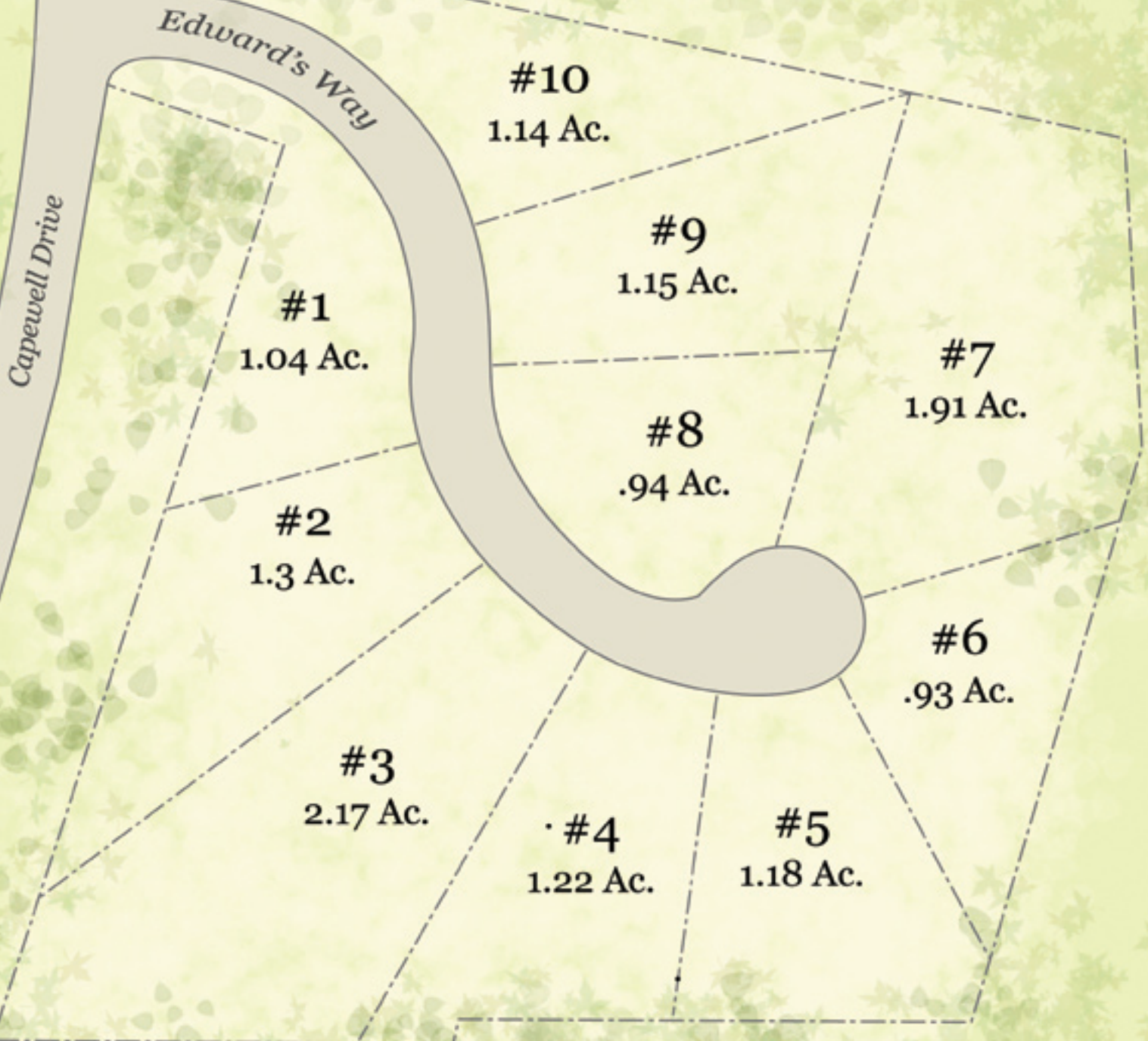




EDWARD'S WAY

Bloomfield, Connecticut 06002

Ten custom homes, located just off the beaten path on an a quiet little cul-de-sac surrounded by nature



Edward's Way Specifications

EXTERIOR

- Tree-lined roadway
- Underground utilities including municipal water, propane gas, electric, phone and cable TV
- ELK 30 year architectural roof shingles, choice of colors.
- Paved driveway
- Precast concrete front stoop
- Concrete entry walk
- Painted Thermatru Smooth Star high-performance colonial panel doors
- Premium low maintenance CertainTeed clapboard style vinyl siding in choice of standard colors
- Aluminum gutters and downspouts
- Silver Line low maintenance high performance Low-E/Argon double hung thermopane tilt-in vinyl windows with colonial grids between the glass and screens
- Second access to insulated basement with bulkhead per plan
- Low maintenance deck and railing system with stairs to grade
- Two conveniently located exterior hose bibs and electrical outlets
- Two car insulated garage with 9' X 8' single doors
- Professionally landscaped lawn, trees and shrubs

INTERIOR

- 8' smooth ceilings on the first and second floor
- 2 X 4 exterior walls, engineered floor joists, engineered tongue and groove subfloor and engineered exterior sheathing wrapped with high performance building wrap
- Hardwood floor in the foyer entrance and hallways
- Tile flooring in baths, mud room and laundry area.
- Wall to wall carpet with premium padding in other areas
- Colonial style main stairway with oak treads and railings and painted spindles
- Painted wide colonial window and door moldings and baseboards in all living areas
- Wood grained colonial panel style doors with locksets
- 200 amp. Electrical service with breaker panel.
- Energy efficient decorative lighting package
- Pre-wired telephone and cable TV, three locations each
- R-19 insulation in the exterior walls
- High efficiency gas fired warm air heating system with central air conditioning. Separate gas fired water heater
- Gas "insert" fireplace and colonial mantle

KITCHEN

- Custom wood cabinets in choice of styles and stains, choice of cabinet hardware
- Laminated counter tops with a 4" backsplash
- Single bowl stainless steel sink, single lever Delta/Moen faucet with pull out spray
- GE self cleaning range, microwave / hood, sound insulated multi-cycle dishwasher and garbage disposal

BATHS

- Lasco tub and shower bases, chrome trim glass shower door enclosures
- Main bath with a single piece bathtub and shower surround
- Wood vanity bases with cultured marble counter tops and faucet
- Vanity sink in the powder room with faucet
- Full width vanity mirrors

Subject to substitution without notice.