

The Candace



Home Description

3434 SQ.FT. of living space on 3.1 acres in an exclusive subdivision

Option for additional 300sq.ft. bonus space above garage

9' Basement walls with walkout

9' First floor walls

3 Car garage

4 Bedrooms, 3.5 Bathrooms

Luxurious Master Bath with double sinks, custom stand-up shower, jet tub.

15'x18' Master Bedroom with walk in his/hers closet

Sitting room with fireplace off of Master Bedroom

Large open foyer with tray ceiling

Spacious Kitchen set up for center island

2nd floor laundry area

18 x 18' Family Room with fireplace

14'x15' Living Room

Foundation/Concrete Details

10" foundation walls

3500 PSI concrete

1/2" rebar in footings and walls

Basement floors poured with vapor barrier and wire mesh

Exposed section of foundation rubbed smooth

House Guard foundation sealing (5 yr. limited warrantee)

Footing drains around foundation

Construction Details

2 x 6 Exterior framing

2 x 4 Interior framing

Sub floors all 3/4" plywood glued and ring nailed

30 year Architectural shingle

Andersen 400 Series windows with divided light, low E Argon filled glass

Thermo-Tru exterior doors (Allowance)

Insulation

Walls R19

Ceiling R30

Floor R11

All bath walls and laundry walls insulated for sound control

Sheetrock finished with 1 coat primer, 2 coats of paint (smooth ceilings white w/ off-white walls) customer selects sheens. i.e. flat, satin, semi-gloss etc.

All Trim (casings, baseboards, doors) to be stained or painted (customers choice).
All doors 6 panel solid core Masonite or Pine
Customer chooses from builders selections for all door hardware (door knobs or levers)
Garage Doors to be insulated with power openers (builders selection)
Garage to be insulated, sheet rocked, painted and trimmed.
All decks consist of pressure treated framing with Cedar decking and rails (builder selection)
Generous closet allowance with arrangements for custom installations
Oak Stairs from 1st to 2nd floor, Two sets to upstairs.
Generous allowance for custom kitchen selected by homeowner along with professional kitchen designer

Electrical Details

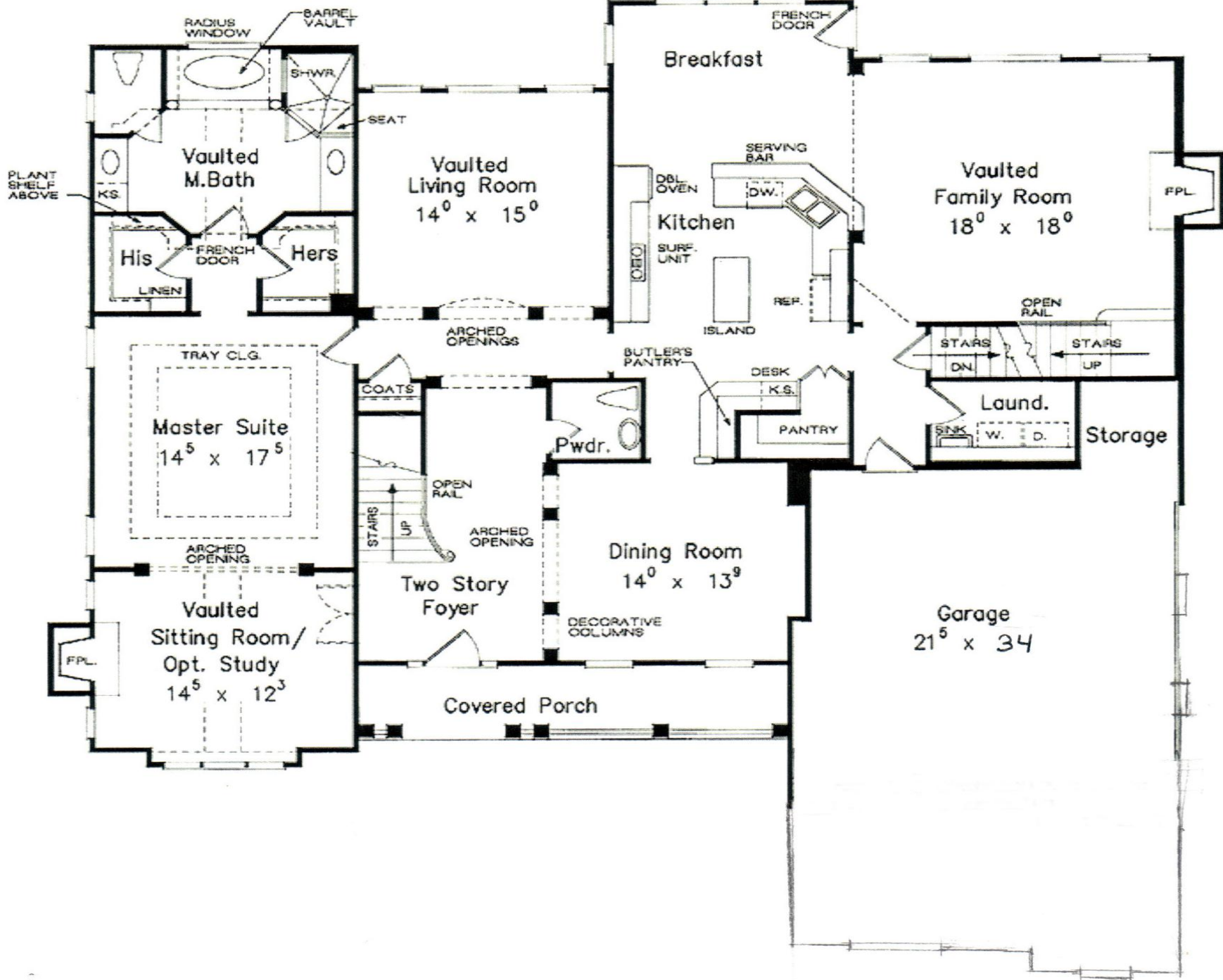
200 Amp Electrical Service
2 Outside outlets
Cable Jacks (6)
Phone Jacks (6)
“Smart home” wiring for networking and audio (5 rooms)
“Decora” style switches
Generous allowance for fixtures
Selections made through private appointment with lighting designer (Major Electric)
Security System
Central Vacuum
Conduits installed for future technology

