



Welcome Home to

### Winchester Estates

Southington's newest exceptional community of beautifully appointed luxury homes built with Lovley Development, Inc.'s commitment to quality, value and craftmanship.

This carefully designed neighborhood affords an idyllic setting of 34 home sites.

#### HOME PACKAGES STARTING IN THE \$700,000s

WINCHESTER ESTATES is a luxury community by Lovley Development, Inc. featuring single-family homes with exquisite architectural appointments, outstanding included features, and hundreds of options to personalize your dream home. Located in a highly desirable area of Southington, WINCHESTER ESTATES is just minutes from any convenience you may need.

#### **Home Features:**

- Fully Customizable
- Gourmet Kitchens
- Spacious Fireplaced Living Areas
- Private Primary Bedroom Suites
- City Water and Underground Utilities
- Hundreds of Plans to Choose From or Bring Your Own
- Many Upgrades Included in Price
- Ideally Located Close to Public and Private Schools, Parks and Recreation, Health Facilities, Shopping, Dining, Entertainment and Major Highways





Winchester Estates

## A floor plan designed for the way you live.

Hundreds of plans to choose from or bring your own.

#### FULLY CUSTOMIZABLE



#### Grayson

Starting at **\$785,500** Two-Story Residence

| <b>4</b> | <b>2</b>   | <b>2,908</b> |
|----------|------------|--------------|
| bedrooms | full baths | square feet  |
| <b>2</b> | <b>1</b>   | <b>3</b>     |
| story    | half bath  | garages      |



Sample Floor Plans

### Huntleigh

Starting at **\$996,500** Two-Story Residence

| <b>4</b> | <b>3</b>   | <b>3,757</b> |
|----------|------------|--------------|
| bedrooms | full baths | square feet  |
| <b>2</b> | <b>1</b>   | <b>3</b>     |
| story    | half bath  | garages      |



#### Oakmont

Starting at **\$787,500** Two-Story Residence

| <b>4</b> | <b>2</b>   | <b>3,002</b> |
|----------|------------|--------------|
| bedrooms | full baths | square feet  |
| <b>2</b> | <b>1</b>   | <b>2</b>     |
| story    | half bath  | garages      |



#### Glenville

| Starting at <b>\$70</b><br>Two-Story Residence | 7,500      |              |
|--|------------|--------------|
| <b>4</b>                                       | <b>2</b>   | <b>2,643</b> |
| bedrooms                                       | full baths | square feet  |
| <b>2</b>                                       | <b>1</b>   | <b>2</b>     |
| story  | half bath  | garages      |



#### Winstead

Starting at **\$747,500** Two-Story Residence

| <b>4</b> | <b>2</b>   | <b>2,630</b> |
|----------|------------|--------------|
| bedrooms | full baths | square feet  |
| <b>2</b> | <b>1</b>   | <b>2</b>     |
| story    | half bath  | garages      |



#### Briarwood

| Starting at <b>\$78</b><br>Two-Story Residence | 89,500     |              |
|--|------------|--------------|
| <b>3</b>                                       | <b>2</b>   | <b>2,816</b> |
| bedrooms                                       | full baths | square feet  |
| <b>2</b>                                       | <b>1</b>   | <b>2</b>     |
| story  | half bath  | garages      |

View 3D Tour & Interior Pictures Online at WinchesterEstatesCT.com



## Grayson

The Grayson is perfect for expansive living and entertaining. The welcoming entry showcases an impressive foyer that flows into a 2-story great room offering plenty of desirable light into the home.

The well equipped gourmet kitchen is highlighted by a large center island with breakfast bar, plenty of counter and cabinet space, sizeable pantry, beverage station and a bright casual dining area. For extra dining space, an open formal area off the kitchen allows for entertaining larger gatherings.

The elegant staircase leads to an open upstairs hallway and primary bedroom suite enhanced by a tray ceiling, bright sitting area, large walk-in closet with added storage space, and deluxe primary bath with dual-sink vanity, soaking tub, luxe glass-enclosed shower, linen storage, and private water closet.

