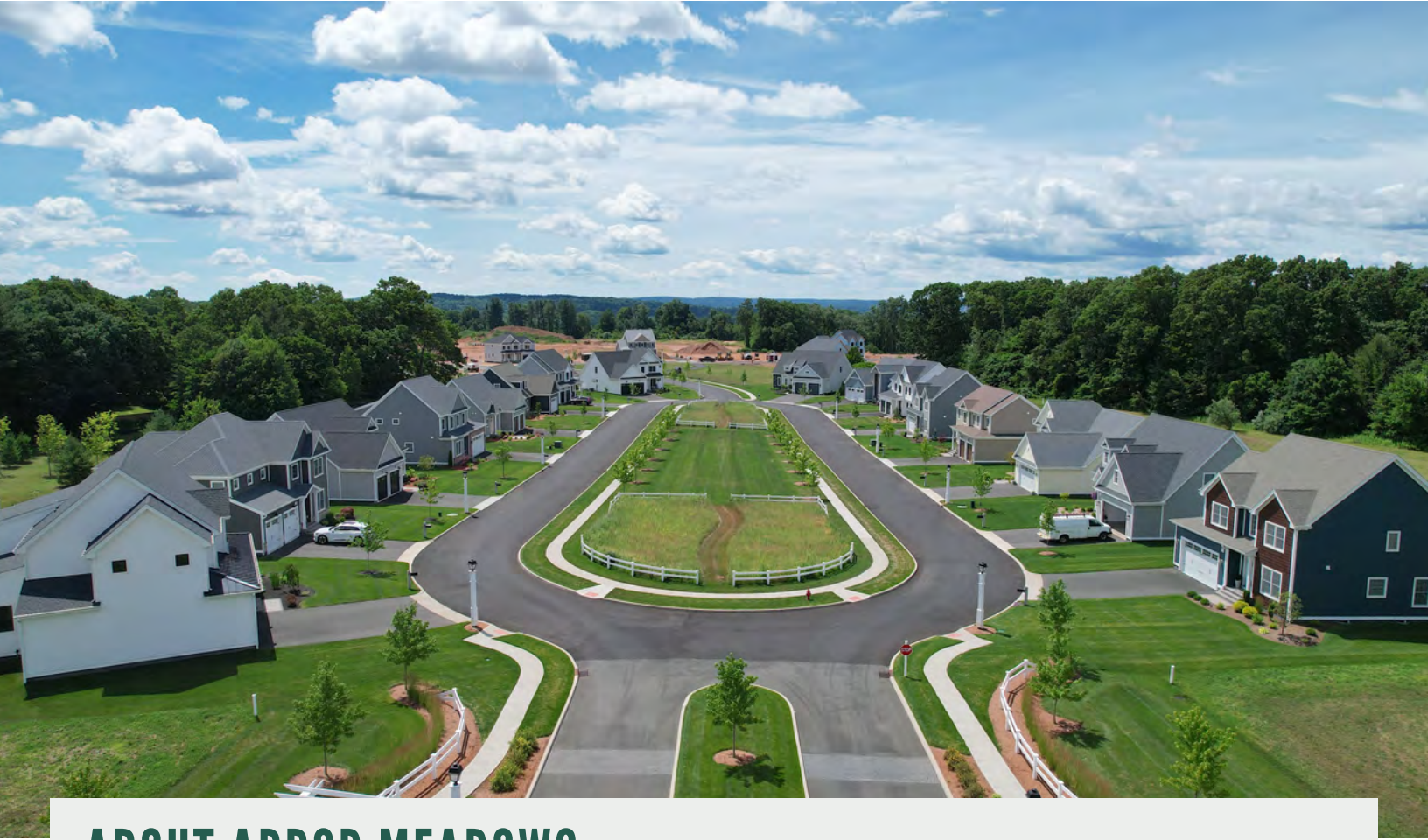




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## ABOUT ARBOR MEADOWS

Home is here at Arbor Meadows of Cromwell. Set on a picturesque property, this 75 single-family community boasts an open space design with common greens and permanent buffers. Located within walking distance of the TPC River Highlands Golf Club, River Highlands State Park, and The Connecticut River, leaving just a short 5-mile drive to Middletown's vibrant restaurant scene. Commutes to Hartford and New Haven are made easy and all schools are within 2 miles and minutes away.

Arbor Meadows is built By Carrier, a local family-owned company building in Connecticut for almost 50 years, known for superior craftsmanship, quality, energy efficiency, and the industry's leading five-year warranty. Our team of architects have made sure all options are available for you; from first-floor living, optional Au-pair suites, gourmet chefs' kitchen, home gyms and so much more. Let our professional interior design experts make your visions a reality.

**Calcagni**  
REAL ESTATE



Artist's Rendering. The rendering/floor plans may not reflect the exact features or dimensions of your home. All dimensions are approximate and subject to change. Please consult with our Sales Representative for details.





1/12/23

Artist's rendering may not reflect exact features. Availability is subject to change without notice. Please consult Sales Representative for details.







