



By: **Ravenswood
Homes**

Project Managers:
Beth Cantor & Steve Votto
203-288-1821 Ext. 457 & 452



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



HAMDEN- TRAILSIDE VILLAGE
MARCH MANIA SALE!!



**\$15,000-\$20,000 reductions in Phase II and our model home,
when sold between March 15th-31st.**

Exceptional maintenance-free, ranch style living for those 55+, in the most convenient Hamden locale. Fabulous clubhouse.

MARCH MANIA prices from \$259,900.

***Ask about our 'DOLLAR FOR DOLLAR' program for getting an
existing home ready to show and sell!***

Directions: Whitney Ave (Route 10) to Todd St., to Trailside Village entrance

Contact Beth Cantor or Steve Votto for further information and appointments.
203-288-1821

For more info on Trailside Village, visit:
www.calcagni.com/trailsidevillage



Trailside Village— Located in the Mount Carmel section of Hamden, Trailside Village sits at the base of Sleeping Giant State Park along the Farmington Canal Greenway. Trailside Village is an award winning community of luxurious yet affordable ranch style homes for adults age 55+. This unique community presents an exterior with a look and feel similar to a two-story townhouse, yet each home has all living areas on one floor with private entryways and attached garages. Residents will also benefit from Trailside Village's ideal location, close to shopping, restaurants, highways, walking and biking trails, sports, entertainment, and education offered by Quinnipiac University.



THE ADIRONDACK II MODEL



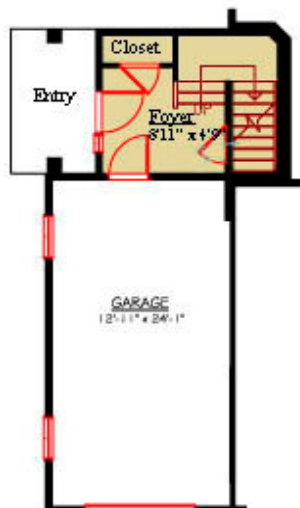
Winner of the 2008 Home Building Industry (HOBI) Award for BEST MULTI FAMILY COMMUNITY in Connecticut.



Floor Plan*



Adirondack II Model
1,305 Sq.Ft.



www.calcagni.com/trailsidevillage



*Reversed floor plan available upon request

Floor plans and elevation details vary from home to home and are not necessarily built exactly as indicated above. Continuing a policy of research and development, Ravenswood Home must reserve the right to make modifications in design, terms and products without notice or obligations. Square footage and room sizes are approximate.

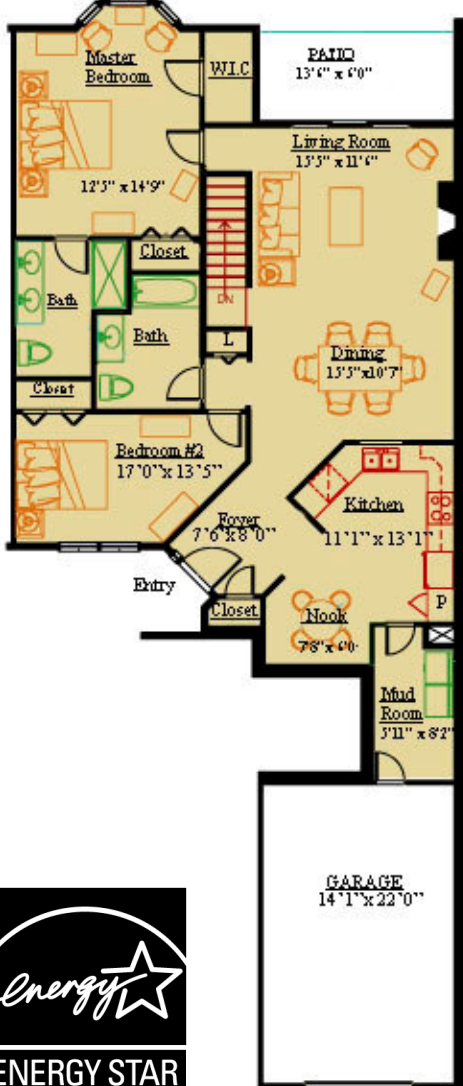
THE EVEREST MODEL



Winner of the 2008 Home Building Industry (HOBBI) Award for BEST MULTI FAMILY COMMUNITY in Connecticut.

