



The Charter Oak

2459 Sq. Ft.

The Charter Oak

2459 Sq. Ft.



**COLDWELL BANKER
REALTY
NEW HOMES**

For more information, contact
Phil Giampietro (203) 415-7664 Cell
Kathleen Maloney (203) 213-9198 Cell
 Coldwell Banker Realty
 Cheshire Office (203) 272-1633

Team
LEGEND
 OF COLDWELL BANKER REALTY



Although all illustrations, specifications and dimensions are believed correct at the time of publication, accuracy cannot be guaranteed. The right is reserved to make changes without notice or obligation. Windows, doors and ceilings may vary on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. See Sales Representative for details. Coldwell Banker has Ownership of all Artwork including original digital files as well as preliminary designs. Artwork cannot be used without written permission of Coldwell Banker.



The Fraser

2821 Sq. Ft.

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*Front Porch and Black Windows Priced Separately



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The Norway

3036 Sq. Ft.

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The Spruce

2600 Sq. Ft.

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The Willow

3029 Sq. Ft.*

*Excluding 2nd Floor Open Area

The Willow

3029 Sq. Ft.*

*Excluding 2nd Floor Open Area



*Front Porch Priced Separately

First Floor



Second Floor



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Features & Benefits

WELCOMING EXTERIOR

- Maintenance Free Vinyl Siding and Trim
- Asphalt/Fiberglass Shingle Roof, Architectural Design 30-Year with Ridge Vent
- House Wrap on Exterior Heated Walls
- White Aluminum Leaders & Gutters with Splash Pad
- Energy Star Insulated Windows with Built-In Grids, Full Screens, Vinyl Clad Exterior/Low E Glass with Argon Gas
- Insulated Front Door with Side Lights, including Lock and Secure Deadbolt
- Blue Stone Stepping Stone Walkway from Driveway to Front Door
- Paved Driveway
- Generous Paver Patio 12x16 with Firepit (builder's selection) or Trex Deck with Stairs to Grade (Lot Dependent)
- 2 Car Garage with Openers and Touch Pads
- Landscaping - Lawn Graded and Seeded (where disturbed); 12 Foundations Shrubs

INTERIOR

- Spacious 9ft Ceilings on First Floor; 8ft Ceilings on Second Floor; Full Height Lower Level
- 5 1/4" Base Molding; 3 1/2" Window Casing and Doors; 4 5/8" Crown Molding in Dining Room
- Gas Propane Fireplace in Family Room with Mantel and Slate Surround
- Stylish Smooth Panel Style Interior Doors with Nickel Hardware
- Hardwood Floors Throughout First Floor, Second Floor Hallway and Stair Treads
- Ceramic Tile in Mudroom, Laundry Room and All Baths
- Plush Carpet in All Bedrooms
- Mudroom with Bench and Cubbies

GOURMET KITCHEN

- Custom Designed Kitchen Cabinetry
- Granite Kitchen Countertops with 4" Backsplash
- Granite Center Island
- Stainless Steel Undermount Sink with Moen Single Lever Faucet

LUXURIOUS BATHS

- Custom Designed Cabinetry in All Baths
- Cultured Marble Countertops and Integrated Sinks in all Baths
- Tiled Shower with Storage Niche in Primary Bedroom (per plan-shower door)
- Comfort Height Elongated Toilets in All Baths
- Moen Fixtures
- Exhaust Fan-Light Combo in All Baths
- Tiled Floors

FOR YOUR COMFORT AND CONVENIENCE

- Recessed Lighting for Optimal Effectiveness and Ambiance (per plan)
- Washer and Dryer Hookups
- 200 Amp Electrical Service
- Two Zone High Efficiency Gas Forced Warm Air Furnace with Central Air Conditioning and Humidifier
- High Efficiency Tankless Propane Hot Water Heater



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BLUE TRAIL
ESTATES

LOT 1
1.843 AC

LOT 2
1.854 AC

LOT 3
1.861 AC

LOT 4
2.0 AC

MOUNTAIN ROAD

