



by Pinnacle Land Development, LLC

**555 North Brooksvale Road
Cheshire, CT**

*New home to be built on a 2 acre parcel
adjacent to the Cheshire Linear Park*

**Project Manager: Carol Loehmann
203-272-1822 Ext. 335**



www.calcagni.com

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

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

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

The Morgan at North Brooksvale Rd. by Pinnacle Land Development, LLC

Total 2771 Sq. Ft.

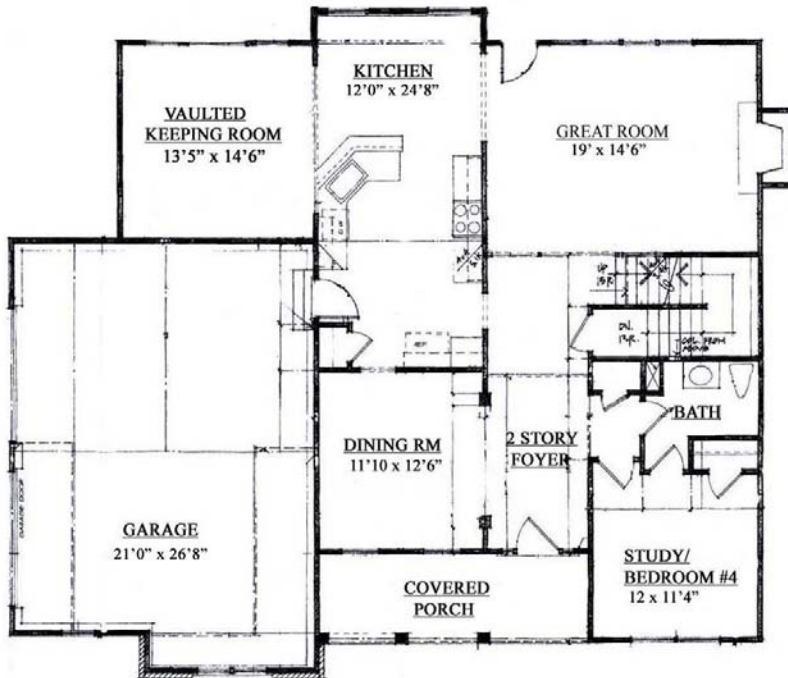


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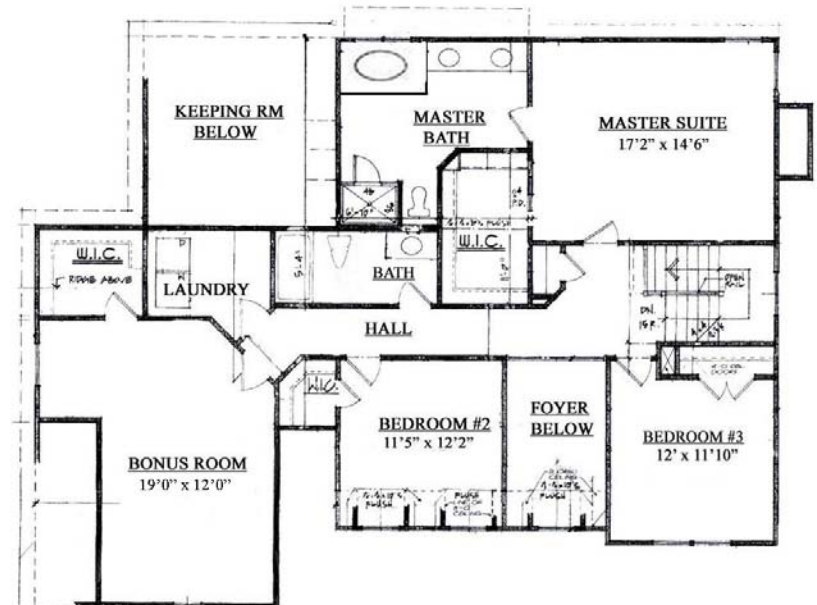


Brick accent

First Level 1377 Sq. Ft.



Second Level 1072 Sq. Ft.



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The rendering and floor plans substantially represent the model depicted. Contractor reserves the right to alter dimensions slightly provided the financial and structural integrity of the building are not impaired. House plans are property of Pinnacle Land Development, LLC. All rights reserved. 2009

The Highland at North Brooksvale Rd. *by Pinnacle Land Development, LLC*

Total 2636 Sq. Ft.