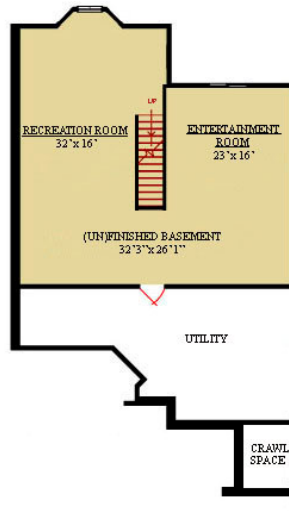


Floor Plan*

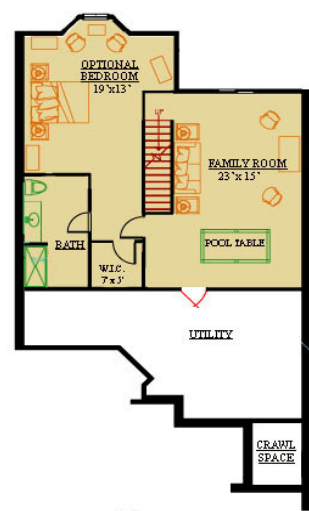


Everest Model	1,360 Sq. Ft.
Available Basement	765 Sq. Ft.
Available Total	2,125 Sq. Ft.

Basement Option I



Basement Option II



*Reversed floor plan available upon request



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THE EVEREST II MODEL

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Floor Plan*

Everest II Model 2,028 Sq.Ft.



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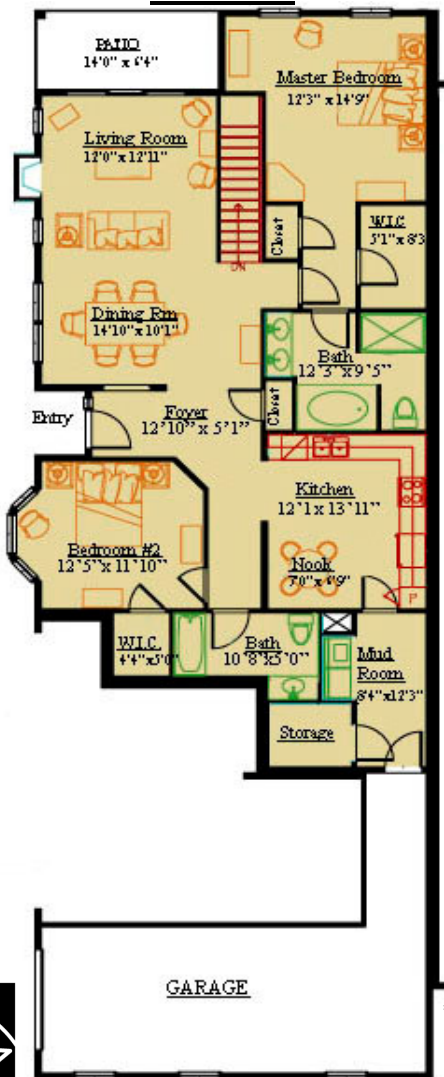
THE FARMINGTON MODEL



Winner of the 2008 Home Building Industry (HOBBI) Award for BEST MULTI FAMILY COMMUNITY in Connecticut.

