

# The Tudor



## Home Description

- 4200 SQ.FT. of living space in area's most exclusive subdivision
- This lot borders 70 acres of open space reserved for homeowners in the development
- 9' Basement walls
- 9' First floor walls
- 3 Car garage
- 4 Bedrooms, 2.5 Bathrooms
- Luxurious Master Bath with double sinks, custom stand-up shower, 100 gallon jet tub.
- 15'x15' Master Bedroom with large walk in closet
- Optional bonus room 22'x20' accessible from Master Bedroom (462 sq.ft.)
- Second floor sitting area with fireplace (builders selection)
- Large open foyer with Railed balcony
- Spacious Kitchen with center island, double oven, and gas cooktop
- Fireplace in breakfast area
- 1<sup>st</sup> floor laundry area 13'x10'
- 24'x17' Great Room with fireplace
- 19'x16' Living Room with fireplace

## Foundation/Concrete Details

- 10" foundation walls
- 3500 PSI concrete
- ½" 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 ¾" 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 and polyurethane.
- All doors 6 panel solid core Pine
- Customer chooses from builders selections for all door hardware (door knobs or levers)
- Garage Doors to be wood 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
- 2 sets of Oak Stairs from 1<sup>st</sup> to 2<sup>nd</sup> floor and 1 set 2<sup>nd</sup> floor to attic.
- 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**

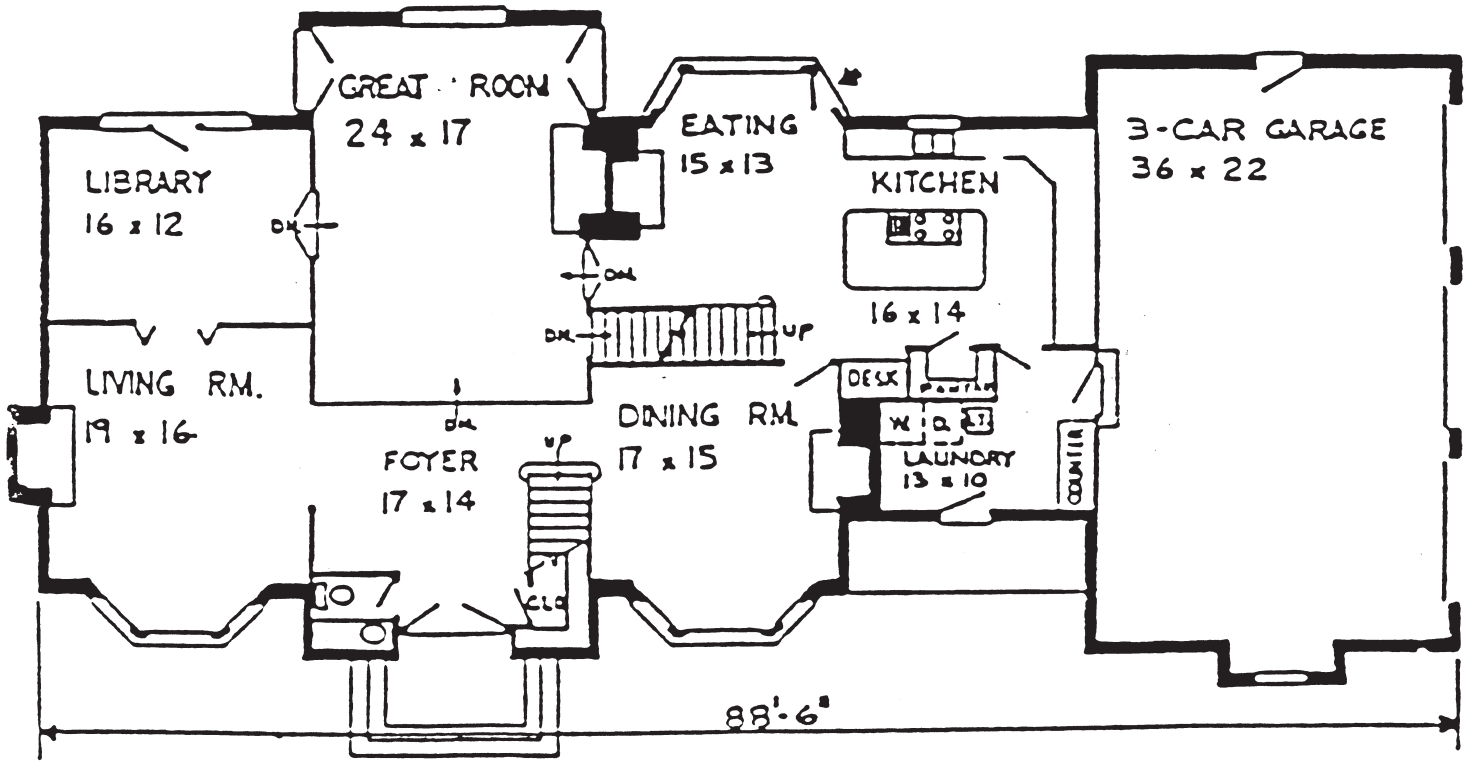
- 3 Exterior faucets
- Hydro-air heating and cooling system with digital/programmable thermostats
- Brand name oil fired cast iron boiler (builders selection)
- 80 gallon indirect hot water heater
- Generous plumbing fixture allowance
- Selections made through private appointment with plumbing showroom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

