

UNITS A & J

2 BR | 2 BATHS | 1,225 SF

Breakwater Bay

NEW HAVEN, CONNECTICUT



NEW HOMES BY
Calcagni
REAL ESTATE

877.225.2246
calcagni.com



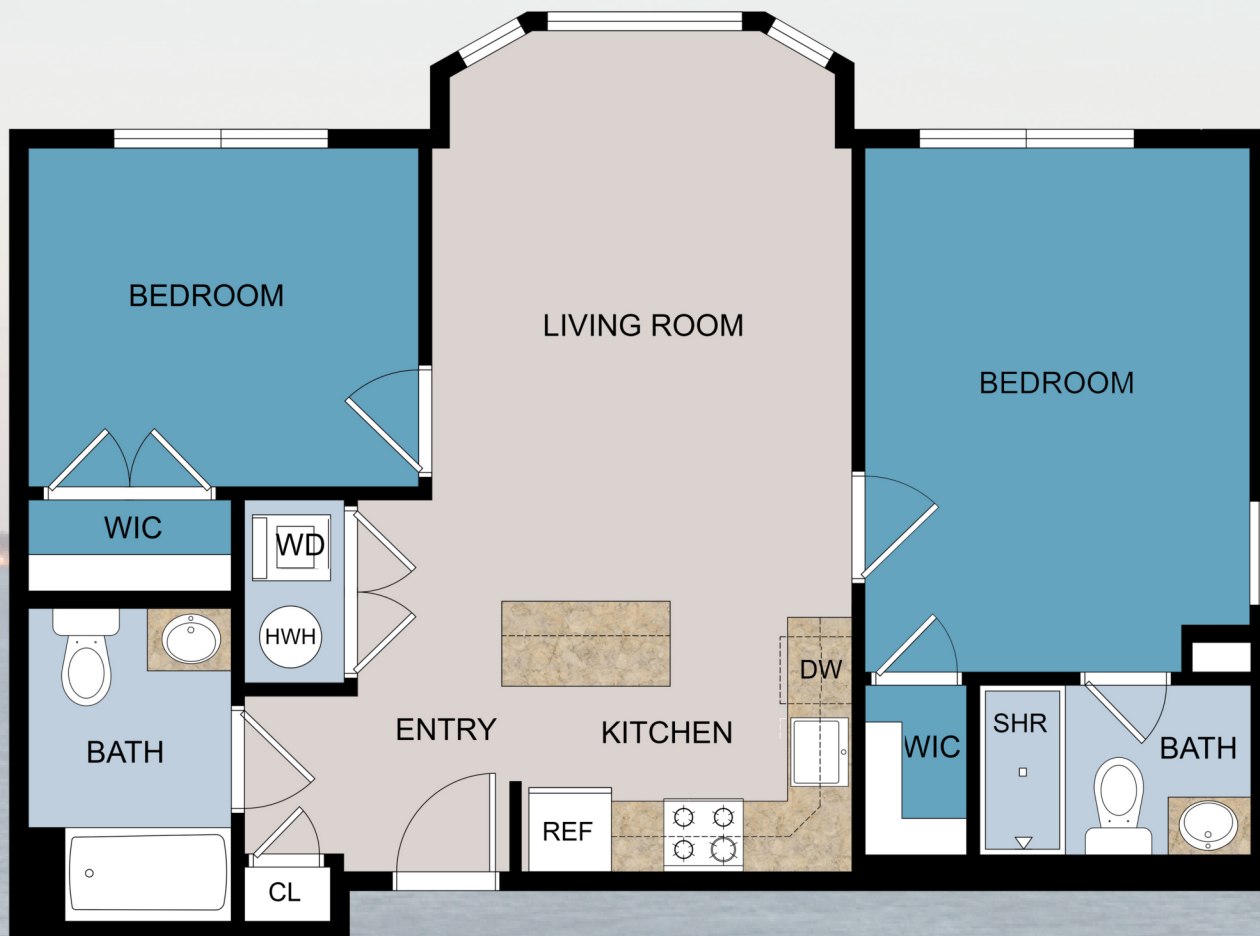
Artist's Rendering. The rendering/floor plans may not reflect the exact features or dimensions of the unit. All dimensions are approximate and subject to change. Please consult with our Sales Representative for details.