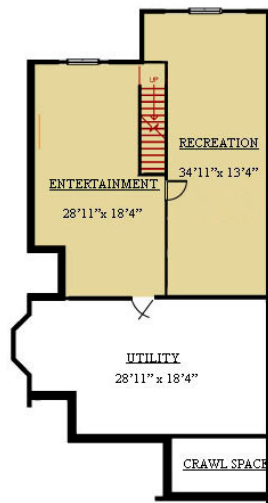


Floor Plan*

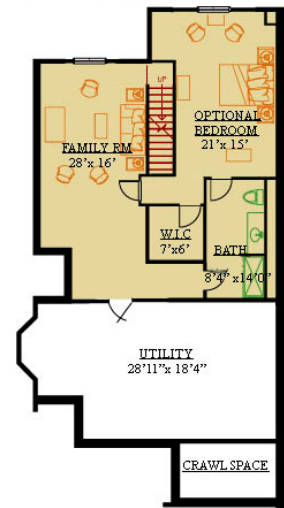


Farmington Model	1,503 Sq. Ft.
Available Basement	870 Sq. Ft.
Available Total	2,373 Sq. Ft.

Basement Option I



Basement Option II



*Reversed floor plan available upon request



www.calcagni.com/trailsidevillage

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THE FARMINGTON II MODEL



Winner of the 2008 Home Building Industry (HOBI) Award for BEST MULTI FAMILY COMMUNITY in Connecticut.



Floor Plan*

Farmington II Model
2,265 Sq.Ft.



www.calcagni.com/trailsidevillage



*Reversed floor plan available upon request

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FEATURES

Utilities

- Public water and sewer
- Underground utilities
- Natural gas

Kitchen Appliances and Cabinets

- Self cleaning gas range, combination microwave/hood, disposal, dishwasher, refrigerator with ice maker
- Cabinetry – raised panel maple doors in choice of finish, 30” upper cabinets with crown molding
- Countertops – granite

Plumbing

- **Master Bath & Main Bath** – white fixtures
Master bath shower – one-piece molded fiberglass with two seats, grab bars and shower door
Main bath shower/tub – one-piece molded fiberglass
Vanities – raised panel maple doors in choice of finish
Cultured marble countertops with integral sinks
Chrome single handle style faucets by Moen
Elongated toilets
Vanities are adult height for ease of use
- **Kitchen**
Under mount stainless steel, double bowl sink with chrome center spray faucet by Moen
- **Laundry Room**
Washing machine and vented electric dryer

Heat and Hot Water

- High efficiency hot air gas furnace with powered humidifier and automatic control
- Central air conditioning
- High efficiency 50 gallon electric hot water heater

Structural

- Construction compliant with all local building codes
- Sound deadening insulation and drywall at party walls and ceilings
- Sound reduction mat between floors

Accents

- Master bedroom, living and dining rooms in the 2nd floor homes finished with a dramatic coffered ceiling adding 1 foot to the ceiling height of each room
- Monessen 36” vent free gas log fireplace with choice of marble or slate surround and wood mantle, installed with black screen and wall mounted control switch
- Home security system with keypad, control panel and siren
- Professional cleaning of interior and all windows prior to closing

Landscaping

- Complete landscaping with finished lawn, shrubs and plantings
- Automatic irrigation system at common areas
- Paved driveway and guest parking
- Concrete sidewalks throughout with walkways to private entrances

Electrical

- Electrical outlets and switches per code, 200 amp service
- Fashionable interior and exterior light fixtures
- RG6 high bandwidth cable TV wiring (3 outlets) and category 5 phone/modem wiring (3 outlets)
- Exhaust fan/light combination in all bathrooms
- Exterior GFI outlet at porch area
- Secure halogen site lighting with automatic dusk-to-dawn control
- Hardwired combination smoke/carbon monoxide detectors per code

Exterior Design

- Premium vinyl siding with wrapped trim and cultured stone detail
- Asphalt architectural roof shingles with a 30 year warranty
- Energy Star® certified solid vinyl windows with low-E glass, grids between the glass, tilt-wash feature, full screens, child safety and security locks
- Lockset with exterior thumbblatch, interior lever, and deadbolt at front door
- Insulated garage door with automatic opener, remote and exterior keypad
- Energy Star® certified solid vinyl patio door with low-E glass, grids between the glass, security lock and screen
- Frost-proof faucet inside garage for hose hookup