### **Exterior Features**

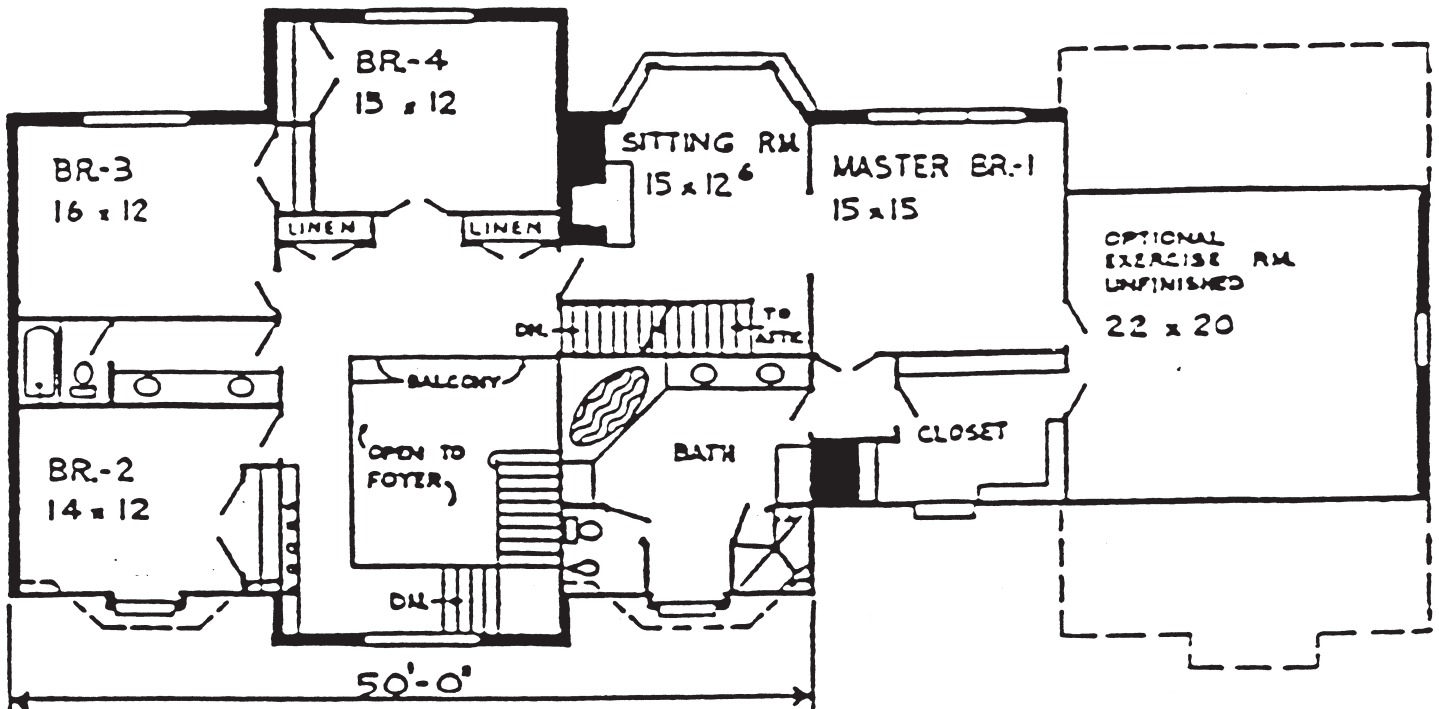
- Exterior to be finished in traditional Tudor styling using Stone, Brick, and Stucco (builders selections)
- Lawn hand raked, seeded and fertilized using specialty grass seed from Delalio Sod Farm, Long Island (50 ft. from front, sides, and rear of house)
- Flower beds installed ( no plants)
- Driveway to be determined



# FIRST FLOOR



# SECOND FLOOR



**NOTE** PLAN NUMBER IS THE APPROXIMATE FINISHED SQUARE FEET