Secondary bedrooms feature roomy closets and shared full hall bath. Additional interior highlights include a secluded office off foyer, convenient powder room, main floor laundry with wash basin, and Deacon's bench in mudroom.

Exterior features include a stone façade, paver brick walkway leading up to the covered front porch, paver brick patio and 3 car garage.

#### Starting at \$785,500

Two-Story Residence

| <b>4</b> | <b>2</b>   | <b>2,908</b> |
|----------|------------|--------------|
| bedrooms | full baths | square feet  |
| <b>2</b> | <b>1</b>   | <b>3</b>     |
| story    | half bath  | garages      |

#### Home Highlights:

- Inviting Covered Front Porch that Leads to a 2-story Foyer with Private French-door Office
- Kitchen with Large Island, Walk-in Pantry, & Beverage Station
- Both Casual & Formal Dining Areas
- Access to Patio Off Eating Area
- Expansive Sunlit 2-story Great Room with Fireplace
- Open Upstairs Hallway Overlooking Foyer & 2nd Story Window
- Primary Bedroom Suite Highlighted by an Elegant Tray Ceiling, Sitting Area, Large Walk-in Closet
- EnSite Private Bathroom with Dual-sink Vanity, Freestanding Soaking Tub, Separate Tiled Shower & Private Water Closet
- Stone Façade as shown

#### View 3D Tour & Interior Pictures Online at WinchesterEstatesCT.com

### Grayson





## Huntleigh

Feel the grandness when you enter the Huntleigh's 2-story foyer open to the charming formal dining room and bright and beautiful 2-story fireplaced great room with built-in and windows galore.

Enjoy easy access to the patio from the great room or adjacent breakfast nook, which leads to the kitchen inclusive of large center island and walk-in pantry.

Accessed via a walkway overlooking the great room on the second floor, the luxurious primary bedroom suite is complete with private double door-entry, secluded sitting area, massive fireplaced bedroom, and dual-large walk-in closets. The en-suite primary bath is one to dream of with a centered large soaking tub set under the Palladian window, expansive vanity with double sinks, tiled shower, and private water closet.

Secondary bedrooms, one of which with an ensuite bath, feature ample closet space. Convenient located laundry and full hall bath.

Additional highlights include a fireplaced formal living room off foyer and secluded office off downstairs hallway. The Deacon's bench in mudroom allows for an easy drop station when entering the home. Complete with 3 car garage and stone façade.

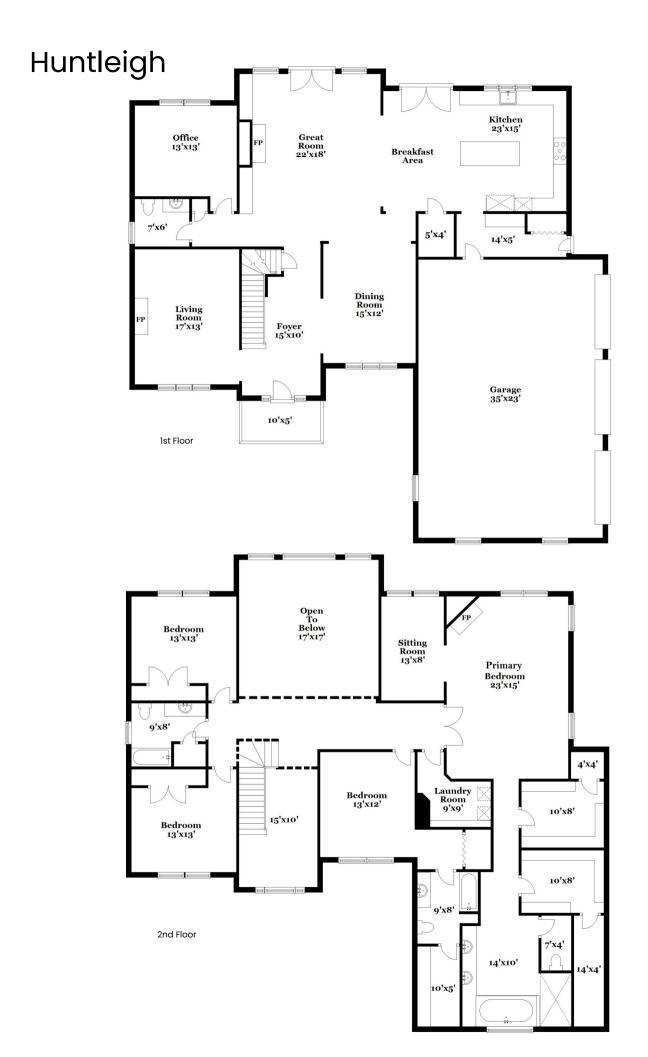
#### Interior Pictures Online at WinchesterEstatesCT.com