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## THE BRIAR

### PROPERTY DETAILS:

**2,104**  
SQUARE FEET

**3**  
BEDROOMS

**2.1**  
BATHROOMS

**2**  
CAR GARAGE

MODEL HOME

**Calcagni**  
REAL ESTATE

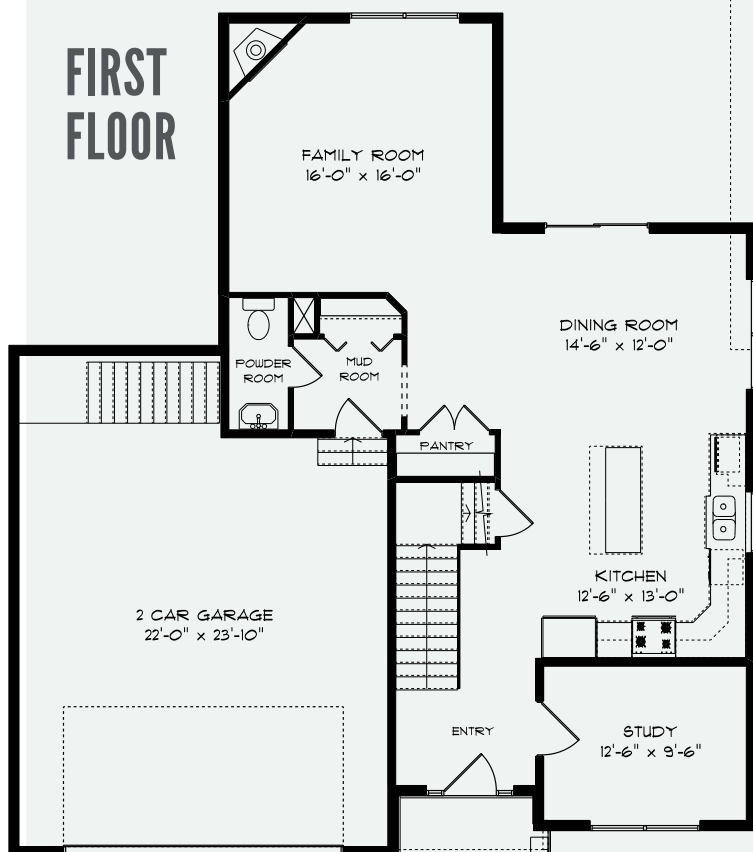


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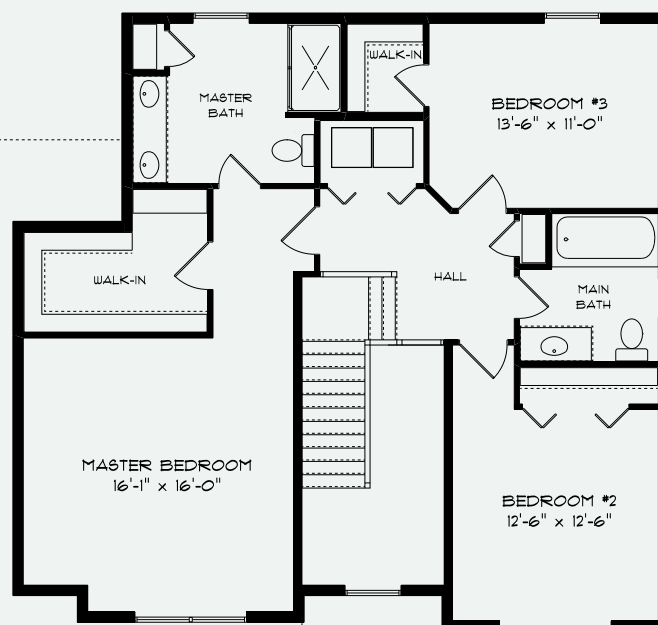
# THE BRIAR FLOOR PLANS

- Second floor master suite
- Oversized tiled shower in master bath
- Walk-in closet
- Two additional bedrooms on second floor
- Custom designer crafted cabinetry
- Granite countertops and tiled backsplash
- Large center island
- Hardwood floors
- 9 ft. ceilings on first floor
- Stainless steel appliance packages
- First floor study
- Second floor laundry
- 2-car garage with key pad entry
- Gas fireplace
- Garage to basement stairway

