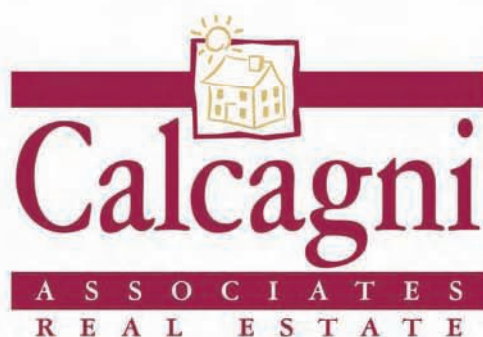




Cromwell, CT

Custom Homes Built By: Housewright Development, Inc.



www.calcagni.com

330 SOUTH MAIN STREET, CHESHIRE, CT 06410 PHONE: 203-272-1821

2620 WHITNEY AVENUE, HAMDEN, CT 06518 PHONE: 203-288-1821

37 BROADWAY, NORTH HAVEN, CT 06473 PHONE: 203-234-1821

924 NORTH MAIN STREET EXT., WALLINGFORD, CT 06492 PHONE: 203-265-1821

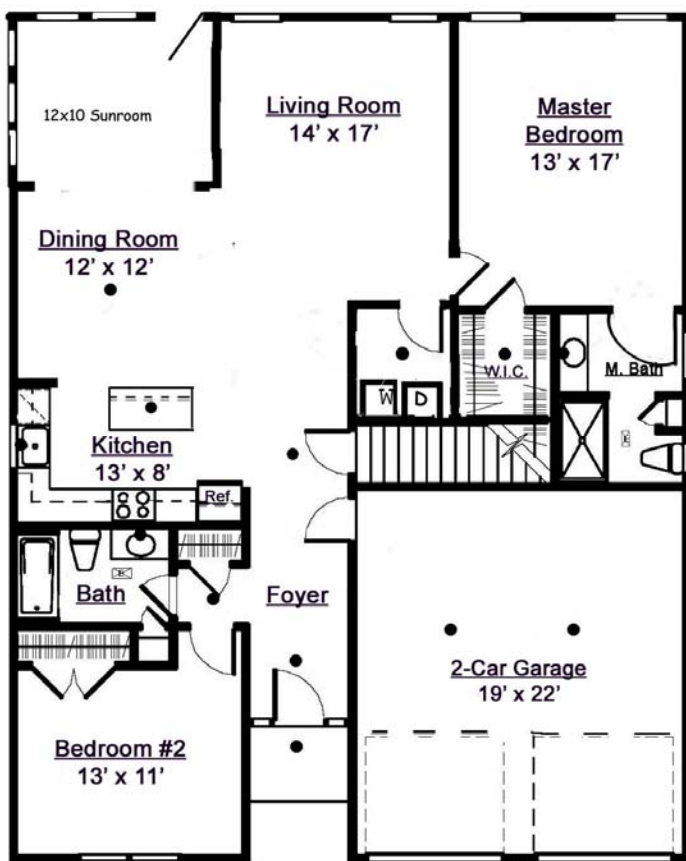


Cromwell– Mystique Lane

BUY NOW, PAY LATER.... Purchase now at the incredible prices offered at Mystique Lane, our neighborhood of 26 detached condos for people over 55, and build as late as next summer! Come see what prices starting at \$279,900 will buy you! We have four spectacular styles from which to choose. Features include; kitchen with granite counters, fireplace, hardwood floors, 2 car garage, and more!

Beautiful **Finished Sunroom** is included in all models!





For limited time builders
are including finished Sunrooms!!