#### Starting at \$996,500

**Two-Story Residence** 

| <b>4</b> | <b>3</b>   | <b>3,757</b> |
|----------|------------|--------------|
| bedrooms | full baths | square feet  |
| <b>2</b> | <b>1</b>   | <b>3</b>     |
| story    | half bath  | garages      |

- Elegant Estate Feel
- 2-story Great Room with Large Windows and Built-ins
- **Grand** and Open Living Spaces
- Multiple Dining Areas
- Two French-door Accesses to Patio
- Luxurious Primary Suite with Double Door Entry
- Secondary Bedroom with En-suite Bath
- Secluded Office/Flex Space
- Mudroom with Coat Closet and Deacon's Bench
- 3 Car Garage
- Stone Façade as shown
- Three Gas Fireplaces:
  - Formal Living Room
  - Great Room
  - Primary Bedroom





## Oakmont

Deluxe modern family living. The Oakmont's covered entry reveals a beautiful staircase in the 2-story foyer. An adjacent formal living space, coat closet and dining room are situated towards the front of the home as the hallway leads you to a gourmet kitchen complete with butler's pantry and extra large center island with plenty of seating space in the back of the home.

The kitchen opens to the breakfast area, featuring a built-in serving station, which can be used for wine or beverage storage, convenient for entertaining. Access to the patio and large, yet cozy, fireplaced family room, complete the open living space.

Secluded on the second floor are all four sizable bedrooms, inclusive of a spacious primary suite with large private closets, tray ceiling and en-suite bath featuring a large linen closet, soaking tub and glass enclosed tiled shower.

Additional highlights include a powder room off the mudroom, 2 car garage, and paver brick patio and walkway.

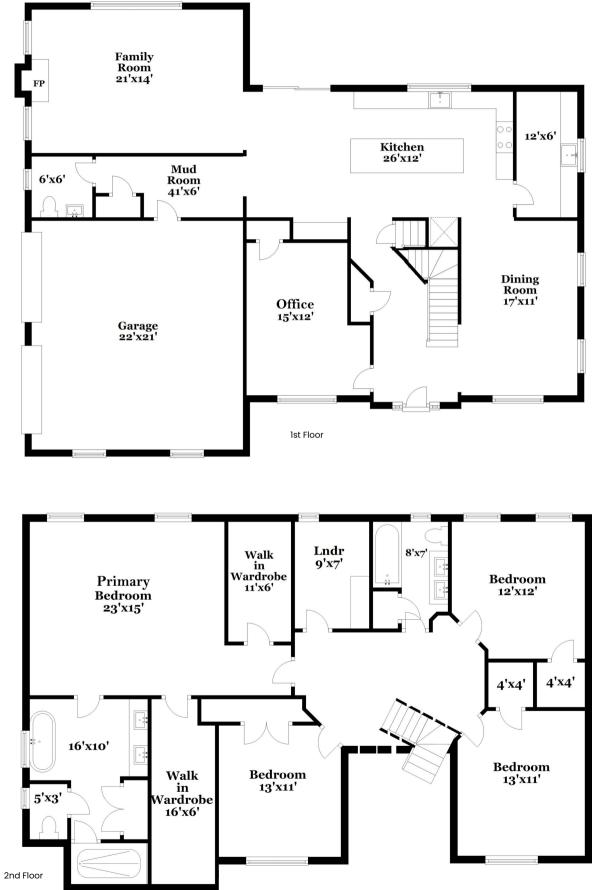
### Starting at \$787,500

Two-Story Residence

| <b>4</b> | <b>2</b>   | <b>3,002</b> |
|----------|------------|--------------|
| bedrooms | full baths | square feet  |
| <b>2</b> | <b>1</b>   | <b>2</b>     |
| story    | half bath  | garages      |