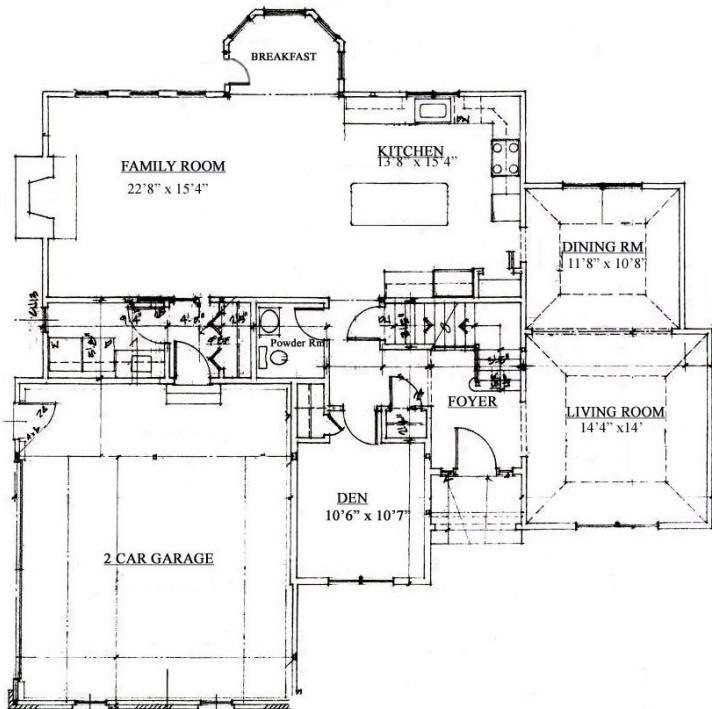


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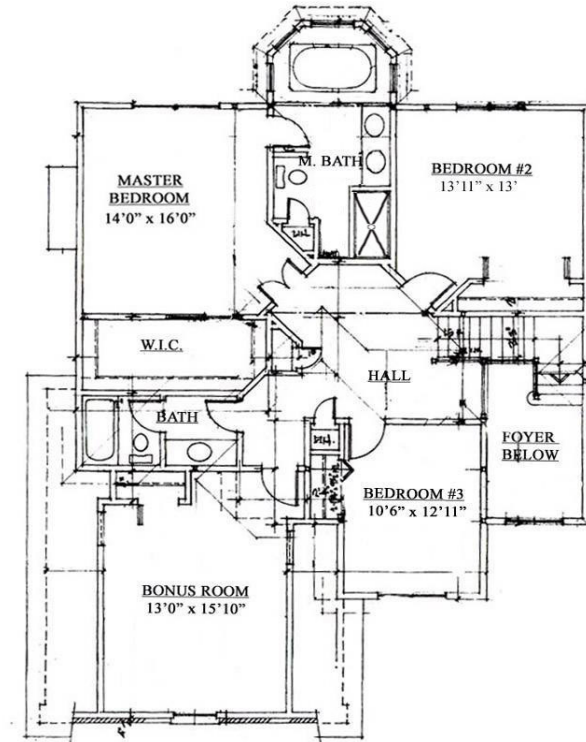


Brick accent

First Level 1348 Sq. Ft.



Second Level 1288 Sq. Ft.



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SPECIFICATIONS

UTILITIES

- ❖ City water, septic
- ❖ Underground utilities, including cable TV & telephone

CABINETRY AND COUNTERTOPS

- ❖ Custom kitchen and bathroom cabinetry using professional design services*
- ❖ Bathroom vanities with cultured marble tops and integrated sinks*
- ❖ Granite countertops in kitchen*

PLUMBING & HEATING

- ❖ Oil fired FWA with central air, 2 zone; optional propane system upgrade
- ❖ 65-gallon electric hot water
- ❖ 275 gallon oil tank
- ❖ Kitchen sink, stainless steel under-mount single bowl, w/Moen single lever faucet
- ❖ Ceramic tile shower in Master Bath
- ❖ Platform garden tub in Master Bath
- ❖ White fiberglass tub & shower in Main Bath
- ❖ White toilets in all bathrooms
- ❖ Washer & dryer hookups
- ❖ Water lines Flo-Guard, waste PVC

ELECTRICAL

- ❖ Electric outlets & switches per code
- ❖ 200 AMP service
- ❖ Lighting fixtures-\$1,000 allowance
- ❖ 4 cable TV outlets
- ❖ 4 modular phone jacks
- ❖ Ceiling outlets for future electric garage door openers
- ❖ 6 recessed lights
- ❖ Exhaust fans in all bathrooms
- ❖ Piping for future central vac
- ❖ Wiring for future security system

STRUCTURAL

- ❖ Construction pursuant to local building code
- ❖ Footing & foundation- poured concrete
- ❖ 8' foundation walls
- ❖ Basement & garage floor- poured concrete
- ❖ Gas propane 36" fireplace with flush hearth and paint grade mantle*

STRUCTURAL (CON'T)

- ❖ Insulation 3 1/2" R 13 wall, 12"R-38 attic blown, R-11 basement ceiling
- ❖ Footing drains
- ❖ Attic scuttle in master bedroom walk-in closet
- ❖ Active solar upgrade options available
- ❖ Metal hatchway with insulated door in basement
- ❖ MW windows- low E argon, double hung w/ screens, tilt take-out

LANDSCAPING

- ❖ Lawn-graded & seeded front, sides & 25' rear
- ❖ Blue stone front walk, driveway to front door
- ❖ 8 shrubs
- ❖ Driveway- paved