CARTER MODEL

Total Sq ft 1396
Grand Total with Sunroom 1515 Sq Ft

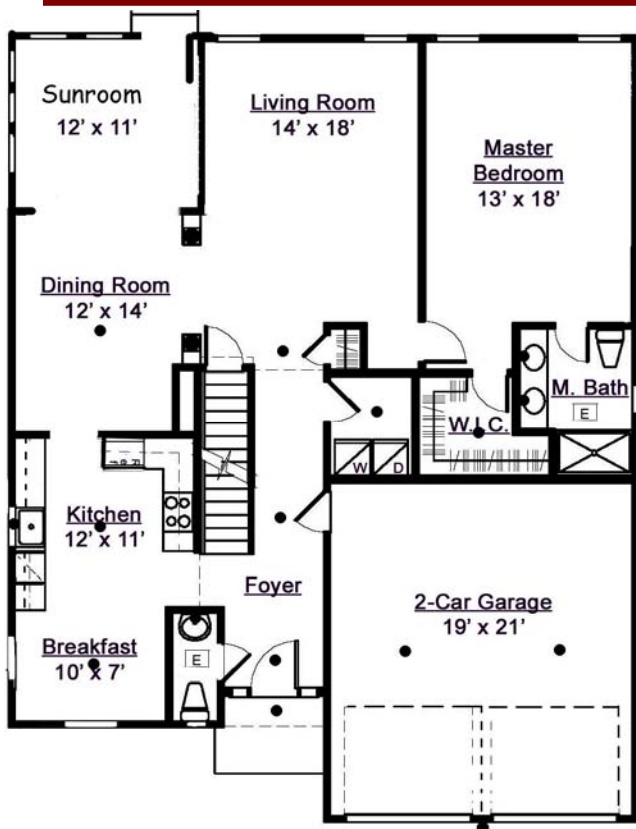


● = light placement

Floor plan and elevation details vary from house to house and are not necessarily built exactly as indicated above. Continuing a policy of research and development, Housewright Development, Inc. must reserve the right to make modifications in design, terms and products without notice or obligations. Room sizes are approximate. Landscaping is for display purposes only. 2007

* INDICATES OPTIONAL UPGRADE

924 NORTH MAIN STREET, EXT., WALLINGFORD, CT 06492 PH: 860-304-8488 FX: 203-774-1045



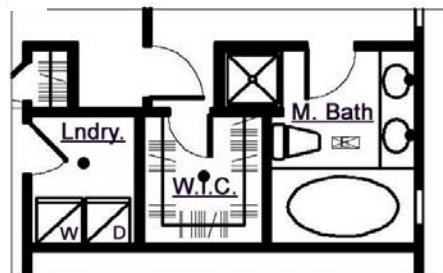
SPERRY MODEL

For limited time only, the builders are including the FINISHED Sunroom!!!!

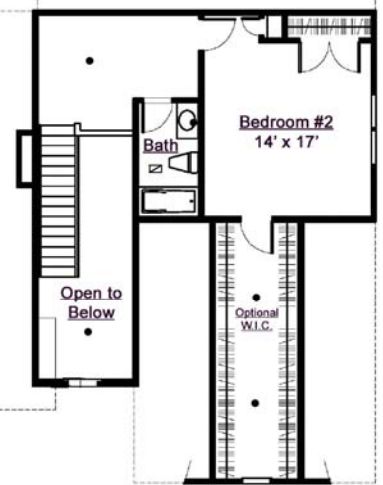
First Floor 1306 Sq Ft
Second Floor 428 Sq Ft
Total Sq 1734 Sq Ft
Grand Total with Sunroom 1865 sq ft



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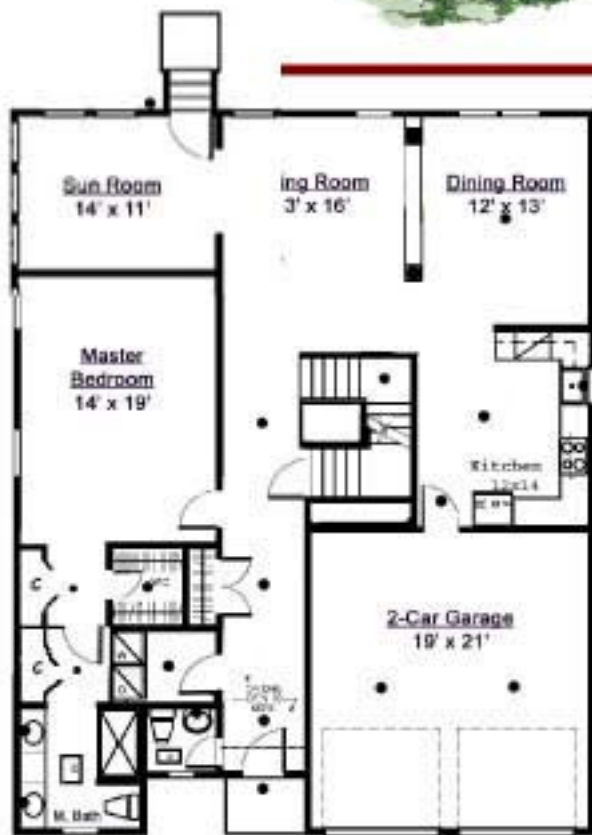