- Formal Living Room Can be Used as an Office or Guest Room
- Coat Closet off Foyer
- Extra Large Kitchen Island
- Butler's Pantry with Sink and Extra Storage
- Built-in Beverage/Serving Station in Breakfast Area
- Fireplaced Family Room
- Sizeable Bedrooms
- Large Primary Suite with Separate Private Closets
- Free-standing Soaking Tub in Primary Bath
- Centrally Located 2nd Floor Laundry
- Mudroom with Additional Coat Closet and Powder Room
- Black Windows

### Oakmont





## Glenville

The foyer of this home showcases a grand view of the striking gas fireplaced living room. Also adjacent to the foyer is an open formal dining space that can accommodate an expansion table for larger gatherings.

The living room provides direct access to the sunroom to one side and gourmet kitchen to the other, which is complete with a large center island, corner pantry, beverage station and access to the patio.

The secluded primary suite is highlighted by a tray ceiling, enormous walk-in closet with additional closet spaces and storage, and deluxe primary bath with dual-sink vanity, tub, linen storage and private water closet. The three additional bedrooms feature sizeable closets and share a hall bath with dual-sink vanity.

Additional features include an upstairs laundry, convenient main level powder room, and mudroom with access to the 2 car garage.

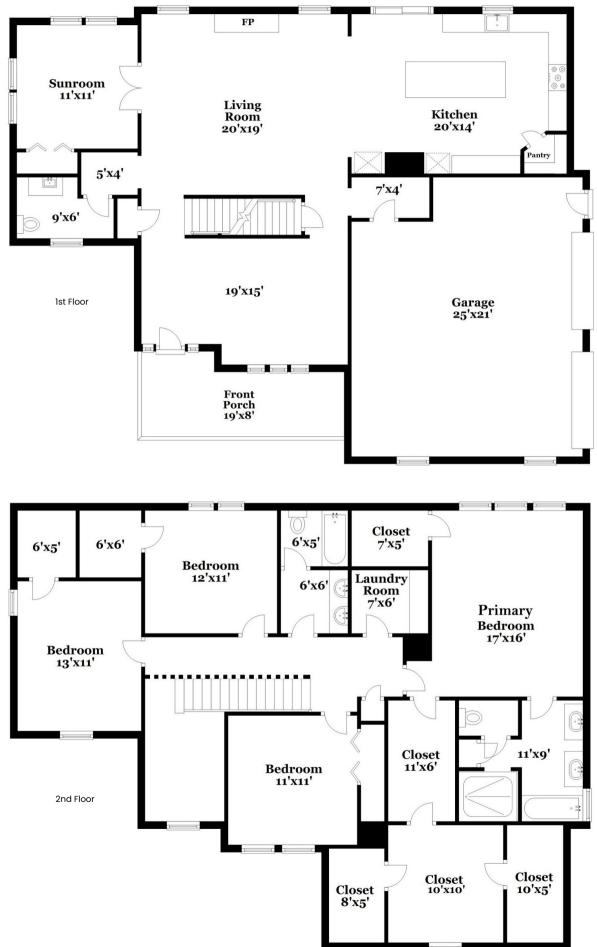
#### Starting at \$707,500

Two-Story Residence

| <b>4</b> | <b>2</b>   | <b>2,643</b> |
|----------|------------|--------------|
| bedrooms | full baths | square feet  |
| <b>2</b> | <b>1</b>   | <b>2</b>     |
| story    | half bath  | aaraqes      |

- Covered 6' x 19' Front Porch that Leads to a 2-story Foyer
- Open Formal Dining Area off Foyer
- 4 Season Room that Doubles as an Office or Guest Room
- Living Room with Gas Fireplace
- Kitchen includes Beverage Station with Beverage Fridge & Patio Access
- **Multiple** Closets and Storage Space in Expansive Primary Suite
- En-suite Private Bathroom with Dual-sink Vanity, Built-in Soaking Tub, Large Separate Tiled Shower & Private Water Closet
- Convenient Powder Room
- Upstairs Laundry

### Glenville





## Winstead

The expansive covered front porch leads way to a an attractive double-door entry and foyer. The expansive foyer of this home showcases a view of the charming staircase and is adjacent to a secluded office space with French-door entry and an oversized butler's pantry.

