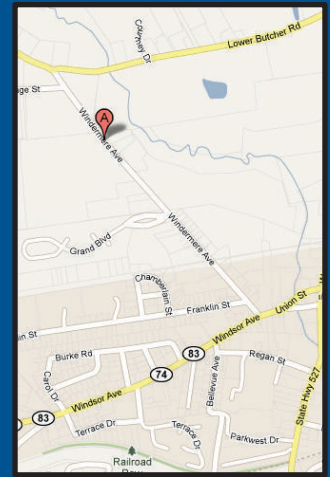


WINDERMERE VILLAGE

Ellington, CT

*A 123 lot non-age restricted community featuring detached homes, a community center with fitness room, media room, library, office, kitchen, walking trails and more.
110 lots remain. Homes starting at \$249,900.*

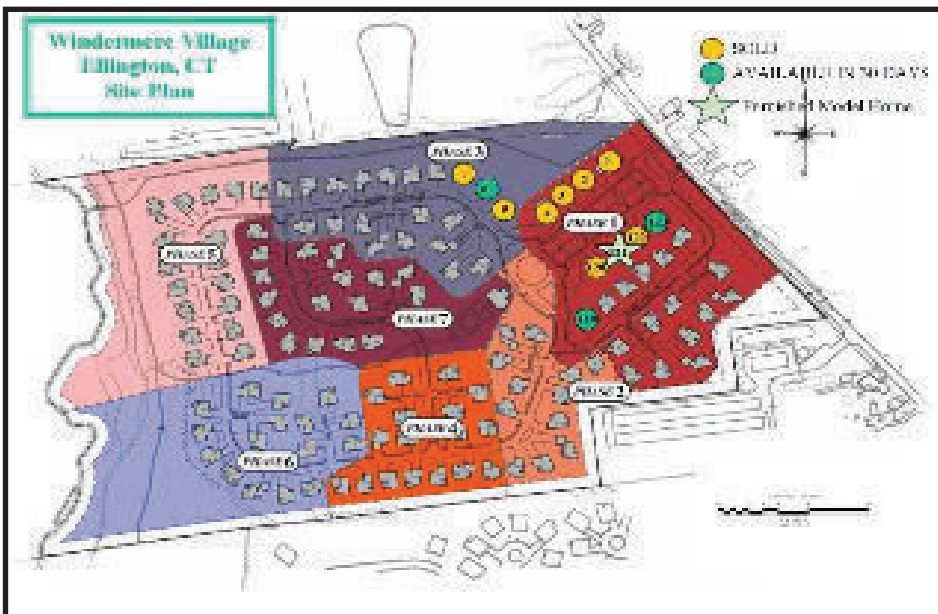


Directions:

Take exit 64 off RT84 for CT-83 toward CT-30 S/ Rockville. Continue to follow CT-83 North for 3.5 miles and turn left on to Windermere Avenue. Windermere Village is 0.5 miles on left.

Windermere Village is located in Ellington, CT and offers a unique style of living for everyone. Our nine different homes styles are all detached homes and designed for first floor living. Our homes range in price starting at \$249,900 with sizes ranging from 1,180sf - 2,300sf. All homes feature a two car garage. The Community Center will feature an exercise room, media room, community room, kitchen, office and library surrounded by formal gardens. Walking trails surround the property that abuts the Hockanum River. Our Model Home is open daily from 11am - 4pm and always by appointment.

When you build your home at Windermere Village, you work with our developer and designers to customize your home by selecting your own cabinets, flooring, colors and more.



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Equities LLC

(P) 860.236.3705
(F) 860.828.2913
80 Shunpike Road
Cromwell, CT 06416

WINDERMERE VILLAGE - THE BELMONT

Ellington, CT



We offer two different Belmont Homes. Below are the floor plans.

The homes at Windermere Village are all designed for first floor living and offer second floor options. All homes have 9 foot ceilings, first floor laundry, full basement and lovely landscaping.



The Belmont I

This home is designed for first floor living with 1,223sf with 1 Bedroom, 1 1/2 bathrooms and a 2 car garage. The second floor offers an optional 520sf.

This home is offered at \$269,900.



The Belmont II

This home is also designed for first floor living with 1,300sf and 2 Bedrooms, 2 bathrooms and a 2 car garage. The second floor offers an optional 572sf.

This home is offered at \$284,900.



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WINDERMERE VILLAGE - DEVINWOOD

Ellington, CT



There are two different Devinwood Homes. Below are the floor plans.

