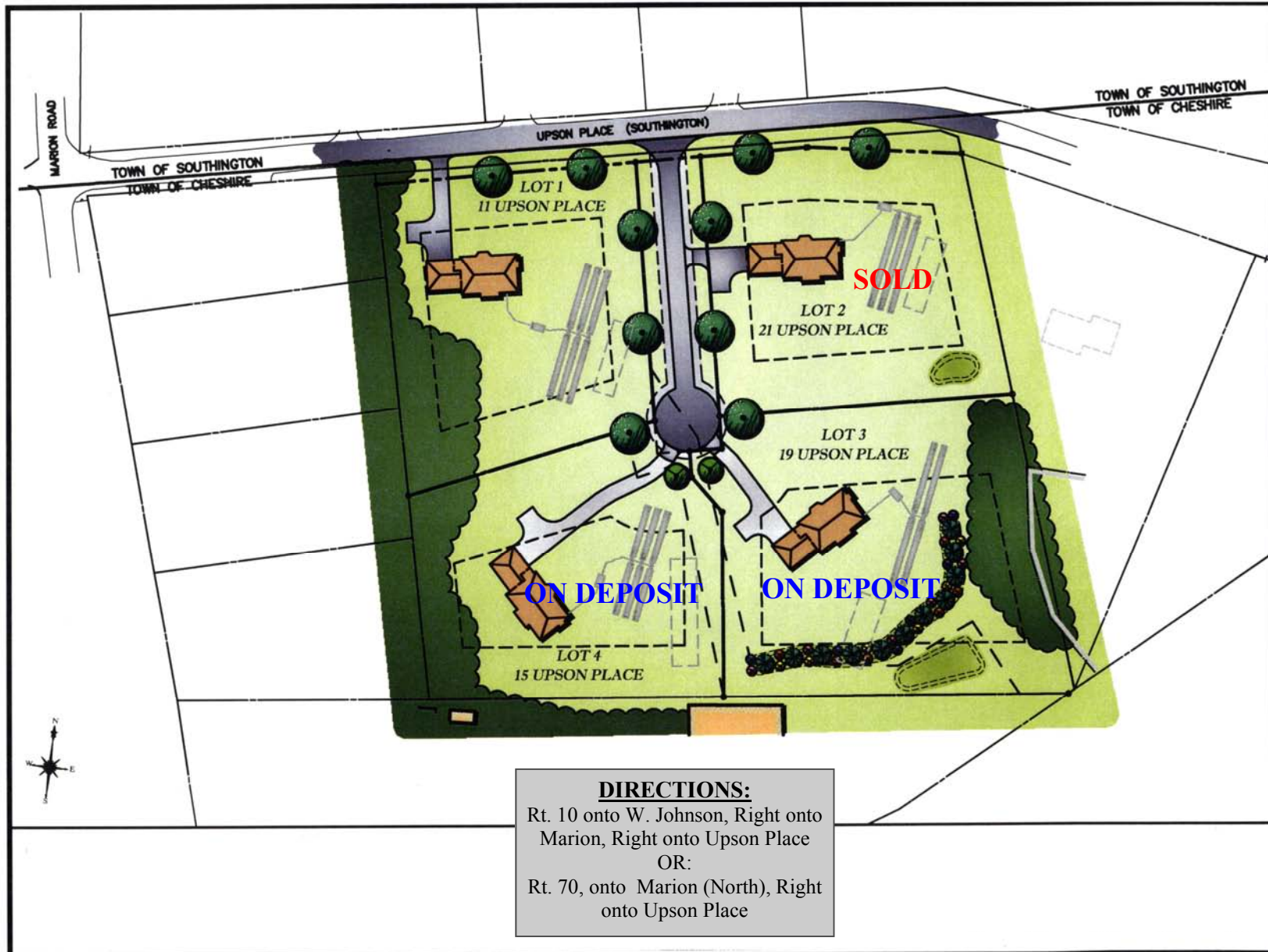


Features and specifications are subject to change. Seller may substitute equal or better quality materials.