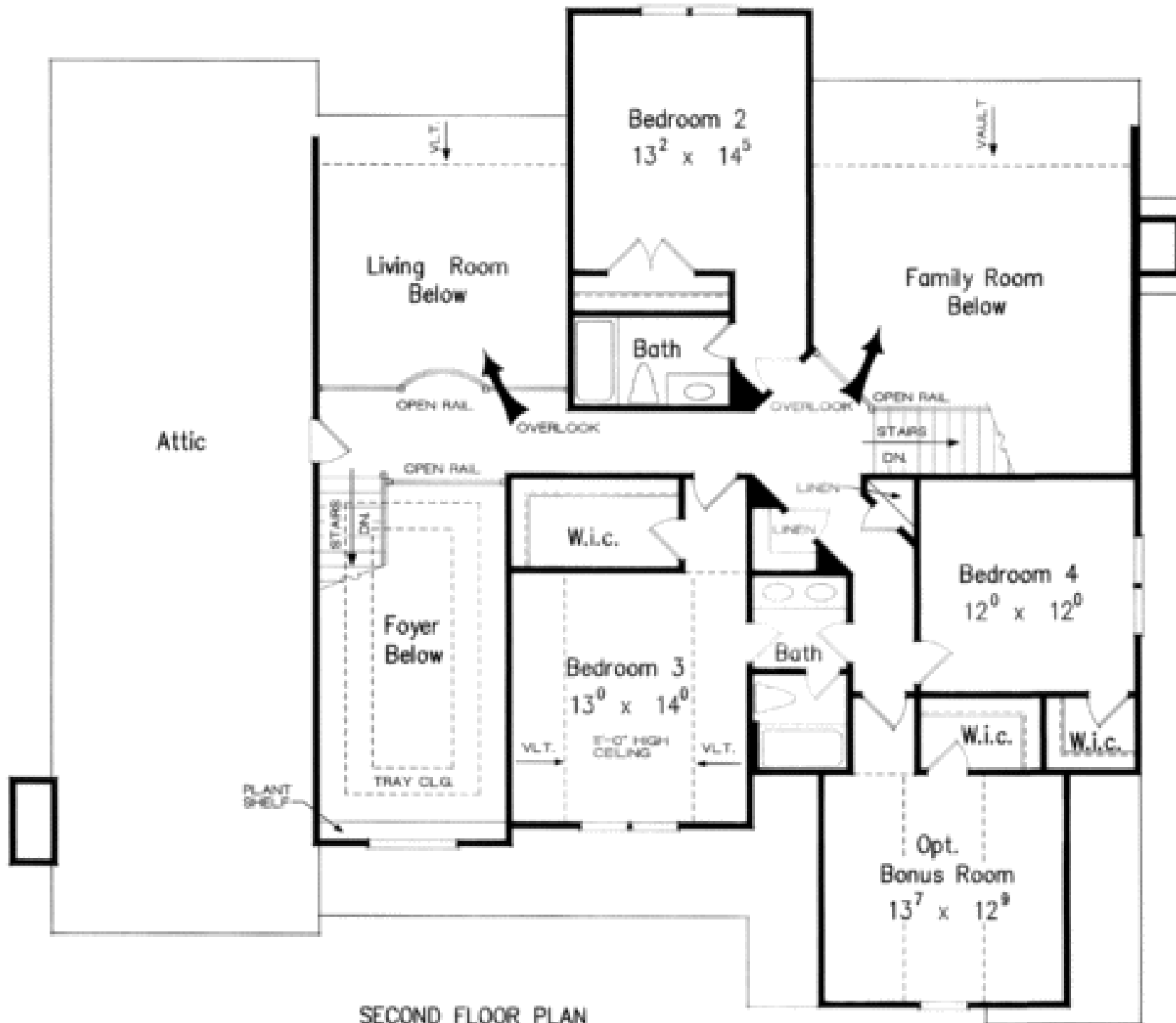
Plumbing / Heating Details

3 Exterior faucets
Hydro-air heating and cooling system with digital/programmable thermostats
Brand name oil fired cast iron boiler (builders selection)
80 gallon indirect hot water heater
Generous plumbing fixture allowance
Selections made through private appointment with plumbing showroom (Shetucket Plumbing)
Public Water
On Site Septic

Exterior Features

Exterior to be finished with Hardiplank clapboard siding
Lawn hand raked, seeded and fertilized using specialty grass seed from Delalio Sod Farm, Long Island (50 ft. from front, sides, and rear of house)
Flower beds installed (no plants)
Paved driveway with turnaround





SECOND FLOOR PLAN