● = light placement * Optional Master Bathroom



* INDICATES OPTIONAL UPGRADE

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* Optional Master Bathroom



Mystique Lane

an active adult neighborhood

For a limited amount of time, the builders are including the finished Sunroom in the price!!

ALCOTT MODEL

Sunroom 154 sq ft

First Floor 1388 Sq. Ft.

Second Floor 461 Sq. Ft.

Total 1849 Sq. Ft.

Grand Total 2003 sq ft



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* INDICATES OPTIONAL UPGRADE

● = Light Placement

Ask about our Sun Rooms
&
Screen Porches !!!!





For limited time builders
are including
FINISHED SUNROOM!!



WAKELEE MODEL
Finished Sunroom 132 sq ft

First Floor	1337 Sq. Ft.
Second Floor	598 Sq. Ft.
Total	1935 Sq. Ft.

Grand Total of 2067 sq ft



* Optional Master Bathroom



Floor plan and elevation details vary from house to house and are not necessarily built exactly as indicated above. Calculating a policy of research and development, Housewright Development, Inc. must reserve the right to make modifications in design, terms and products without notice or obligation. Room sizes are approximate. Landscaping is for display purposes only. 2007

* INDICATES OPTIONAL UPGRADE

● = light placements

Ask about our Sun Rooms
&
Screened Porches





SPECIFICATIONS

Utilities

- ❖ Underground utilities including cable TV
- ❖ City water and sewer

Appliances and Cabinets

- ❖ \$2,000 appliance allowance
- ❖ 36" Maple or Oak kitchen cabinets with crown molding
- ❖ Matching bathroom vanities with cultured marble counters from builder's samples
- ❖ Mirrors above vanities
- ❖ Granite kitchen counters from builder's samples
- ❖ Undermount kitchen sink, stainless steel

Plumbing & Heating

- ❖ Two zone gas warm-air heat and 50 gallon electric hot water heater. (Carter model has one zone)
- ❖ Central air conditioning
- ❖ Master bath includes white Aker one-piece fiberglass shower with glass door. Single or Double sink vanity depending on plan.
- ❖ Main bath includes white Aker one-piece fiberglass tub/shower with curtain rod
- ❖ Stainless steel, single bowl kitchen sink with single lever pull-out center spray and soap dispenser
- ❖ Pedestal sink with oval mirror in powder room when applicable
- ❖ White elongated toilets
- ❖ Laundry room or closet including washer hook-ups and dryer vents
- ❖ Frost-free faucets front and rear

Structural

- ❖ Nine foot ceilings on the first floor
- ❖ Poured concrete foundation with full basement
- ❖ Plywood construction throughout including wall and roof sheathing and sub flooring
- ❖ Tyvec or equivalent exterior house wrap
- ❖ Low maintenance vinyl tilt take out windows and sliding glass doors with internal grills with screens
- ❖ 2 car clear span garage with two insulated 8' x 7' steel garage doors and automatic garage door openers

Electrical

- ❖ 200 amp electrical service
- ❖ Hard wired smoke detectors per code
- ❖ Pre-wired telephone and cable TV outlets (3 each)
- ❖ Interior lights purchased by clients and installed by builder, and exterior package provided by builder
- ❖ Garage door openers provided and installed by builder
- ❖ Exterior electrical outlets, front and rear
- ❖ Street lights