UNITS B & K

2 BR | 2 BATHS | 870 SF

Breakwater Bay

NEW HAVEN, CONNECTICUT



NEW HOMES BY
Calcagni
REAL ESTATE

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UNITS C & M

2 BR | 2 BATHS | 970 SF

Breakwater Bay

NEW HAVEN, CONNECTICUT



NEW HOMES BY
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REAL ESTATE

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UNITS D & N

2 BR | 2 BATHS | 1,100 SF

Breakwater Bay

NEW HAVEN, CONNECTICUT



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UNITS E & P

2 BR | 2 BATHS | 1,100 SF

Breakwater Bay

NEW HAVEN, CONNECTICUT



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UNITS F & Q

2 BR | 2 BATHS | 970 SF

Breakwater Bay

NEW HAVEN, CONNECTICUT



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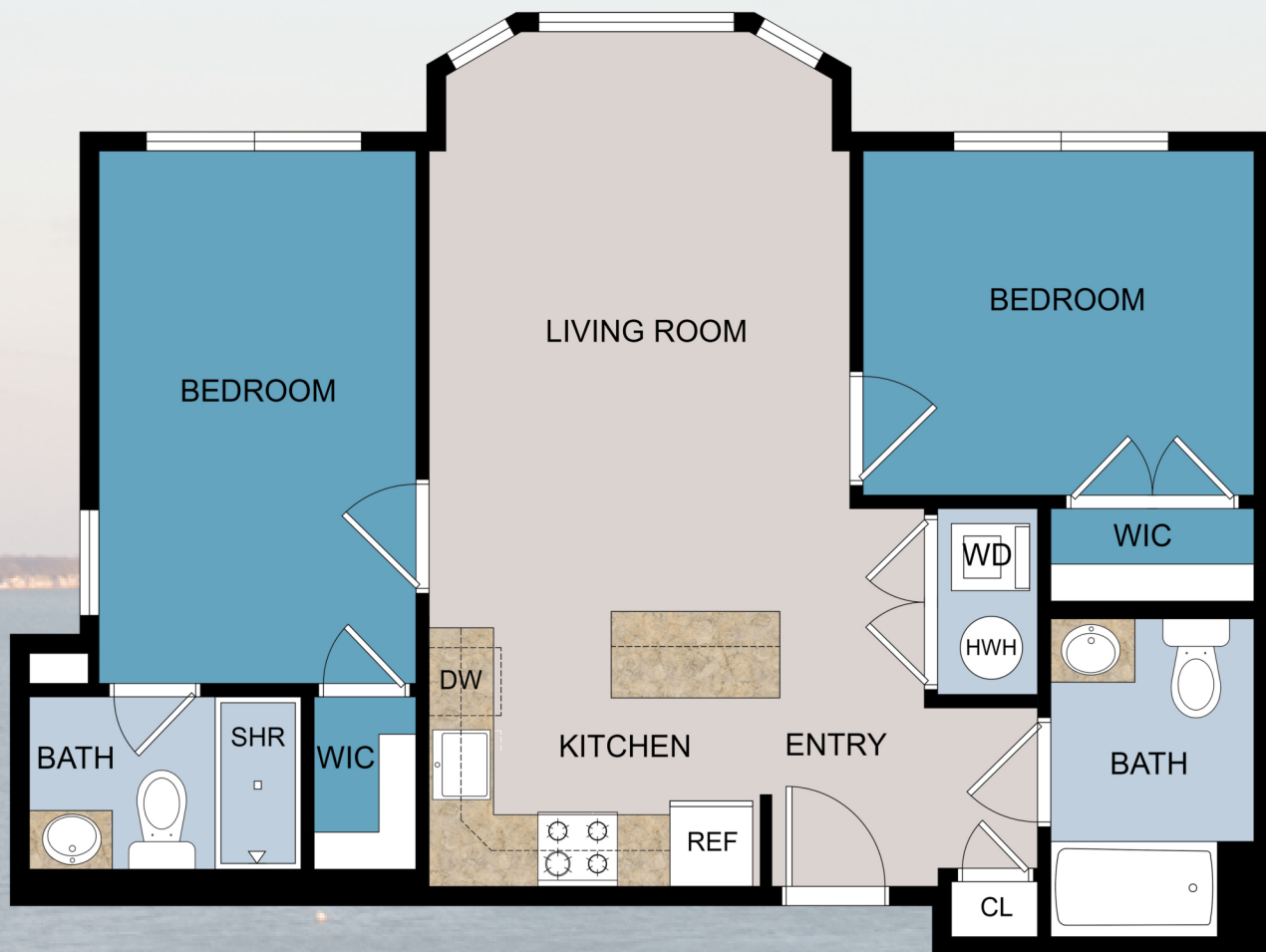
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UNITS G & R