The well-appointed gourmet kitchen boasts a large center island, plenty of cabinets and counter space and opens to the dining area and fireplaced family room.

The gorgeous primary suite is enhanced by a tray ceiling and elegant en-suite bath with a large soaking tub, dual-sink vanity, private wash closet, and expansive walk-in closet.

Additional highlights include a conveniently located powder bath, large mudroom, and centrally located laundry on the second level.

Exterior features include a paver brick walkwayleading up to the large front porch, paver brick patio and 2 car garage with extra storage space.

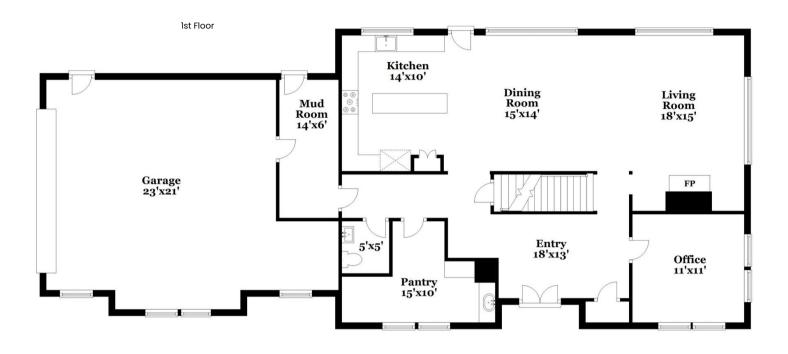
#### Starting at \$747,500

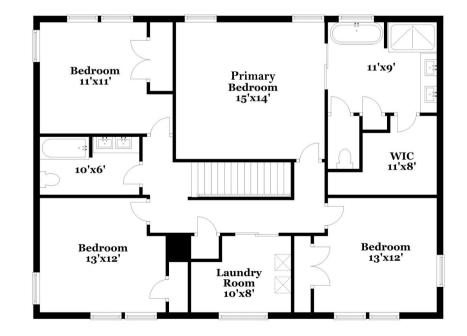
Two-Story Residence

| <b>4</b> | <b>2</b>   | <b>2,630</b> |
|----------|------------|--------------|
| bedrooms | full baths | square feet  |
| <b>2</b> | <b>1</b>   | <b>2</b>     |
| story    | half bath  | garages      |

- Expansive Full Covered Front Porch
- Large Entry Way
- Additional Storage Pantry with Sink
- Wide Kitchen with Large Island
- Open Dining and Living Space with Gas Fireplace
- Private Office off Entry
- Primary Bedroom with Roomy Walk-in Closet
- Primary Bath with Free-standing Soaking Tub
- 2nd Floor Laundry
- Large Mudroom off Garage
- Garage includes Extra Storage Area
- Black Windows

### Winstead





2nd Floor



## Briarwood

The Briarwood's welcoming covered entry and 2story foyer flow into a charming and impressive vaulted great room with gas fireplace.

The well equipped kitchen is highlighted by a ushaped island with breakfast bar, plenty of counter and cabinet space and a bright window filled casual dining area offering access to the patio. The convenient wine room off dining area can double as a card table room or be built as a formal living space or play room.

The first floor primary bedroom suite is enhanced by a bright bay window sitting area, perfect for reading a favorite book, tray ceiling, 2 walk-in closets and deluxe primary bath with dual-sink vanity, soaking tub, luxe glass-enclosed tiled shower, linen storage, and private water closet.

Additional interior highlights include a secluded French-door entry office off foyer, convenient powder room, main floor laundry, and Deacon's bench in mudroom. The theatre room above the garage can function to suit many different needs including a kids play room or guest room.