The homes at Windermere Village are all designed for first floor living and offer second floor options. All homes have 9 foot ceilings, first floor laundry, full basement and lovely landscaping.



The Devinwood I

This home is designed for first floor living with 1,378 sf with 1 Bedroom, 1 1/2 bathrooms and a 2 car garage. The second floor offers an optional 638 sf.

This home is offered at \$284,900.



The Devinwood II

This home is also designed for first floor living with 1,421 sf with 2 Bedrooms, 2 bathrooms and a 2 car garage.

This particular home is our fully furnished model home.

The second floor offers an optional 638 sf.

This home is offered at \$294,900.



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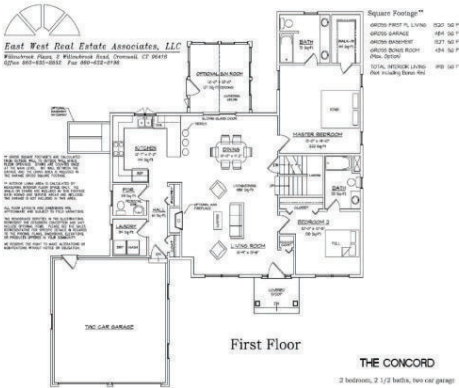
WINDERMERE VILLAGE - CONCORD & EDMERE

Ellington, CT



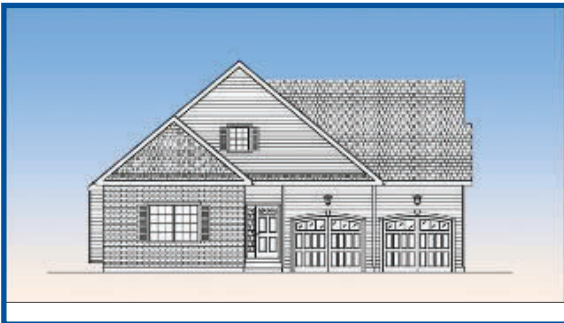
The Concord is our largest home offered in Windermere Villiage.

The homes at Windermere Village are all designed for first floor living and offer second floor options. All homes have 9 foot ceilings, first floor laundry, full basement and lovely landscaping.



This is our largest home with a unique design. This home has been modified for some of our clients to include even larger square footage on the main level. As seen below, the main level offers 1,520 sf with an optional 434 sf on the second floor. 9 Foot ceilings, 2 bedrooms, 2 1/2 bathrooms, 2 car garage, beautiful landscaping and more.

This home is offered at \$299,900.



The Edgemere



This is a lovely layout with 1,394 sf, 2 bedrooms, 2 1/2 baths, 2 car garage with an optional 560 sf on the second floor.

As do all of our homes, it features 9 Foot ceilings, full basement, beautiful landscaping and more.

This home is offered at \$284,900.

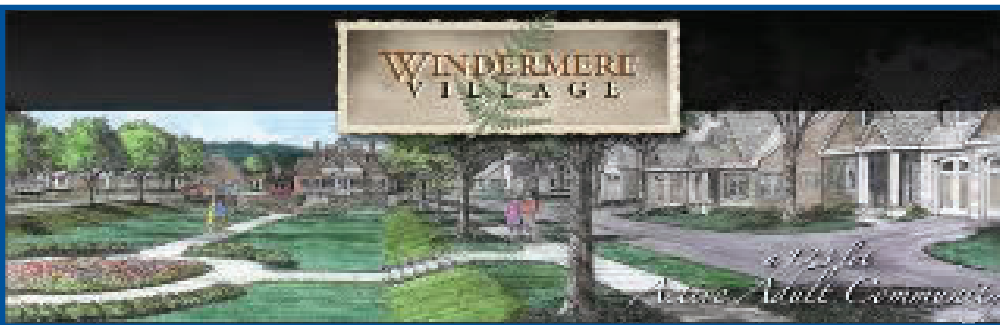
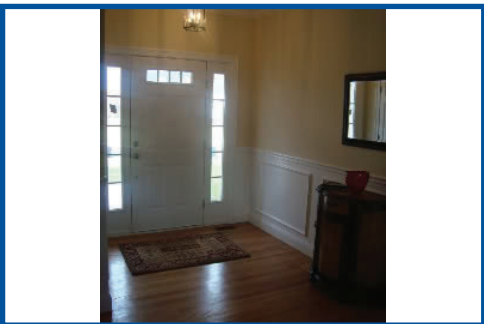