## FIRST FLOOR



## SECOND FLOOR



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## THE LAUREL

### PROPERTY DETAILS:

**1,997**  
SQUARE FEET

**3**  
BEDROOMS

**2.1**  
BATHROOMS

**2**  
CAR GARAGE

FIRST FLOOR MASTER

**Calcagni**  
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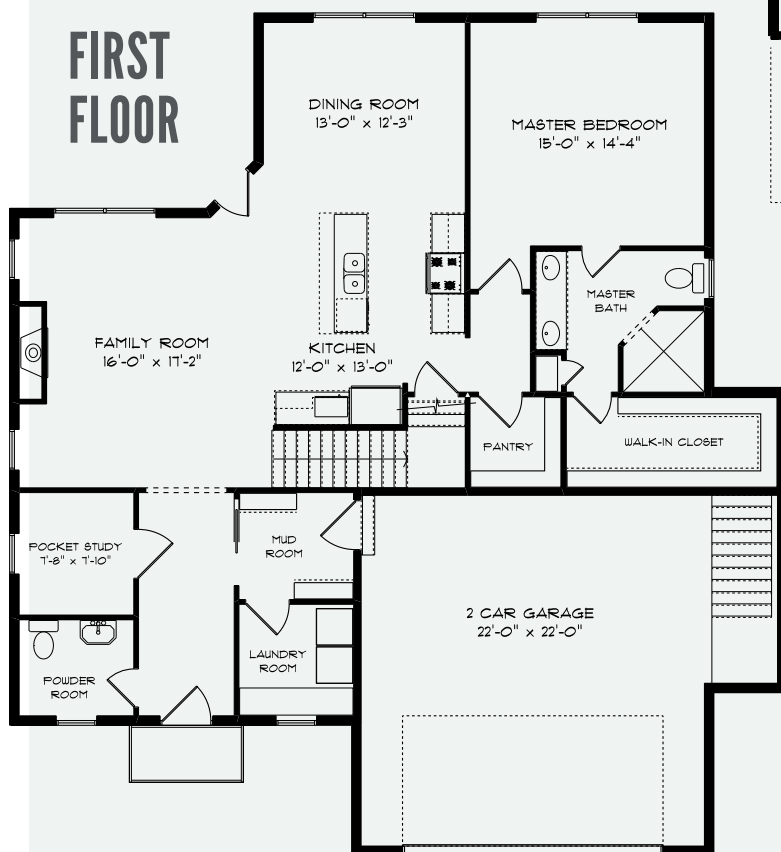
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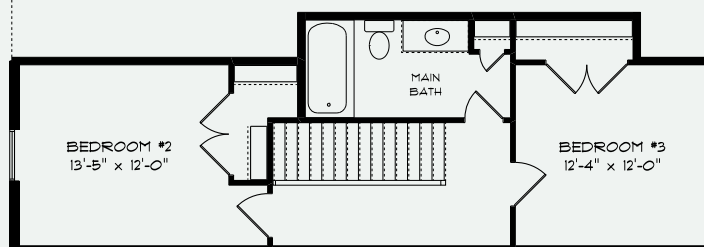
## THE LAUREL FLOOR PLANS

- First floor master suite
- Oversized tiled shower in master bath
- Two additional bedrooms on second floor
- Pocket office on first floor
- Custom designer crafted cabinetry
- Granite countertops and tiled backsplash
- Large center island
- Hardwood floors
- 9 ft. ceilings on first floor
- Stainless steel appliance packages
- Organizational drop zone
- 2-car garage with key pad entry
- First floor laundry room
- Gas fireplace
- Garage to basement stairway

### FIRST FLOOR



### SECOND FLOOR







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## THE ASPEN

### PROPERTY DETAILS:

**2,236**  
SQUARE FEET

**3**  
BEDROOMS

**2.1**  
BATHROOMS

**2**  
CAR GARAGE



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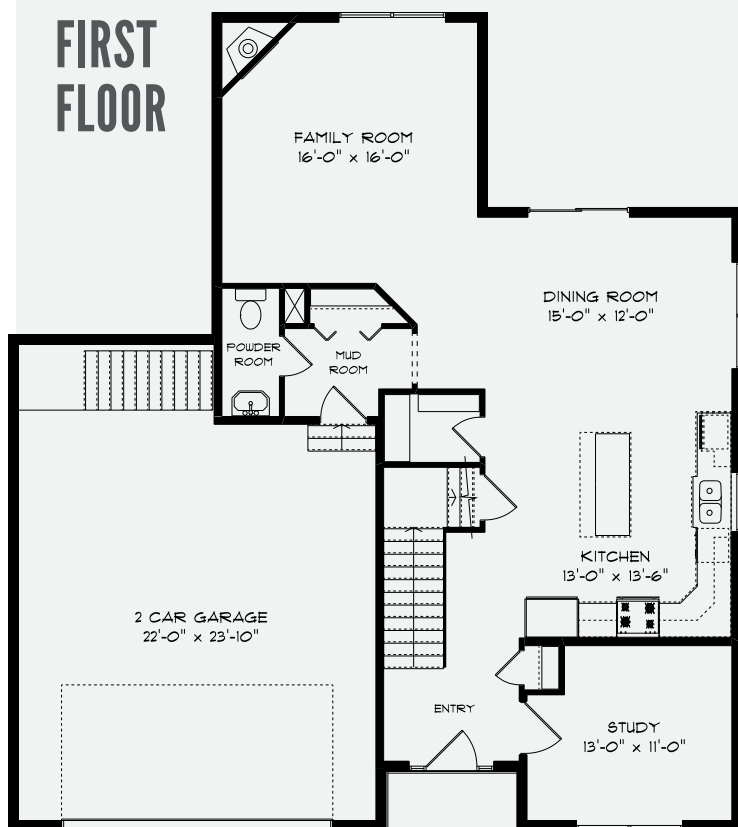
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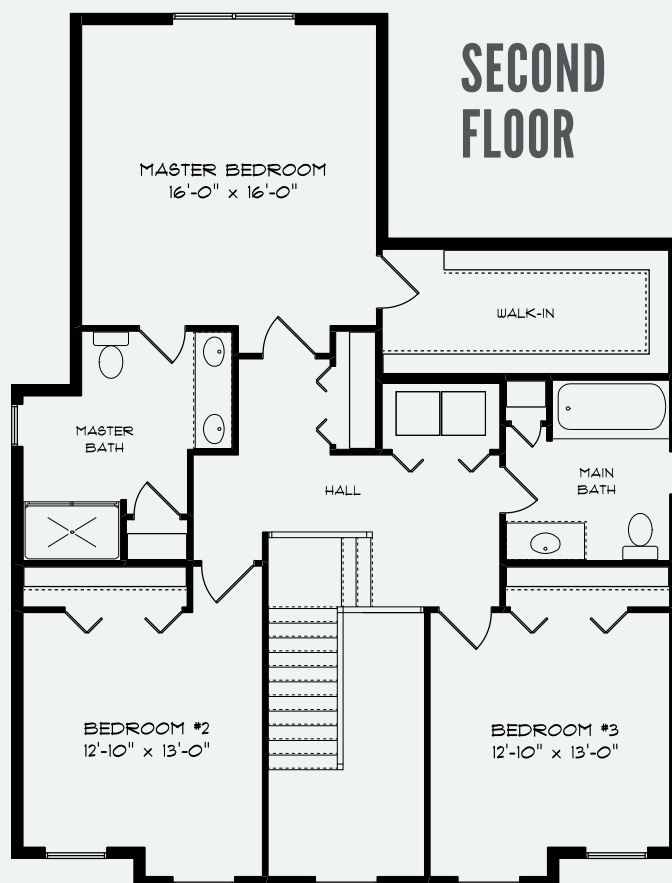
## THE ASPEN FLOOR PLANS