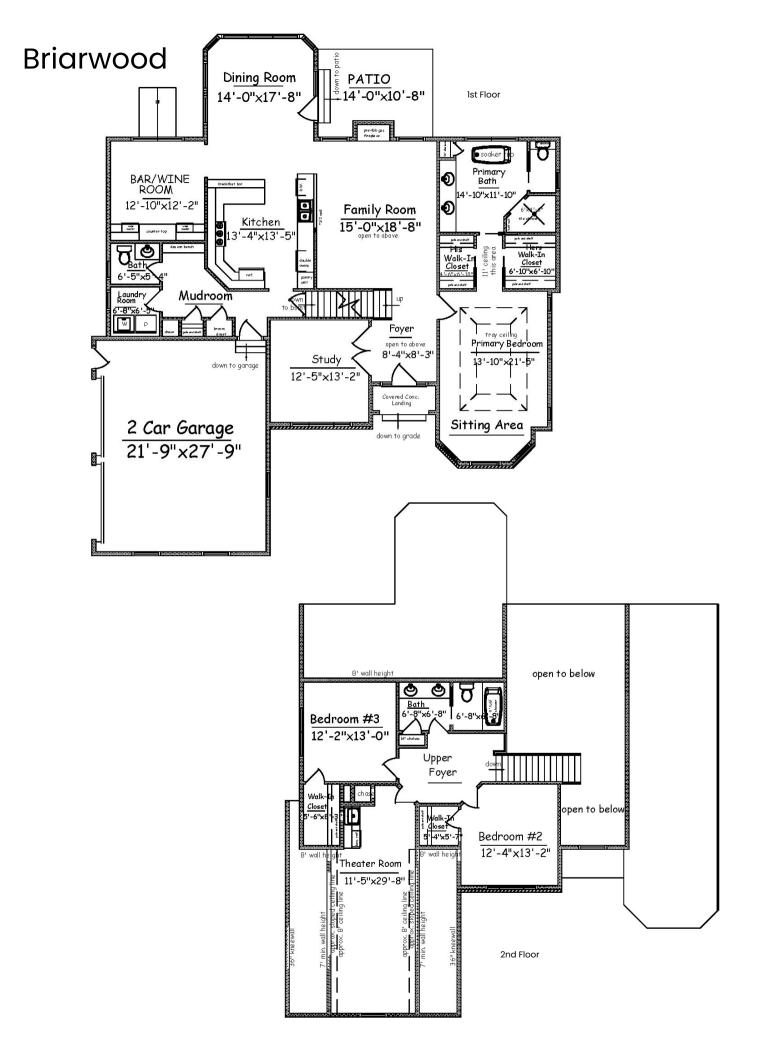
Exterior features include a stone façade, paver brick walkway-leading up to the covered front door, paver brick patio and 2 car garage.

#### Starting at \$789,500

Two-Story Residence

| <b>3</b> | <b>2</b>   | <b>2,816</b> |
|----------|------------|--------------|
| bedrooms | full baths | square feet  |
| <b>2</b> | <b>1</b>   | <b>2</b>     |
| story    | half bath  | garages      |

- 2-story Foyer Vaulted Great Room with Fireplace
- Open Kitchen with U-shape Breakfast Bar
- Wine Room with Cabinets and 2 Beverage Refrigerators
- Private Office with French-door Entry
- First Floor Primary Bedroom Suite Highlighted by a Charming Sunlit Bay Window Sitting Area
- EnSite Private Primary Bathroom with Dual-sink Vanity, Free-standing Soaking Tub, Separate Shower & Private Water Closet
- Included Theatre Room with Sink and Beverage Refrigerator Above Garage
- Stone Façade as shown





# Southington

...a big town with a small-town feel

Centrally located in the state of Connecticut, WINCHESTER ESTATES is 20 miles west of Hartford off Route 229 (West Street) at 243 Churchill Street in Southington.

Nearby towns include Plainville, Cheshire, Bristol, Wolcott, and Berlin. Southington rests in a valley of two mountains on its east and west sides, situated along exits 28 through 32 of Interstate 84, exit 4 of Interstate 691, and bisected by Connecticut Route 10.