2 BR | 2 BATHS | 870 SF

Breakwater Bay

NEW HAVEN, CONNECTICUT



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UNITS H & S

2 BR | 2 BATHS | 1,230 SF

Breakwater Bay

NEW HAVEN, CONNECTICUT



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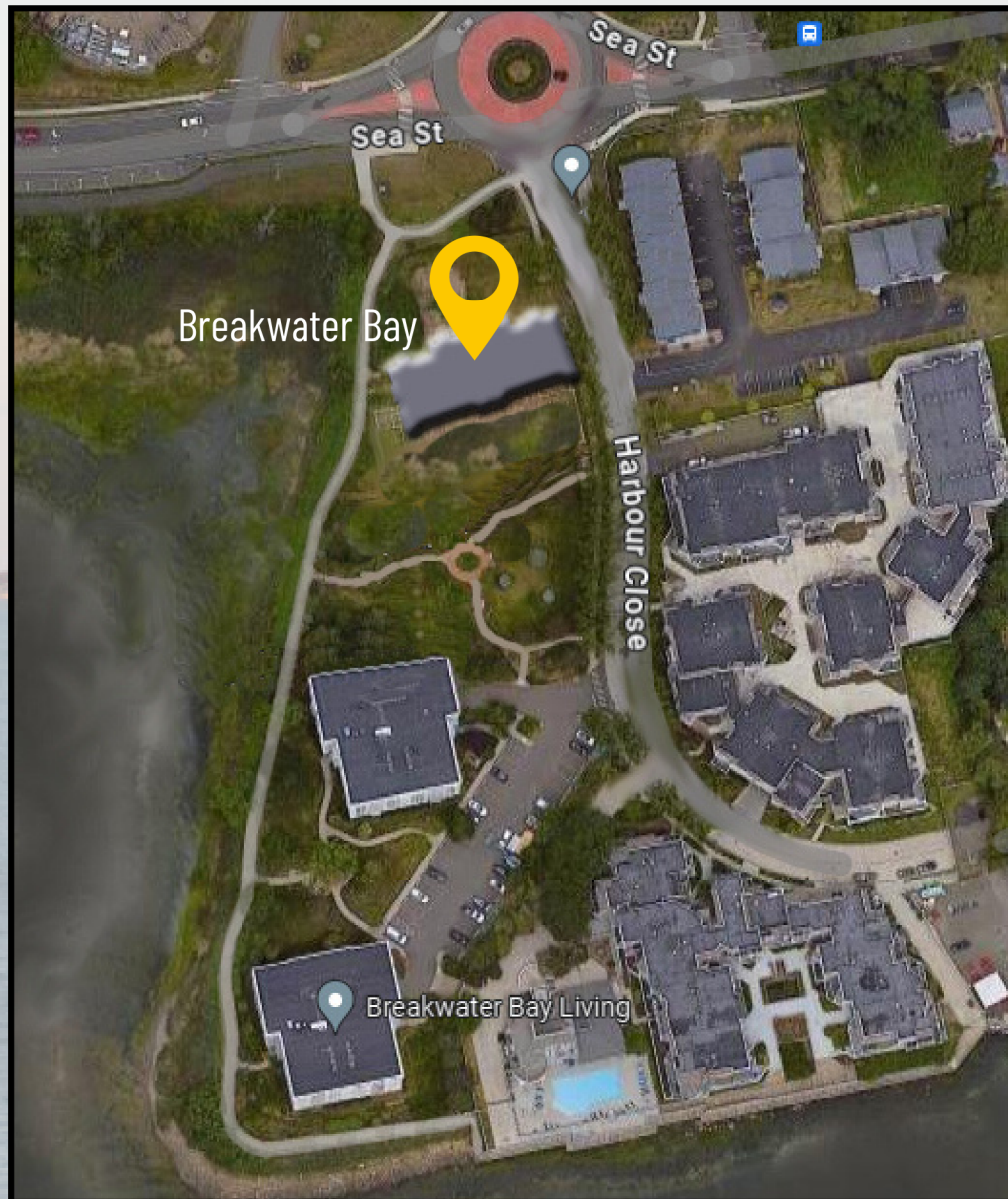