- Second floor master suite
- Oversized tiled shower in master bath
- Walk-in closet
- Two additional bedrooms on second floor
- Custom designer crafted cabinetry
- Granite countertops and tiled backsplash
- Large center island
- Walk-in pantry
- Hardwood floors
- 9 ft. ceilings on first floor
- Stainless steel appliance packages
- Study/den on first floor
- Second floor laundry
- 2-car garage with key pad entry
- Gas fireplace
- Garage to basement stairway

### FIRST FLOOR



### SECOND FLOOR



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## THE DAPHNE

### PROPERTY DETAILS:

**2,217**  
SQUARE FEET

**3**  
BEDROOMS

**2.1**  
BATHROOMS

**2**  
CAR GARAGE

FIRST FLOOR MASTER

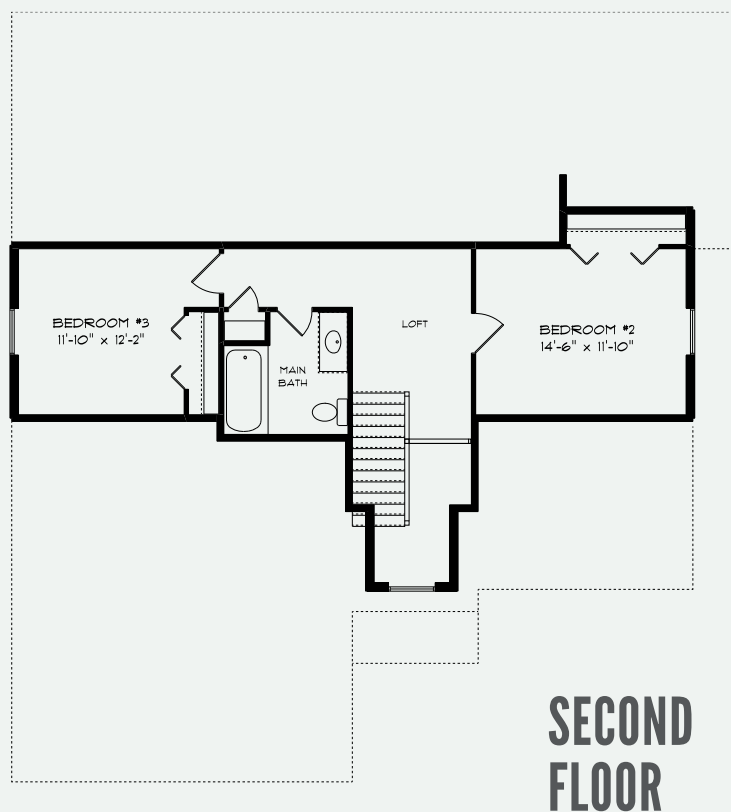
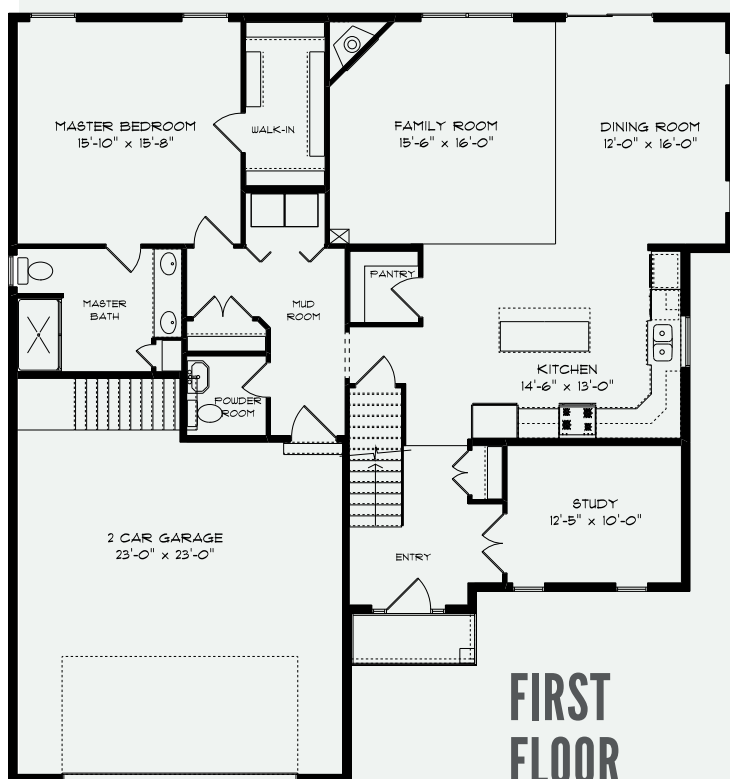
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## THE DAPHNE FLOOR PLANS