WINCHESTER ESTATES is nestled in an ideal location, one rich in history and beauty. Southington was formally established as a town separate from Farmington in 1779 and became a thriving community with the construction of dwellings, taverns, and stores. In 1767, Atwater's grist mill was established and by 1790, Southington had a button factory, saw mills, a brass foundry, and potash works.

While today it is a growing modern residential, commercial, and industrial community, Southington is proud of its history. To this day, Southington has the nickname of "The Apple Valley" due to the many orchards that still dot its landscape.

Due to Southington's popularity as a family suburb, the town has undertaken plans to expand all schools to accommodate the growing enrollment. The Southington school system is one of the larger districts in the state of Connecticut, where the education system is above average and the sports programs are outstanding.

Experience all that Southington has to offer for a lifestyle full of year-round health, wellness, relaxation, entertainment and fun. Throughout the changing seasons, the town hosts various annual events, such as the Apple Harvest Festival, jam packed full of visitors.

Fall is a great time to enjoy the town's beauty with the abundant amount of farms stands in town and foliage along the reservoir. In the winter, down hill ski at the Mount Southington Ski Area. Head over to the town green on warmer weather days for the weekly farmers market and live concert series, or enjoy a summertime thrill at the drive-in.

Spend quality time with the family at one of the movie theatres, bowling allies, Lake Compounce, or walking the Southington Linear Trail, suitable for both kids and adults. After a long day of work, pull up a seat to one of the many breweries or bars alongside some of your best of friends. Boost your mornings with deliciously crafted caffeinated drinks from the Lion's Den or Southington Coffee. If you're craving good food, the local favorites New Mill, Nataz, Flair, Cava and Anthony Jacks (just to name a few) won't disappoint. And don't forget to take care of that sweet tooth at Sweet Mia's for dessert.

Enjoy the convenience of living close to West Street (Route 229) and Queen Street (Route 10). With a plethora of recreation and health facilities, schools, restaurants, shops and big box stores, such as Target, Michaels, HomeGoods, Lowes, BJs, Staples, and Bed Bath and Beyond just a short drive away, there are so many reasons why you can call WINCHESTER ESTATES home.

#### **Established:**

• Incorporated in 1779

#### Named from:

 Named by settlers from the location "South of Farmington"

#### County:

Hartford

#### **Annual Visitor's Events:**

- Memorial Day Parade
- Italian Festival
- Apple Harvest Festival
- Halloween in the Village
- White Christmas

#### A Sense of Community:

- Calendar House Senior Center
- Southington YMCA
- Knights of Columbus
- The ARC of Southington
- Bread For Life
- UNICO
- SoCCA

#### **Top Attractions:**

- Lake Compounce Theme Park
- Mount Southington Ski Area
- Barnes Museum
- Metacomet Trail
- Hawks Landing Country Club
- Southington Country Club
- Castle Craig
- Ragged Mountain

## WINCHESTER

**ESTATES** 

STANDARD SPECS

#### **Foundation**

10" Foundation Walls 10' x 25' Footings

#### <u>Structural</u>

Exterior 2 x 6 x 16" on center Interior 2 x 4 x 16" on center Sub Floor 3/4 Tongue & Groove Exterior Sheathing 1/2 COX Plywood Exterior Sheathing 7/16 OSB Board

#### <u>Siding</u>

Vinyl Clap Board Siding Vinyl and Aluminum Trim Corner Posts and Skirt Boards Aluminum Gutters and Leaders Shutters located on Front of House

#### **Windows**

Farley 4000 Series with Low E Glass Double Pane Insulated Argon Gas Filled Double Hung Tilt Windows Screens and Grills

#### <u>Roofing</u>

30 Year Architectural Shingles

#### <u>Exterior</u>

Process Driveway with Paved Apron Paver Brick Walk to Front Door 12' x 16 Rear Patio Lot Finished, Graded and Seeded

#### <u>Insulation</u>

Barricade Housewrap 2nd Floor Ceiling R-49 Exterior Walls R-21 Basement Ceiling R-30

#### Heating, Venting & Air Conditioning

2-Zone Gas Hot Air Heating with A/C Dryer Venting to Outside Attic Scuttle Soffit and Ridge Vent

