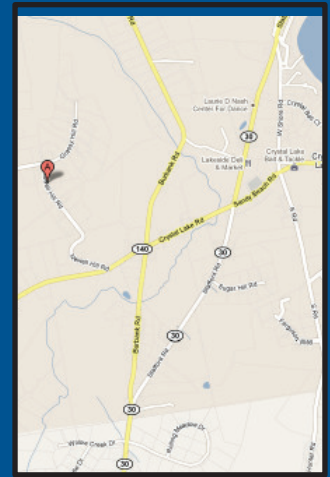


# CRYSTAL VIEW ESTATES

Ellington, CT

*Crystal View Estates is a beautiful 20 lot subdivision in Ellington, CT located in the vicinity of Crystal Lake. The lot sizes range from 1 - 3 acres, with cul-de-sac and walk-out lots still available. 10 homes remain. Our home packages start at \$389,900.*

*With many home designs to choose from, we are ready to help you build your dream home now!*

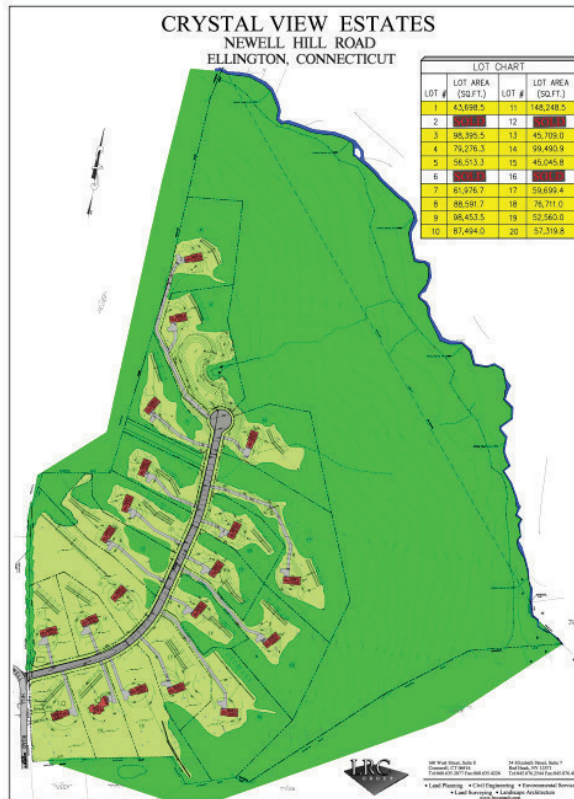


## Directions:

Take exit 67 of RT84 for CT-31. Go north on CT-31 (Reservoir Road). In 0.4 miles take a right on to CT-30 North (Hartford Turnpike). In 1.7 miles turn left on CT-30N (Crystal Lake Road) Continue on to Burbank Road. Turn left onto Crystal Lake Road, and take first right on to Newell Hill Road.

The Square footage requirements at Crystal View Estates are as 1,700sf minimum for a ranch style home and 2,000sf minimum for a colonial style.

We have many home styles to choose from and we specialize in in-law homes. Our creative and knowledgeable staff and architects can help you design the home of your dreams. We have many home styles to choose from including those below or bring your own plans.

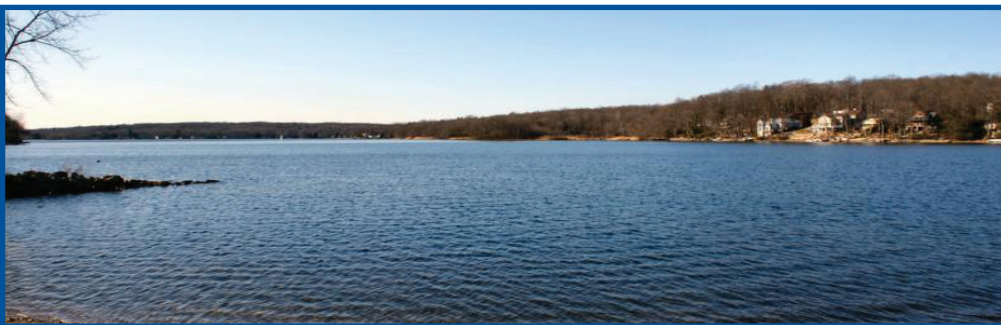
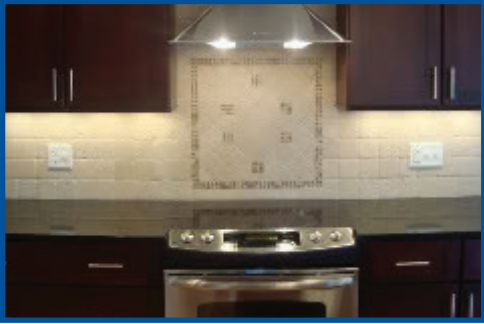
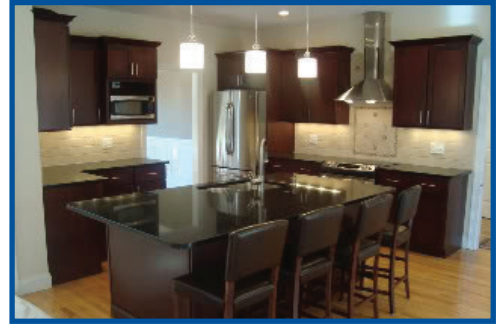