Updated 3/12/09

Site Development Plan

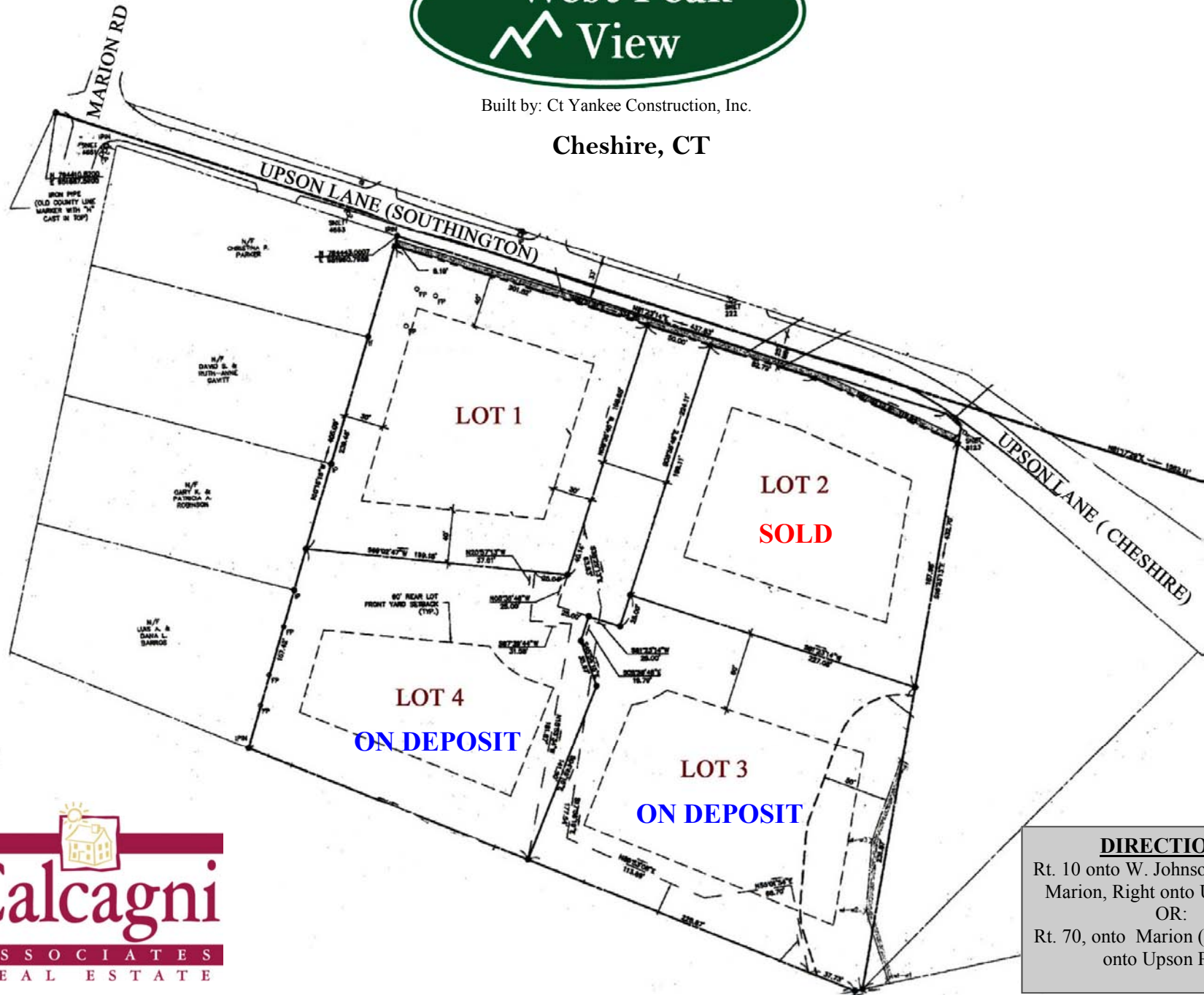
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DIRECTIONS:
Rt. 10 onto W. Johnson, Right onto Marion, Right onto Upson Place
OR:
Rt. 70, onto Marion (North), Right onto Upson Place