



LAURENTIDE GLEN

Features

EXTERIOR

- Tamko Heritage Series Architectural asphalt shingles w/Manufacturer's Limited Lifetime Warranty
- Kasson Keller Windows, Energy Star, ProSolar Sun Low E, Argon, Vinyl, Double Hung Thermopane Windows with Grills & Full Screens
- Therma-Tru Smooth-Star Fiberglass Front Entry Door
- Kaycan Ocean Park XL 4.5" Double Lap Siding with Manufacturer's Limited Lifetime Warranty
- Paved Driveway per Plot Plan
- Concrete Rear Patio with broom finish, minimum 12'x12'
- Concrete Front Sidewalk with broom finish.
- General Door, Advantage Series Raised Panel Garage Doors with Liftmaster Garage Door Openers
- All disturbed areas restored with Topsoil and Hydroseed
- Plants/Mulch Included in Optional Upgrade Packages
- Irrigation system available in Optional Upgrade Package

INTERIOR

- Minimum 9' First Floor Ceilings on all models
- Hardwood Floors throughout, with Exception of Baths & Laundry Room, #1 Common Red Oak (3 1/4 x 3/4) finished with 3 Coats of Polyurethane, stain upgrades available
- Red Oak Stair Treads & Handrails, Sanded and Finished with 3 Coats of Polyurethane, along with Poplar risers/trim/balusters (painted white)
- Tile- Labor & Installation Included for Baths and Laundry Room
- Tile Materials Allowance from Cortina Tile in Plainville
- Heatilator Gas Fireplace with granite surround/hearth and Wescot flush-mount mantel.

KITCHEN

- Cabinets for Kitchen & Vanities made by Fabuwood, Allure Galaxy Cabinets Matching Layouts as Shown on Floor Plans
- Door Style Shall be Shaker Front, Seven Colors to choose from
- 42" tall Upper Cabinets come with Crown Molding on top and light-rail trim at bottom
- All Soft-close Doors and Drawers
- Granite Countertops in Kitchen. Standard Colors available at Gothic in Southington (Buyer shall select from available slabs at time of appointment)
- Granite Countertops on Vanities in Baths with Undermount Sinks
- Tile Backsplash in Kitchen Included in Cortina Tile Allowance Package
- GE Stainless steel appliance package:
 - GE 30" Slide-in Front Control Gas Range
 - GE 25.3 Cu.Ft. Side-By-Side Refrigerator
 - GE Front Control Dishwasher with Sanitize Cycle and Dry Boost
- GE 1.7 Cu.Ft. Over-the-Range Sensor Microwave
- Moen Sleek Single-Handle High Arc Pull Down Kitchen Faucet
- Moen Garbage Disposal
- Double Equal Bowl Undermount Sink in Kitchen

BATH AMENITIES

- Sink Faucets shall be Moen Brantford Series, Chrome Finish, Two-handle Centerset
- Granite Countertops with Undermount Sinks
- Gerber Viper Round Toilets, White
- Moen Posi-Temp Shower Valves
- Single-Piece Fiberglass Shower & Tub Base(s) by Aker
- Shower Head and Valve Trim shall be Moen Brantford Series

ELECTRICAL

- 200 Amp Metered Electric Service
- Lighting Fixture Allowance at CT Lighting Centers in Southington (Note that recessed lighting, paddle fans, chandeliers and wall sconces may require upgrade packages)
- Smoke Alarms and CO detectors per Code
- 4 Exterior Outlets
- 3 Cable Outlets, 3 Telephone/Internet Jacks
- All Porcelain Fixtures with Bulbs in Attic, Basement & Garage.
- Wiring for Gas Fireplace with Wall Switch
- Exterior Light Fixtures per House Plans
- Exterior Flood Light Upgrades Available
- Whole-Home Automatic Generator and/or

PLUMBING and HVAC

- Plumbing per State Code with Plastic Water Pipe & Plastic Drains
- 50 Gallon AO Smith Electric Water Heater
- Ice Maker Water Line for Refrigerator
- Gas Line for Furnace, Range & Fireplace Hook-ups
- Central Air with 1 zone per level
- Heil Gas Furnace, forced hot air with 1 zone per level
- Passive Radon Vent per Code

FOR YOUR COMFORT and CONVENIENCE

- Open floor plans for living areas in all models
- Laundry hook-ups on First or Second Floor in all models
- Attached 2-car garage included on all models
- 1 Year Builder's Warranty on materials and workmanship
- All underground utilities with public water/sewer/natural gas connected
- New roads with sidewalks throughout the development
- "No Outlet" development - new road layout within development eliminates through traffic in the neighborhood
- No HOA fees or restrictions
- Level lots starting at ¼ acre in size and up
- Quiet location with easy access to RT 6 and RT 72
- Base Package includes several selections and choices from colors to finishes to make your new home your own
- Upgrade Options/Packages available to choose from



COLDWELL BANKER NEW HOMES

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*Subject to government regulations, estimated measurements, prior sale, withdrawal, errors and omissions, or change without notice. *Note: Finishes & Amenities are subject to change. Please confirm at time of Contract.