Opportunity  
REAL ESTATE  
Equities LLC

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

# CRYSTAL VIEW ESTATES - PHOTOS

Ellington, CT



Opportunity  
REAL ESTATE  
Equities LLC

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

# CRYSTAL VIEW ESTATES - SPECIFICATIONS

Ellington, CT

## NEW HOME SPECIFICATIONS

1,700sf Ranch, 2,000sf Colonial

### 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 Framing: Conventional Lumber Per Plan with ¾" T&G sub floor  
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  
Trim PVC coil  
4" Gutters  
Shutters, as specified per plan

### Roofing:

30 Year Architectural Asphalt Shingles

### Windows:

Energy Efficient "Low-E" Thermo-pane Windows & Screens

### Exterior Porch & Steps:

Poured Concrete or Pre-Cast Stoop & Steps  
PT Rear Deck Framing, Railings & Flooring (12'x12' as per plans)

### Exterior Doors:

Fiberglass front entrance door w/sidelights (\$650.00 Allowance)  
6' Vinyl "Low-E" Slider  
Steel Insulated Exterior 6 Panel Doors in other locations as per plan

### Garage Doors:

Steel insulated garage doors w/openers

### Insulation:

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

### 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  
3 ½" colonial baseboard paint grade pre-primed  
Wire Shelving and poles per print

### Flooring:

Carpet Allowance of \$20.00/yd (Based on print design)  
Carpet in Bedrooms and Upstairs Halls  
Ceramic Tile in Laundry & Baths (See Builders Selection)  
2 ¼" Red Oak Hardwood up to 600 sf

### Stairs:

Main staircase: Oak treads, poplar risers, oak railing, primed & painted poplar balusters  
Basement Staircase: #2 Pine

### Cabinets, Vanities & Tops:

\$8,000.00 Allowance  
Upgrades available at Buyers Expense  
(Floor plan does not necessarily depict actual kitchen or bathroom cabinetry)

### Plumbing Specifications:

Master/Full Baths: White fixtures- American Standard, Faucets w/ Chrome finish  
MB to be double vanity, 60" tub/shower & 36" shower  
Second full bath to be a single vanity, 60" Shower/Tub  
½ Bath: White fixtures, faucet w/ chrome finish from builder stock, Pedestal Sink  
Kitchen: Stainless steel sink w/faucet, dishwasher hook-up  
2 Exterior spigots  
Laundry area to be washer & dryer ready

### Appliances:

Builder will install buyer supplied standard appliances

### Heating Specifications:

\*2 zone propane gas\*\* fired direct vent "forced hot air" air system w/ humidifier  
Central Air Conditioning  
60 gallon electric hot water heater  
\*Ranches under 2,000 sf are 1 zone heating/cooling systems  
\*\* Underground propane tank is leased, not owned by buyer

### Electrical Specifications:

200 Amp service  
2 Outdoor receptacles  
Bathroom fan/light combination  
Smoke and C/O Detectors  
3 telephone jacks  
3 cable outlets  
1 doorbell chime kit installed  
4 recessed light fixtures  
Wiring for electric clothes dryer  
Wiring for electric range  
1 light in each bedroom  
All wiring, outlets and switch locations and quantities as per code  
\$1,000.00 lighting fixture allowance

### 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:

Gravel (process stone) driveway & Front Walk

### Site Work & Excavation:

Underground utility piping (electric, cable & telephone)  
Waterline installed from well  
Dig & Backfill w/ onsite material  
Final rough grade w/ onsite material, disturbed areas seeding one time  
Septic line installed

### Well & Pump, Septic Tank & Testing:

Engineered Septic System  
Well and Pump (Depth up to 300 ft., 20 ft. casing, additional depth \$10 per lf)  
Water Treatment System (if necessary) will be installed (Allowance \$2,500.00)



Opportunity  
REAL ESTATE  
Equities LLC

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