- First floor master suite
- Oversized tiled shower in master bath
- Walk-in closet
- Two additional bedrooms on second floor
- Custom designer crafted cabinetry
- Granite countertops and tiled backsplash
- Large center island
- Hardwood floors
- 9 ft. ceilings on first floor
- Stainless steel appliance packages
- Study/den on first floor
- First floor laundry
- 2-car garage with key pad entry
- Gas fireplace
- Optional cathedral ceiling with dramatic second floor balcony
- Garage to basement stairway







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## THE ELLERY

### PROPERTY DETAILS:

**2,516**  
SQUARE FEET

**3**  
BEDROOMS

**2.1**  
BATHROOMS

**2**  
CAR GARAGE

MODEL HOME

**Calcagni**  
REAL ESTATE

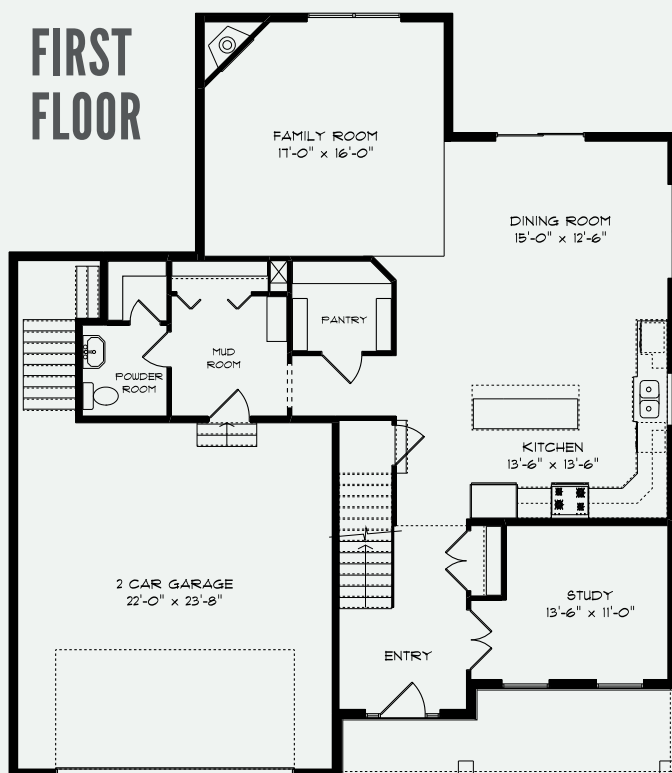


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## THE ELLERY FLOOR PLANS

- Second floor master suite
- Oversized tiled shower in master bath
- Two master walk-in closets
- Two additional bedrooms on second floor
- Custom designer crafted cabinetry
- Granite countertops and tiled backsplash
- Large center island
- Walk-in pantry
- Hardwood floors
- 9 ft. ceilings on first floor
- Stainless steel appliance packages
- Study/den on first floor
- Organizational dropzone
- Second floor laundry room
- 2-car garage with key pad entry
- Gas fireplace
- Large welcoming front porch
- Garage to basement stairway