EXTERIOR DECORATING

- ❖ Siding-vinyl with brick accent*
- ❖ Windows -thermal vinyl clad, insulated, tilt take-out (screens & grids included)
- ❖ Sliding doors- thermal w/grids & screens
- ❖ Roof- asphalt/fiberglass shingle- architectural design, 30 yr. with ridge vent*
- ❖ Leaders & gutters- aluminum
- ❖ Overhead double garage doors
- ❖ Trim- maintenance free
- ❖ Deck- 14'x14' Trex deck w/vinyl rail system

INTERIOR FEATURES

- ❖ 9' ceilings on first floor
- ❖ Ceiling- flat finish
- ❖ Walls- Benjamin Moore-2 coats- painted one color throughout *
- ❖ Woodwork- painted-satin finish
- ❖ 4 5/8" crown molding in Dining Rm & Great Rm
- ❖ 5 1/4" base moulding
- ❖ 3 1/2" Stafford casing on windows & doors
- ❖ Doors- 6 panel molded, painted
- ❖ Ceramic tile floors- Baths and Laundry Room*
- ❖ Hardwood floors- Foyer, Dining Room, Great Room, Kitchen, Keeping Room & Stair tread - finished with 3 coats polyurethane
- ❖ Carpet- all bedrooms/study and upstairs hall*
- ❖ Clothes closets-white wire shelving
- ❖ Vanity mirrors- plate glass sized as vanity, Master Bath and Main Bath only

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

Options from Builder's Selection

Updated 11/01/09

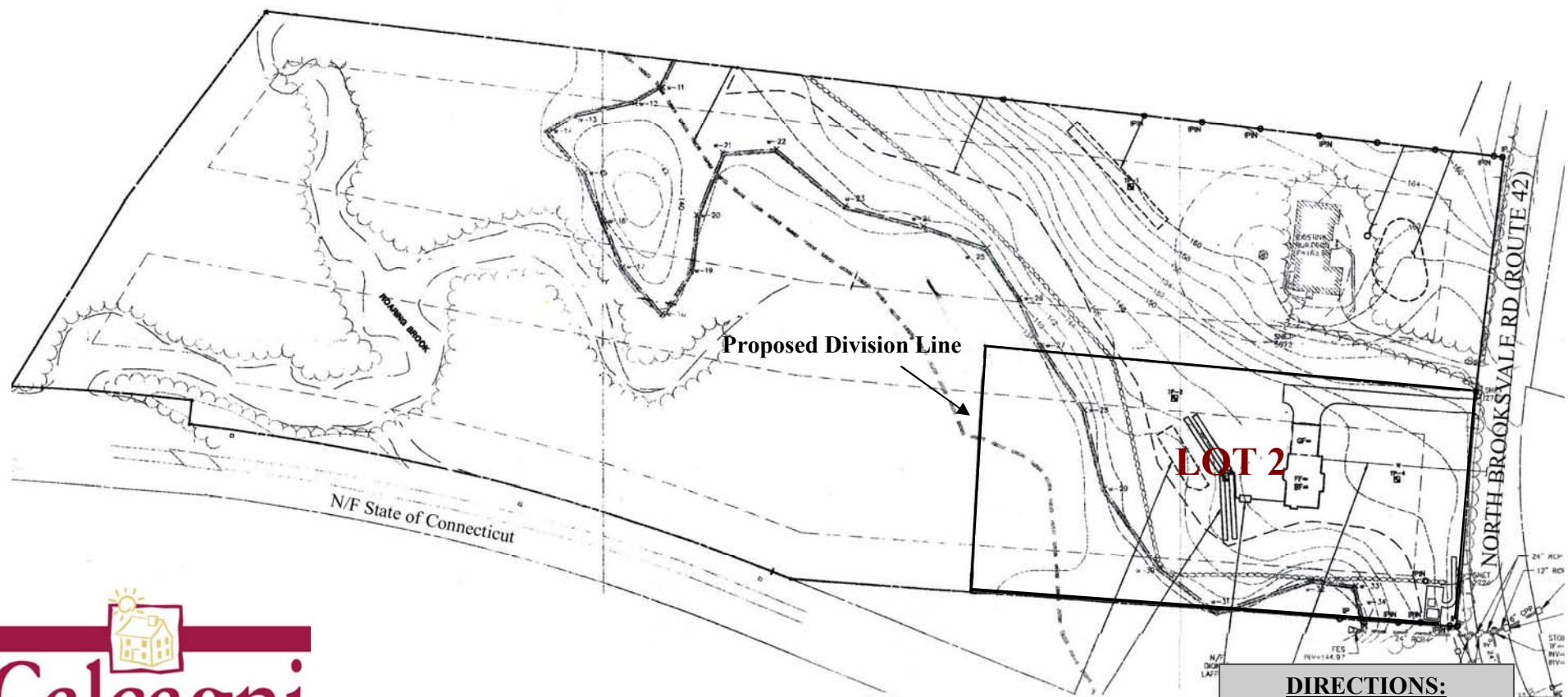
N. Brooksvale Rd.

by Pinnacle Land Development, LLC

555 North Brooksvale Rd

Cheshire, CT

New home to be built on a 2 acre parcel adjacent to the Cheshire Linear Park



www.calcagni.com/NBrooksvaleRd

DIRECTIONS:
Rt. 10 to North Brooksvale Road