Interior Decor

- Six panel painted doors with lever style brass handles and bi-fold doors with brass finish hardware
- Interior trim to include 2 ½” colonial casing around windows and doors with 3 ¼” colonial base along floors
- Walls and trim painted in choice of one standard color throughout (unpainted sheetrock walls and ceilings at garage interior)
- Smooth coated painted ceilings in choice of one standard color throughout
- First floor entry foyer, bathrooms, mudroom, laundry area, utility room and adjacent closets finished with ceramic floor tile in choice of standard colors
- Bedrooms finished with carpet in choice of standard colors
- Traditional pre-finished strip oak flooring in choice of standard stain colors throughout the remainder of the home
- Oak treads and handrails at the main staircase in the 2nd floor units and carpeted basement stairs in the 1st floor units
- Wire rack shelving at all clothes closets

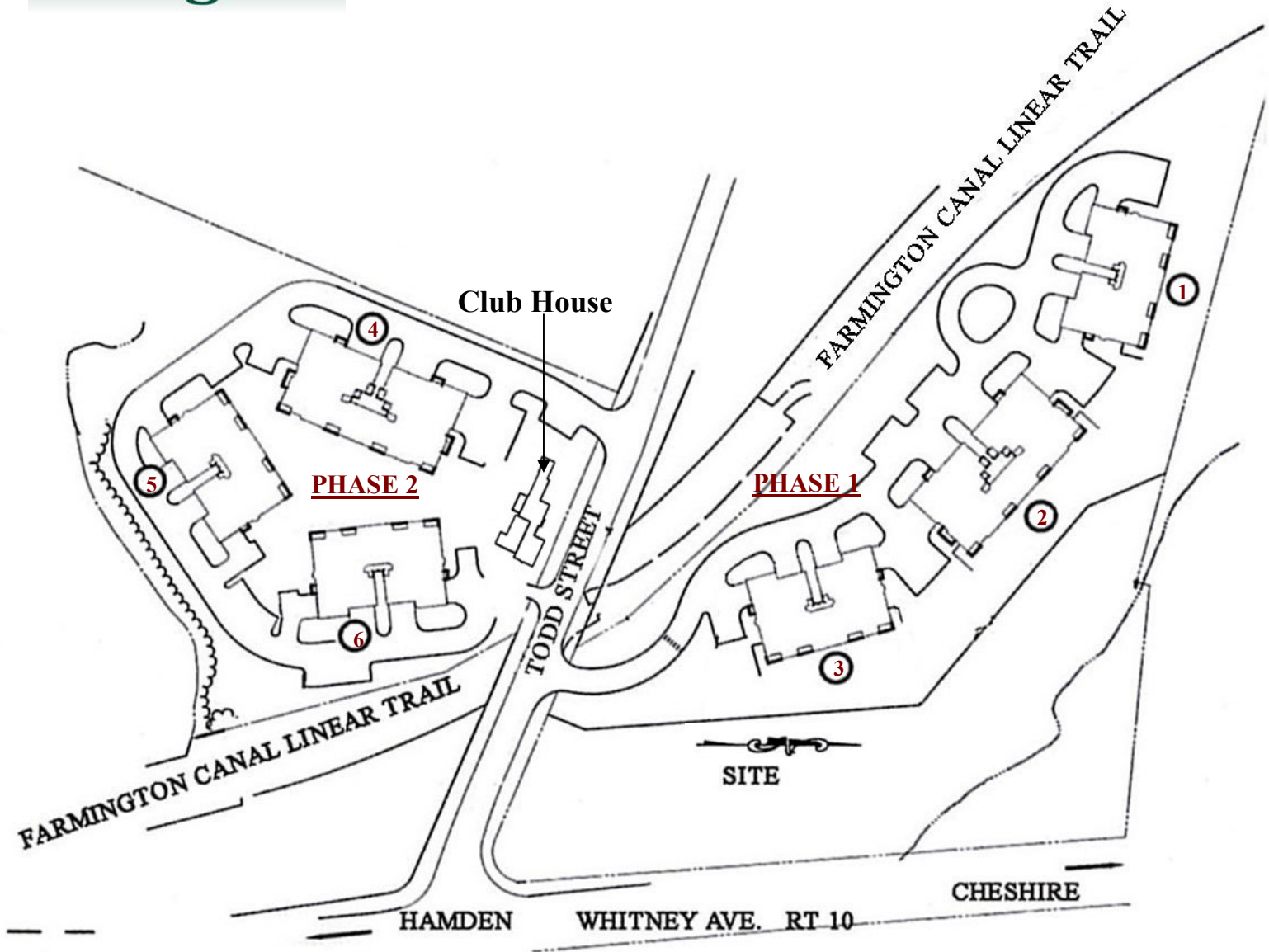


**Features and specifications are subject to change. Seller may substitute equal or better quality materials.*





Map & Building Plan



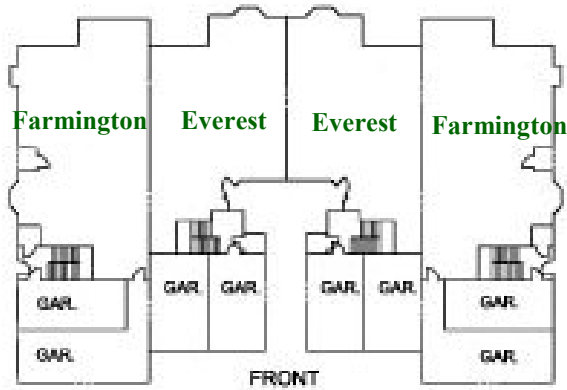
Directions:

Route 10 (Whitney Avenue)
to Todd Street to entrance of
Trailside Village.
Hamden, CT