### FIRST FLOOR



### SECOND FLOOR







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## THE WILLOW

### PROPERTY DETAILS:

**2,423**  
SQUARE FEET

**3**  
BEDROOMS

**2.1**  
BATHROOMS

**2**  
CAR GARAGE

FIRST FLOOR MASTER

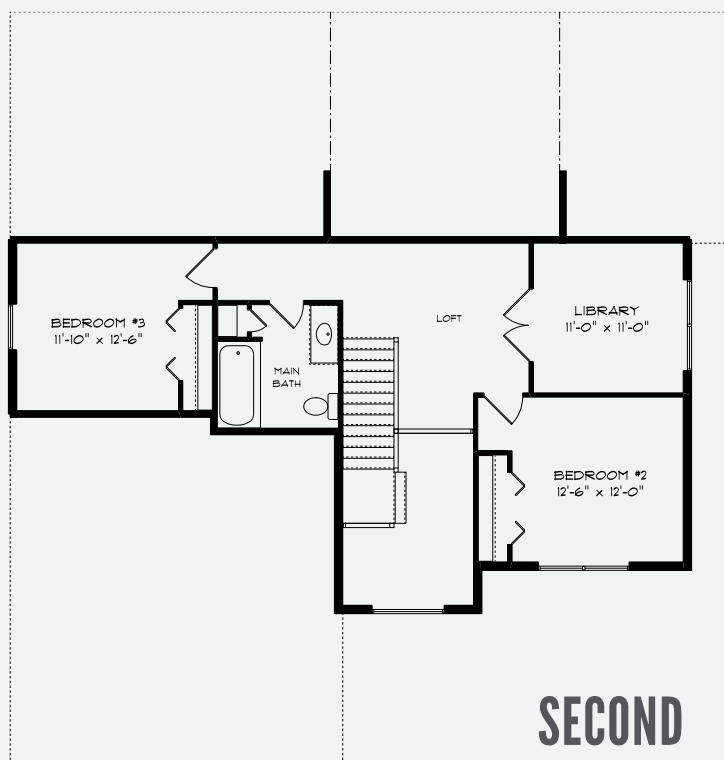
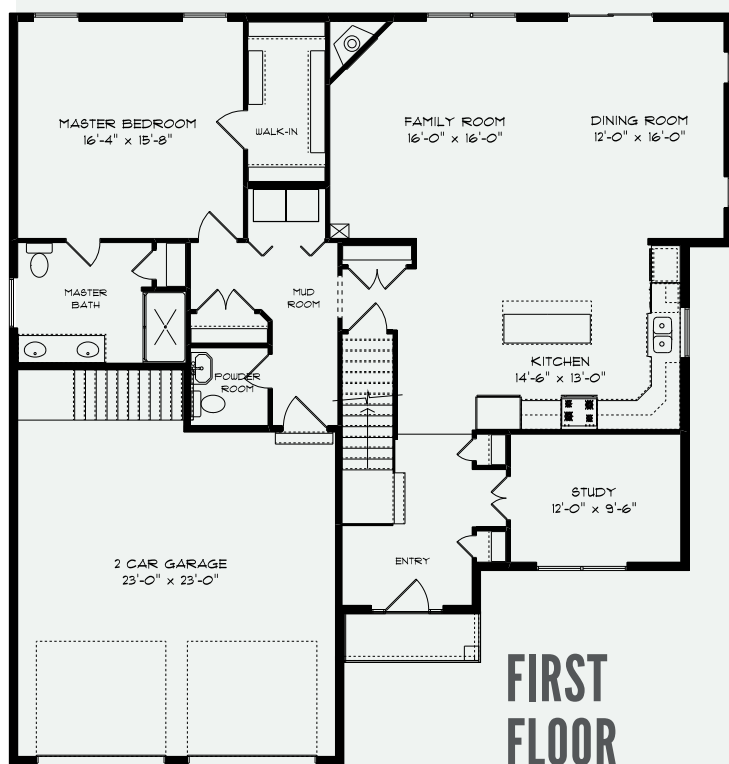
**Calcagni**  
REAL ESTATE



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## THE WILLOW FLOOR PLANS

- First floor master suite
- Oversized tiled shower in master bath
- Walk-in closet
- Two additional bedrooms on second floor
- Custom designer crafted cabinetry
- Granite countertops and tiled backsplash
- Large center island
- Hardwood floors
- 9 ft. ceilings on first floor
- Stainless steel appliance packages
- Study/den on first floor
- First floor laundry
- 2-car garage with key pad entry
- Gas fireplace
- Optional cathedral ceiling with dramatic second floor balcony
- Garage to basement stairway



**Calcagni**  
REAL ESTATE



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## THE LINDEN

### PROPERTY DETAILS:

**2,749**  
SQUARE FEET

**3**  
BEDROOMS

**2.1**  
BATHROOMS

**2**  
CAR GARAGE

**Calcagni**  
REAL ESTATE

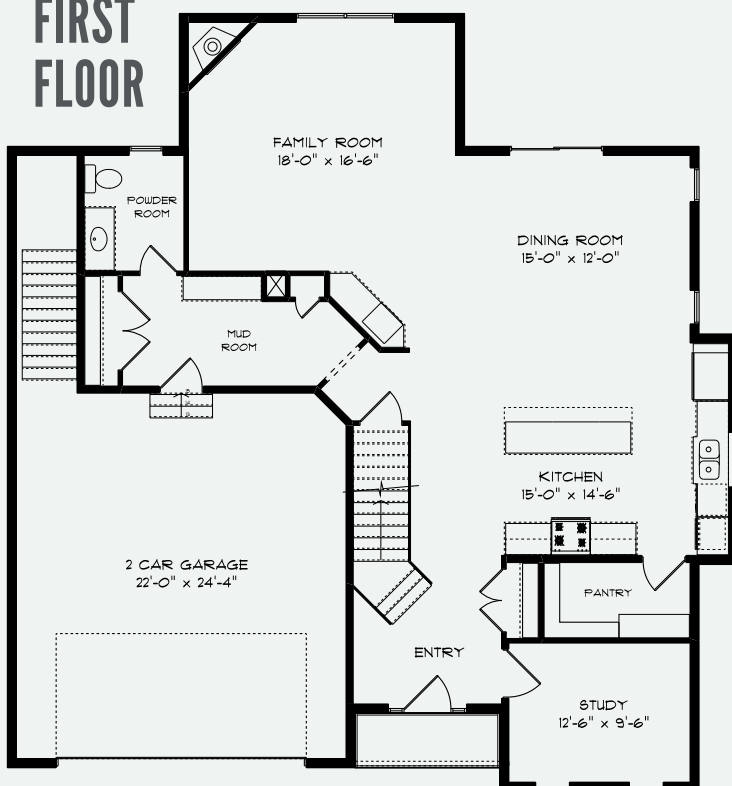


Artist's Rendering. The rendering/floor plans may not reflect the exact features or dimensions of your home. All dimensions are approximate and subject to change. Please consult with our Sales Representative for details.