#### <u>Fireplace</u>

Gas Free-Standing Fireplace with Marble -- and Wood Mantle

#### <u>Plumbing</u>

Kitchen Sink, Double Bowl, Stainless Steel -- Under Mount One Piece Fiberglass Tub or Shower Faucets - Delta or Equal 2 Exterior Faucets Provided Washer & Dryer Hookup Plumbing Supply Line: Copper/Pex Drain Lines: ABS Tiled Shower located in Master Bath 3/8" Frameless Master Shower Door Electrical 200 Amp Service Garage Pre-Wired for Openers 2 Exterior Plugs Smoke Detectors Provided Per Code 1 Phone Jacks, 5 Cable Jacks Fan Liahts located in all Baths

#### **Appliances**

Dishwasher by GE Stainless Steel Range Electric Self-Cleaning by GE Stainless Steel Microwave by GE Stainless Steel Refrigerator by GE Stainless Steel

#### **Flooring**

Oak Flooring located in Foyer, Kitchen, Dinette -- Dining Room, Family Room and 2nd Floor Hall Tile located in Mudroom and Baths Wall to Wall Carpeting in all areas, \$18.00 per Yard Interior Finish

6 Panel Style Interior Doors (Masonite) White Pine Trim Colonial Type Pine Cased Openings Colonial Type Walls Painted 2 Coats - Color TBD Trim Painted White Semi-Gloss Latex Moisture Resistant Sheetrock around Tubs Ceilings Sprayed Flat White Stairs to be Oak Treads and Popular Risers French Paneling with Crown Molding and Chair -- Railing in Dining Room

#### <u>Cabinets</u>

Custom made Raised Panel Cabinets & Vanities Granite Counter Tops in Kitchen and Baths



### Quality is at the Center of All We Do

#### Lovley Development, Inc.

Lovley Development, Inc., has served Plantsville, CT and the surrounding areas since 1985. We provide quality construction services to residential clients looking to build a custom home.

Our team works hard to complete every job on time and within the budget we have set. We will work one-on-one with you through the entire construction process to ensure the job is completed to your exact specifications. We work to provide outstanding customer service, and are always on hand to answer any questions you may have about your home. This high quality of service is why so many of our current clients come to us as referrals from past clients.

Whether you're looking to increase your space, your energy efficiency, or just want something new, we have the tools and skills necessary to help you. When you work with us you'll not only expect the best, but you'll get the best.

#### **Meet Builder Mark Lovley**

Mark Lovley is President of Lovley Development, Inc., a fully licensed and insured home builder, serving Plantsville, CT and the surrounding areas since 1985. To date, Mark's company has built more than 1,300 local custom homes in its 35 years.

Mark Lovley, has served as President of the CT Home Builders & Remodelers Association (HBRA) and won Hartford County's 2006 Home Builder of the Year award as well as the Irving Stitch award for exceptional quality construction service in 2013.

Mark Lovley is also Principal of Newport Realty Group, LLC, a real estate development firm headquartered in Southington, CT. Mark aggressively expanded his real estate portfolio within Connecticut over the past several years buying, renovating and managing all types of residential and commercial properties including, but not limited to, shopping plazas, apartment buildings, and professional office space throughout the state of CT.

#### Meet Realtor® Renée Meuse

Renée is a fully committed licensed Realtor<sup>®</sup> specializing in new construction residential and commercial real estate. She is at the forefront of real estate sales and marketing for builder/developers Lovley Development, Inc and Newport Realty Group. Over the past few years, Renée has been recognized as a top listing agent, top selling agent and top producer at her brokerage firm.

Mark and Renée work closely together to ensure the highest level of standards are met in the building industry delivering a product and experience with commitment to value, quality and craftmanship. They take pride in revitalizing towns, building new home communities, and helping buyers, business owners and investors make their dreams a reality.

Make the Right Move. Build a Lovley Home today!





**Office Location** 

Lovley Development, Inc. 710 Main Street, Suite 11 Plantsville, CT 06479 860-276-8068 buildalovleyhome.com

#### **Sales Contact**

Renée Meuse, Realtor<sup>®</sup> Century 21 AllPoints Realty 860-227-8320 connect@reneemeuse.com