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WINDERMERE VILLAGE - PHOTOS

Ellington, CT



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WINDERMERE VILLAGE - SPECIFICATIONS

Ellington, CT

NEW HOME SPECIFICATIONS (Standard)

Location:
Windermere Village, 67 Windermere Avenue, Ellington, CT

Foundation & Slabs

Footings: 20"x12" poured concrete 3000 psi
Walls: 8' height, 10" poured concrete 3000 psi
Garage Walls: 8" poured concrete 3000 psi
Concrete Slabs: 4" poured concrete 3500 psi
Footing Drains
Membrane Sealer
Underground Utilities to House

Framing Specifications:

Floor: ¾" T&G engineered sub-floor-includes 50 year warranty
½" Exterior Sheathing
Roof Rafters: As per plans and specifications
½" Roof Sheathing
Exterior Walls: 2"x 6" Construction
Interior Walls: 2"x 4" Construction
Garage Walls: 2"x 4" Construction

Exterior Siding & Gutters:

Tyvek or equal exterior house wrap
Vinyl Siding / see blueprint
Trim PVC coil
4" Gutters
Shutters, as specified per plan
Real Brick with different color choices**

Roofing:

30 Year Architectural Asphalt Shingles

Windows:

Anderson SilverLine (or equivalent) Energy Efficient "Low-E" Thermo-pane Windows & Screens

Exterior Porch & Steps:

Poured Concrete or Pre-Cast Stoop & Steps
Rear Patio (12 x 12 concrete)

Exterior Doors:

Fiberglass front entrance door w/sidelights (\$650.00 Allowance)
Vinyl Sliders
Steel Insulated Exterior 6 Panel Doors in other locations as per plan

Garage:

Steel insulated garage doors w/openers
Interior: ¼ inch dry wall, 2 coats, tape, paint

Insulation:

Fiberglass insulation as per building code
R-19 Walls, R-30 Ceilings, R-11 Basement

in accordance with building code

3 coats joint compound, smooth finish ceilings

Interior Walls:

½" Drywall in Living areas
5/8" fire code drywall in garage against living spaces in accordance with building code
3 coats joint compound, smooth finish ceilings

Interior Doors & Trim:

6 Panel molded doors pre-primed, hollow core
Brass hardware
2 ½" colonial casing paint grade pre-primed or equivalent
3 ½" colonial baseboard paint grade pre-primed or equivalent
Wire closet shelving-see model for builders standard - upgrades available

Bathrooms:

5 ft tub/shower combination or 5 ft shower - fiberglass or equivalent
32" vanity

Flooring:

Carpet in Bedrooms**
Ceramic Tile in Laundry & Baths**
Wood Laminate (floating floors)**

Main Staircase:

#2 Pine, solid wood box
6 foot oak rail, pine cap and skirt, painted spindles

Cabinets, Vanities & Tops:**

Upgrades available at Buyers Expense

Plumbing Specifications:**

2 Exterior spigots
Laundry area to be washer & dryer ready

Appliances:

Builder will install builder supplied GE appliances. Upgrade available
Appliances included: Stove/Oven, Dishwasher, Refrigerator, Garbage Disposal, Vent/Hood

Heating Specifications:

Natural gas forced hot air
Central Air Conditioning
50 gallon electric hot water heater

Electrical Specifications:

100 Amp service
2 Outdoor receptacles
Bathroom fan/light combination
Smoke detectors installed per code
3 telephone jacks
3 cable outlets
1 doorbell chime kit installed
Wiring for electric clothes dryer
Wiring for electric range
1 light in each bedroom
All wiring, outlets and switches locations and quantity as per code
Lighting fixture**

Paint:

Ceilings 2 coats "ceiling white", Walls 2 coats flat "antique white"
Trim: 2 coats in semi-gloss white
Accent colors available as an upgrade

Driveway & Walks:

Paved
Sidewalks (per approved site plan)

Site Work and Excavation:

Site work and landscaping (per approved site plan)

*Blueprint design supersedes specification sheet

**See builders selection

All room layouts and dimensions are approximate and subject to field variations. Area represents gross living floor area minus floor openings. Stairs are counted once.

The renderings depicted in the illustrations represent the designers conception and may include optional items. Please see the sales representative for specific details in regards to the pricing, plans, dimensions, elevations, or products offered in your community.

We reserve the right to make alterations or modifications without notice or obligation.

(current as of 5/7/08)



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