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UNITS H & S

Breakwater Bay

NEW HAVEN, CONNECTICUT



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FEATURES & SPECIFICATIONS

Breakwater Bay

NEW HAVEN, CONNECTICUT

EXTERIORS

- Sliding doors thermal, vinyl
- Windows-insulated vinyl clad with Low E-Glass with screens

UTILITIES

- Public water, public sewer included in HOA
- Fire sprinkler system

ELECTRICAL

- Electrical outlets and switches to code
- 150-amp service
- Electric car charging ready

STRUCTURAL

- Construction pursuant to local building code
- Footing and foundation- poured concrete
- 2 X 6 exterior wall construction
- Insulation per code

LANDSCAPING

- Lawn graded, raked, and seeded
- Assorted shrubs and trees

INTERIORS

- 9 ft. ceilings
- Floors - LVT in kitchen, dining area, living area, foyer and bedrooms
- Baths - tile
- Doors - solid 2-panels, painted semi-gloss white
- Black hinges and door handles
- Clothes closets - white shelving
- Ceilings - flat finish white
- Walls - flat finish
- Trim - painted semi-gloss white

CABINETS AND APPLIANCES

- Designer kitchen cabinets topped with crown molding
- Quartz kitchen countertops with tile back splash
- Quartz island
- Master bath vanity and main bath vanity have quartz countertops
- Standard appliance package includes 4 pieces; 30" refrigerator, 24" dishwasher, 30" stove, and 30" microwave

PLUMBING AND HEATING

- High efficiency heating/cooling system with 3-zones
- Electric hot water tank
- Waste, drain and vent piping PVC
- Hot and cold water supply is pex tubing
- Bathroom with fiberglass tub surround
- Master bathroom shower with tile walls
- Kitchen sink - stainless steel undermount with single lever faucet with sprayer
- Energy Star water saver toilets are elongated style white
- Washer and dryer hook-ups are provided with shut-offs for ventless appliances

MISCELLANEOUS

- Fiber Optics
- HERS rated
- Garbage chute
- Bike racks in garage
- Storage onsite



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PRICING

Breakwater Bay

NEW HAVEN, CONNECTICUT

2nd Floor

3rd Floor

UNIT	SF	PRICE	UNIT	SF	PRICE
A	1,225	\$385,900	J	1,225	\$395,900
B	870	\$360,900	K	870	\$365,900
C	970	\$375,900	M	970	\$385,900
D	1,100	\$380,900	N	1,100	\$390,900
E	1,100	\$380,900	P	1,100	\$390,900
F	970	\$390,900	Q	970	\$400,900
G	870	\$380,900	R	870	\$390,900
H	1,230	\$385,900	S	1,230	\$395,900

Published May 20, 2024. Prices subject to change.



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