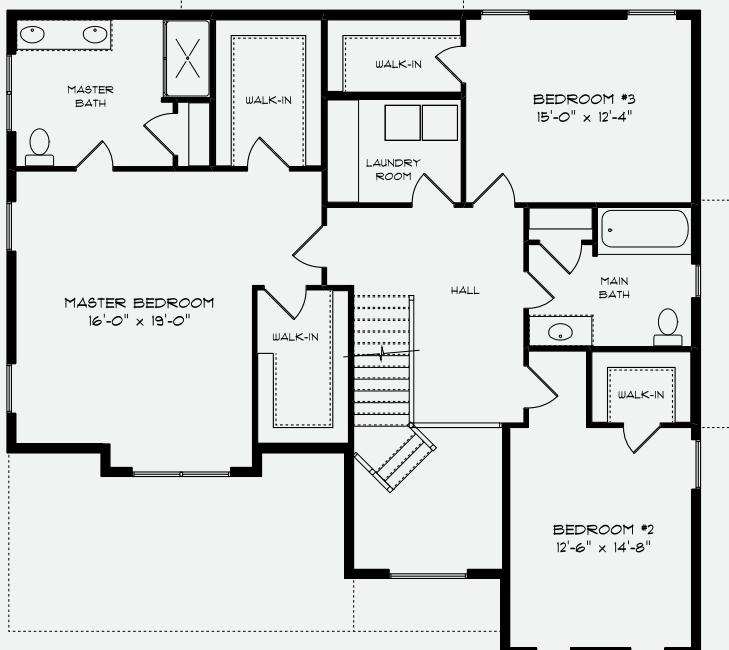
## THE LINDEN FLOOR PLANS

- Second floor master suite
- Oversized tiled shower in master bath
- Two master walk-in closets
- Two additional bedrooms on second floor
- Custom designer crafted cabinetry
- Granite countertops and tiled backsplash
- Large center island
- Walk-in pantry
- Hardwood floors
- 9 ft. ceilings on first floor
- Stainless steel appliance packages
- Study / den on first floor
- Second floor laundry room
- 2-car garage with key pad entry
- Gas fireplace
- Garage to basement stairway

### FIRST FLOOR



### SECOND FLOOR







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## THE ALDER

### PROPERTY DETAILS:

**3,192**  
SQUARE FEET

**4**  
BEDROOMS

**3.1**  
BATHROOMS

**2**  
CAR GARAGE

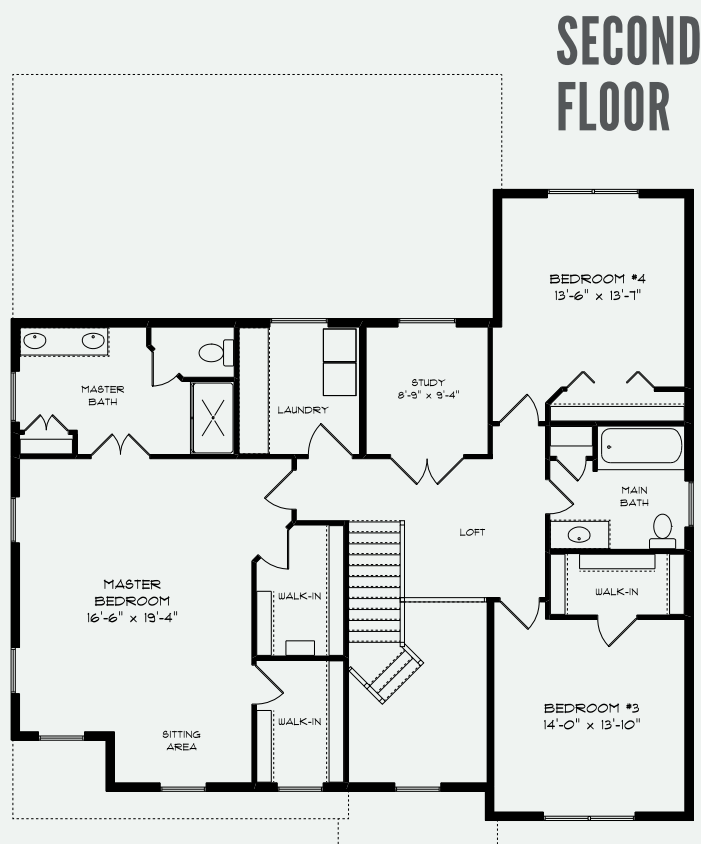
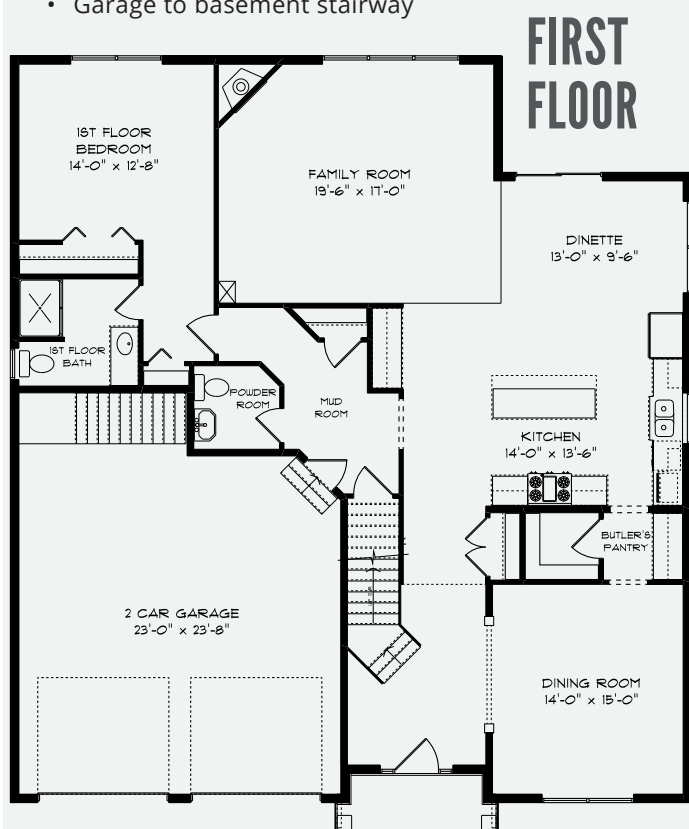
**Calcagni**  
REAL ESTATE



