

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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