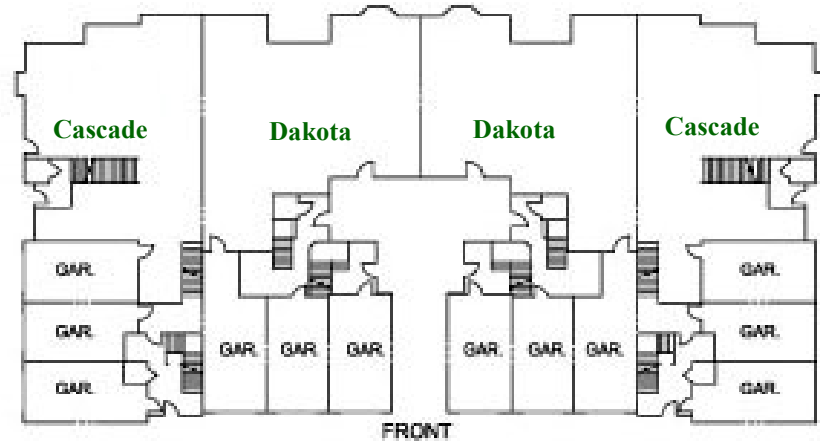




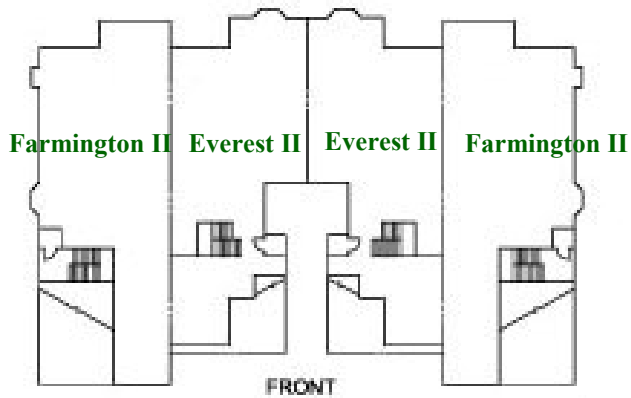
MODEL LAYOUT



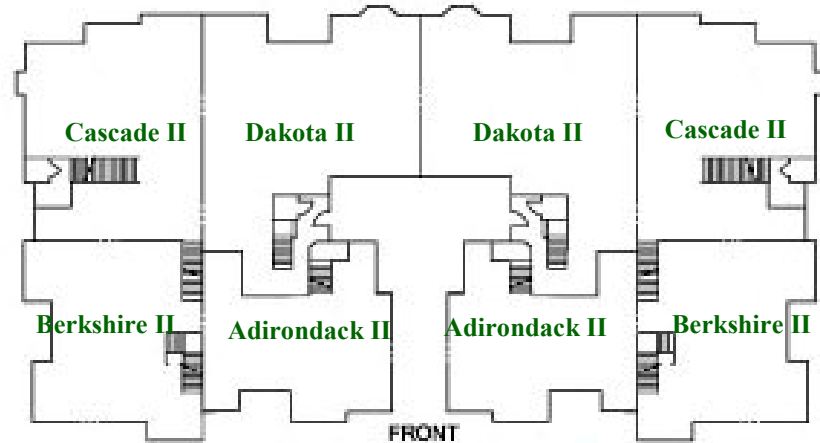
8 HOME- 1st Floor



12 HOME- 1st Floor



8 HOME- 2nd Floor



12 HOME- 2nd Floor



Real Estate/Classified

SATURDAY, DECEMBER 6, 2008

www.nhregister.com

NEW HAVEN REGISTER

BLUEPRINT *for a new home*



By Bernadette Blaze

Trailside Village

HAMDEN - Trailside Village offers a fantastic opportunity to live in an award-winning community in a convenient location with fabulous amenities that include a charming clubhouse and concierge services. With prices starting at just \$275,000, Trailside Village is an affordable option for adults age 55+. Located in Mt. Carmel, Trailside Village sits at the base of Sleeping Giant State Park along the Farmington Canal Greenway Trail. This 56-unit condominium offers a carefree lifestyle surrounded by upscale features and a natural setting. Residents will also benefit from Trailside Village's ideal location, close to shopping, restaurants, highways, walking and biking trails, sports, entertainment, and education offered by Quinnipiac University.

Trailside Village is being developed by Ravenswood Homes, builders of quality residential properties since 1963, and award winners of several community and product lines. In fact, Trailside Village has earned a Home Builders Association of Connecticut (HOBI) award of its own, being named Best Multifamily Community in Connecticut. Trailside Village offers a totally new concept in condominium living. One of the things that makes the community so unique is that from the exterior the homes look and feel

similar to a two-story townhouse, yet each home has all living areas on one floor with private entry ways and attached garages. Couple that with a whole range of exciting upgrades such as private elevators and finished basements and Trailside Village is an impressive offering.