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## THE ALDER FLOOR PLANS

- Second floor master suite
- Oversized tiled shower in master bath
- Two master walk-in closets
- Guest bedroom on first floor with private bath
- Two additional bedrooms on second floor
- Custom designer crafted cabinetry
- Granite countertops and tiled backsplash
- Large center island
- Walk-in pantry
- Hardwood floors
- 9 ft. ceilings on first floor
- Stainless steel appliance packages
- Flex room
- Second floor laundry room
- 2-car garage with key pad entry
- Gas fireplace
- Garage to basement stairway



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## NEW HOME FEATURES

**ALL HOMES ARE INDIVIDUALLY DESIGNED TO YOUR LIFESTYLE.**

### CONSTRUCTION

- 5-Year Limited Warranty
- 10" Thick Concrete Foundations Reinforced with Steel
- 2" x 6" Exterior Wall Framing
- Steel & Laminated Veneer Lumber Supporting Beams
- 200 Amp Electrical Service
- Ground Fault Interrupt (GFI) in Kitchen, Bath & Garage
- Pex Water Supplies & PVC Plumbing Drains
- Radon Protection System
- Smoke & Carbon Monoxide Detectors
- Public Water, Sewer & Propane

### EXTERIOR

- Mold Resistant Architectural Shingles
- Low Maintenance Mastic Siding with Cedar Accents
- Fiberglass Door with Transom & Side Panel Glass
- Insulated Overhead Designer Garage Doors
- Automatic Garage Door Openers with Key Pad Entry
- Paver Walkways & Step to Front Entrance
- 12' X 16' Paver Patio
- Shrub & Landscape Package
- Lawn Irrigation System, Association Maintained

### BATHS

- Oversized Tiled Shower in Master Bath
- Oversized Low Maintenance Shower/Tub Combination in Main Bath
- Porcelain Pedestal Sink in Powder Room
- Designer Mirrors & Accessories
- Granite Counter Tops in Main and Master Bath

### KITCHEN

- Custom Designer Crafted Cabinetry
- Large Center Island
- Granite Counter Tops with Ceramic Tile Backsplash
- Stainless Steel, Double Bowl, Under Mounted Sink
- Stainless Steel Appliance Packages

**Note:** The features are subject to change without notice. Contact us for clarification and status of any features in the list above.

### ENERGY EFFICIENCY

- H.E.R.s Rated via Third Party Verification
- Energy Star Vinyl Clad Wood Windows with Low-E, Argon Filled Glass & Full Insect Screens
- R-49 Fiberglass Insulation in Ceilings
- R-21 Fiberglass Insulation in Exterior Walls
- R-11 Noise and Vibration Barrier for Laundry Room & Bathroom Walls
- R-10 Styrofoam Sheet Insulation on Basement Walls
- 96%+ Efficient Carrier Performance Series 2-Zone
- Propane, Forced Hot Air Heating System
- High Efficiency Carrier Performance Series Central Air Conditioning
- Electronic Programmable Thermostats
- 98%+ Navien Tankless Water Heater with Circulator Loop

### INTERIOR

- 9' Ceilings on First Floor
- 8' Ceilings on Second Floor
- 8' Basement Walls
- Cambridge Raised Two Panel Doors
- 3 1/4" Red Oak Hardwood Flooring with Oak Shoe Molding
- Ceramic Tile Floors in Bathroom & Laundry Rooms with Stain Resistant Grout
- Finished Insulated Garage with Painted Walls & Trim
- LED Lighting
- Phone/Data/Cable Outlets
- Gas Fireplace



## PRICING



**THE BRIAR**

3 BR | 2.1 Baths | 2,104 Sq. Ft.  
Offered at \$572,900



**THE LAUREL**

3 BR | 2.1 Baths | 1,997 Sq. Ft.  
Offered at \$590,900



**THE ASPEN**

3 BR | 2.1 Baths | 2,236 Sq. Ft.  
Offered at \$586,900



**THE DAPHNE**

3 BR | 2.1 Baths | 2,217 Sq. Ft.  
Offered at \$612,900



**THE ELLERY**

3 BR | 2.1 Baths | 2,516 Sq. Ft.  
Offered at \$619,900



**THE WILLOW**

3 BR | 2.1 Baths | 2,423 Sq. Ft.  
Offered at \$634,900



**THE LINDEN**

3 BR | 2.1 Baths | 2,749 Sq. Ft.  
Offered at \$640,900



**THE ALDER**

4 BR | 3.1 Baths | 3,192 Sq. Ft.  
Offered at \$697,900

### Effective September 2, 2022

Note: Units are base models. Models will be customized and may have additional options, changes and pricing.

Prices are based on standard features. Additional options may not be reflected in pricing. Terms, conditions, pricing, and availability are subject to change without notice. Please contact Sales Associate for additional information.

