Cheshire, CT

Cheshire’s newest neighborhood for those 55+

Project Managers:
Marilyn Rock & Leanne DelRosso
203-272-1821 Ext. 307 & 314

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Arlington at RICHMOND GLEN by Brodach Richmond, LLC

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 Brodach Richmond, LLC. All rights reserved. 2011

First Level
- M. BEDROOM 14' x 16'
- FAMILY ROOM 15' x 20'
- BREAKFAST 12'6" x 15'4"
- 2 CAR GARAGE
- DINING ROOM 14' x 12'

Second Level
- FAMILY ROOM BELOW 12' x 14'
- BONUS ROOM 13' x 17'
- STUDY 12' x 15'

First Floor 1610 square feet
Second Floor 590 square feet
Bonus Room 218 square feet
Total 2418 square feet
Lexington at RICHMOND GLEN by Brodach Richmond, LLC

Lexington
First Floor 2415 square feet
Total 2415 square feet

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CALCAGNI ASSOCIATES REAL ESTATE 330 SOUTH MAIN STREET CHESHIRE CT 06410 203.272.1821 FAX: 203.271.3585 www.calcagni.com
Speciations

**Structural**
- Footings & foundations - poured concrete
- Basement & garage floors - poured concrete
- Gas Fireplace w/remote control - flush hearth w/mantel, marble surround
- Sheathing – Roof OSB, Exterior Walls OSB, floors 3/4 T & G plywood
- Insulation - R-19 walls, R-38 ceilings, R-30 cathedral ceilings, blanket fiberglass
- Footing drains
- Insulated windows w/built-in grills and screens - vinyl clad exterior – low E glass
- Front door – steel, insulated
- 2x6 construction

**Exterior**
- Siding – vinyl w/ brick accent, as shown on plan
- Shutters - vinyl as shown on plans- black
- Roof - 30 years architectural shingles- black
- Gutters & leaders – aluminum
- Deck – 12’ x 12’ state of the art composite decking with cedar rails

**Interior**
- Ceilings - flat painted – 9’ ceilings on first floor
- Walls - two coats flat paint, one color throughout - Benjamin Moore
- Trim - painted 5 1/4” baseboard and stafford trim throughout
- Doors - 6 panel molded - painted
- Closets – wire shelves
- Vanity mirrors - plate glass sized per vanity
- Crown molding - 4 5/8”- Dining Room, Study, Powder Room
- Brushed nickel hinges & handles

**Electrical**
- Electrical outlets and switches per code
- 10 communication outlets
- 200 Amp Service
- Lighting allowance - $2,000
- 10 recessed lights
- Security system w/two keypads
- Garage door openers installed w/external keypad & two remotes

**Appliances & Cabinetry**
- Appliance allowance - $3,500
- Kitchen cabinetry- custom designed, granite countertops
- Bathroom vanities w/granite countertops

**Plumbing**
- **Master Bath – White fixtures**
  - Tiled 5’ shower
  - Granite vanity top w/undermount double sinks
  - Elongated toilet— comfort height
  - Moen Eva or Brantford faucets
  - Glass shower door in master shower
  - Soaking tub, where shown
- **Main Bath – White Fixtures**
  - One piece fiberglass tub/shower combination
  - Elongated toilet—comfort height
  - Granite vanity top w/undermount sink
  - Moen Eva or Brantford faucets
- **Powder Room**
  - Pedestal sink– Gerber Brianne Petite
  - Elongated toilet— comfort height
  - Moen Eva or Brantford faucets

**Plumbing (cont’d)**
- **Kitchen**
  - Under mount stainless steel 32” single bowl sink
  - Moen integrated style faucet with spray
  - Moen soap dispenser
  - Garbage disposal
  - Gas or Electric for cooking
- **Laundry/Mudroom**
  - Washer and vented dryer hook-ups

**Heat & Hot Water**
- Gas fired 2 zone FWA heat with April-aire humidifier
- Central Air – 2 zone
- Buried 500 gallon propane tank
- 50 gallon gas fired water heater

**Floors**
- Great Room, Dining Room, Kitchen, Foyer, Staircase, 2nd floor hallway - 2 1/4” oak flooring- 3 coats polyurethane
- Bedrooms, Study, Den - carpet
- Bathrooms - ceramic tile

**Utilities**
- Public Water
- Public Sewer with grinder pump - maintained by association

**Landscaping**
- Driveway - paved
- Lawn - graded & seeded where disturbed
- Front foundation plantings
- Paver walkway – driveway to front door
- In-ground irrigation with rain sensors

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

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Revised 11/4/16
RICHMOND GLEN by Brodach Richmond, LLC

Cheshire, CT

Calcagni ASSOCIATES REAL ESTATE

Phase II

Directions: Route 10, to Academy Rd. (Route 68 East). Turn left on Wiese Rd. Richmond Glen is on the right.

CALCAGNI ASSOCIATES REAL ESTATE 330 SOUTH MAIN STREET CHESHIRE CT 06410 203.272.1821 FAX: 203.271.3585 www.calcagni.com

Sold  Quick Delivery
# Richmond Glen

*Cheshire*

## Price List

<table>
<thead>
<tr>
<th>MODEL</th>
<th>SQ. FT.</th>
<th>PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arlington (Lot 39 &amp; 41)</td>
<td>2418 Sq. Ft.</td>
<td>$439,900</td>
</tr>
<tr>
<td>Lexington (Lot 40)</td>
<td>2415 Sq. Ft.</td>
<td>$469,900</td>
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</tbody>
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*All Quick Delivery Homes*

*Prices are subject to change without notice*

**PROJECT MANAGERS:** MARILYN ROCK 203-671-4109 & LEANNE DELROSSO 203-915-9588

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Updated 6-6-19