Each residence is individually unique and features vary from style to style. Currently 5 fabulous floor plans are available from which to choose, ranging in size from 1,300 to over 2,200 square feet. Architecturally designed for today's homeowner, these spacious two-bedroom, two-bath homes offer a wide selection of standard features including 9-foot ceilings, hardwood floors, central air, gas fireplaces, ceramic tile baths, decks and a complete home security system. Master bedrooms feature a walk-in closet and large master bath with double sinks. The kitchens are fully-applanced and showcase granite countertops, maple cabinetry, crown moldings and a breakfast nook. Many of the homes feature dramatic coffered ceilings in the living room, dining room and master bedroom. Designs may also include an additional den and/or walkout basement. These Energy Star® certified homes provide excellence in energy saving products and technology.

One of the community's most outstanding features is the beautiful clubhouse that is anticipated to open in

early 2009. The clubhouse is located in a renovated 1700's home that will retain its antique charm while offering the latest in modern amenities. The clubhouse will include a bar/pub room, game room, comfortable living room, private library, a fully updated kitchen, fitness room and multi-function room. There are also two large bedroom suites reserved exclusively for residents' guests. Outside, beautiful patios and gardens highlight the community. Trailside Village will also offer its residents concierge services such as house and pet sitting, house cleaning and arranging outings and day trips, taking luxury and convenience one step further.

Phase I is nearly sold out with only three units remaining. Phase II features eight homes under construction with one already sold. Interested buyers are invited to experience the excellent values and elegant lifestyle Trailside Village offers. There will be an Open



House on Sunday, December 7 from 1:00 to 3:00 p.m. The homes are being offered through Calcagni Associates,

Hamden office. For information call 203 288-1821. Directions: Whitney Avenue (Route 10) to Todd Street.