Landscaping

- ❖ Complete landscaping with finished lawns, shrubs and plantings
- ❖ Paved driveway
- ❖ Pavers from driveway to front steps
- ❖ Concrete sidewalks on both sides of street

Exterior Decorating

- ❖ Front elevation with stone accents
- ❖ Choice of architect planned exterior color schemes
- ❖ 30 year architectural roof shingles
- ❖ Easy care vinyl siding and aluminum wrapped trim
- ❖ Aluminum gutters and downspouts
- ❖ Exterior Trex deck sized per house plan

Interior Decorating

- ❖ 3 Coats polyurethane natural finish oak flooring in the foyer, living room, dining room, breakfast area and kitchen
- ❖ Ceramic tile flooring in the bathrooms and laundry area from builder's samples
- ❖ Wall to wall carpeting from builder's samples in the master bedroom, second floor hall, loft and second bedroom (and optional third bedroom and walk in closet)
- ❖ Colonial six-panel painted interior doors
- ❖ Colonial 3 1/2" baseboard trim and 2 1/2" window and door casings
- ❖ Brushed Nickel door knobs and hardware
- ❖ Linen White satin finish paint on walls and semi-gloss Decorator white on trim
- ❖ Ceiling white painted ceilings
- ❖ Vinyl-clad wire shelving in closets



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

Rev 10/29/08



Lighting Package provided by Housewright Developers

- All outside lighting, the same style on each home
- 4 Recess lights on 2 separate switches
- Exhaust fan/light in all bathrooms
- 3 cable hook-ups
- 3 phone hook ups
- 2 automatic garage door openers
- 2 Outside GFI electrical outlets, front and rear of home

Each home will be wired for light placement per plans unless additions or changes are made by clients during electrical walkthrough.

Clients are responsible for purchasing all their own light fixtures from Connecticut Lighting, (except recess lights which are purchased from the builder).



Directions from HARTFORD

- ~ Merge onto I-91 S toward NEW HAVEN / N. Y. CITY. 9.9 miles
- ~ Merge onto CT-9 S via EXIT 22S on the LEFT toward MIDDLETOWN /OLD SAY-BROOK. 1.9 miles
- ~ Take the WEST STREET / CT-372 exit- EXIT 19- toward CROMWELL. 0.2 miles
- ~ Turn LEFT onto CT-372 / WEST ST. 0.2 miles
- ~ Turn RIGHT onto OLD WEST ST.
< 0.1 miles
- ~ End at **[100-199] Old West St** Cromwell, CT.

Directions from NEW HAVEN

- ~ Merge onto I-91 N toward HARTFORD, 25.1 miles
- ~ Take the CT-372 exit- EXIT 21- toward CROMWELL / BERLIN. 0.2 miles
- ~ Turn LEFT onto BERLIN RD / CT-372. Continue to follow CT-372. 1.6 miles
- ~ Turn RIGHT onto OLD WEST ST. <0.1 miles
- ~ End at **[100-199] Old West St** Cromwell, CT.

Directions from OLD SAYBROOK

- ~ Merge onto CT-9 N via the ramp on the LEFT toward MIDDLETOWN. 25.7 miles
- ~ Take the WEST ST / CT-372 exit- EXIT 19- toward CROMWELL. 0.2 miles
- ~ Turn RIGHT onto WEST ST / CT-372. 0.1 miles
- ~ Turn RIGHT onto **Old West St.**

Directions from PORTLAND

- ~ Take CT-9 N. 3.0 miles
- ~ Take the WEST ST / CT-372 exit- EXIT 19- toward CROMWELL. 0.2 miles
- ~ Turn RIGHT onto WEST ST / CT-372. 0.1 miles
- ~ Turn RIGHT onto OLD WEST ST. <0.1 miles
- ~ End at **[100-199] Old West St** Cromwell, CT.



Mystique Lane

an active adult neighborhood

Cromwell, CT

