



TRADITION OF BUILDING **EXCELLENCE**

www.TheYorkshireCT.com 860.621.1821



ABOUT YORKSHIRE

94 Luxurious Townhomes Conveniently located in Farmington within walking distance of UConn Health Center and 3 short miles from West Hartford Center and West Farms Mall. By Carrier's newest community will offer a community meeting house perfect for parties, book clubs or just to watch your favorite sports game with some friends.

Starting in the lower 400's, our customizable townhomes will boast attached oversized garages, custom open floor plan living, designer kitchens, expansive closets, 9-ft basements and first floor ceilings and walk-in laundry rooms with first floor living options. Come work with our design team and architect to make your vision a reality! Every custom home starts with a great floor plan.

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.



COMMUNITY MAP



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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
- Natural Gas with Public Water & Sewer

EXTERIOR

- Lifetime Designer Fiberglass Roofing Shingles
- Low Maintenance Mastic Siding with Cedar Accents
- Masonite Craftsman Fiberglass Door with Transom & Side Panel Glass
- Insulated Overhead Designer Garage Doors with Carriage House Style Designs
- Automatic Garage Door Openers with Key Pad Entry
- Paver Walkways to Front Entrance
- Low Maintenance Composite Decking
- 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

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-19 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
- Natural Gas, Forced Hot Air Heating System
- High Efficiency Carrier Performance Series Central Air Conditioning
- Electronic Programmable Thermostats
- 98%+ Navien Natural Gas Tankless Water Heater with Circulator Loop

INTERIOR

- 9' Ceilings on First Floor
- 8' Ceilings on Second Floor
- 9' Basement Walls
- Cambridge Raised Two Panel Doors
- 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
- Fiber-optic Phone/Data/Cable Outlets
- Gas Fireplace
- Custom Lighting Packages



THE YORKSHIRE MEETING HOUSE

By Carrier's newest community, The Yorkshire in Farmington, will offer a two-story meeting house for the residents. The main level will boast a spacious great room with luminous oversized windows, a grand fireplace and full kitchen. Utilize the meeting house for meetings, book clubs, social gatherings or to simply relax with friends. Host social gatherings with ease by using the kitchen area located off the great room which is equipped with Stainless steel appliances and granite countertops which is ideal for warming up dishes before a get together.

There will also be a large deck located off the main floor which allows residents to relax in the outdoors away from home. The lower level is styled after an Old English Pub with a 1920's antique billiards table and large TV screen which makes it the perfect location to watch a sports game with friends. The Meeting house is accessible to all residents in the community as well as to invite their families and friends to join them!



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EXTERIOR



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MODELS



THE ABBEY

3 BR | 2.1 Baths | 1,903 Sq. Ft.



THE DANBY

3 BR | 2.1 Baths | 2,041 Sq. Ft.



THE WAKEFIELD

3 BR | 2.1 Baths | 2,052 Sq. Ft.



THE YORK

3 BR | 2.1 Baths | 2,207 Sq. Ft.



THE SHELBY

3 BR | 2.2 Baths | 2,365 Sq. Ft.



THE DALTON

4 BR | 2.2 Baths | 2,511 Sq. Ft.

End Unit Premium - \$20,000.00

Effective May 15, 2020

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.

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