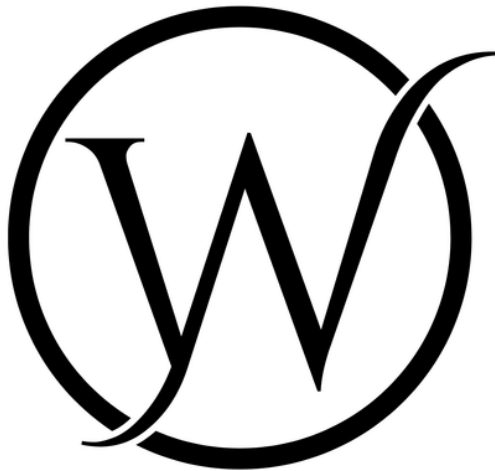




WHISPERING OAKS
CHESHIRE, CT

WHISPERINGOAKSCT.COM



Welcome Home to

Whispering Oaks

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

This carefully designed neighborhood affords an idyllic setting of 20 home sites.

Home packages starting in the \$700,000s

WHISPERING OAKS 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.

This to-be-built development will be comprised of 20 home sites ranging from 1/2 to 1 acre in size with 2,600+ square foot Colonial plans and 2,100+ square foot Ranch plans.

Located in a highly desirable area of Cheshire, WHISPERING OAKS is just minutes from any convenience you may need.

Occupancy Beginning Spring 2024.



THE FEATURES

- City Water & Sewer
- Underground Utilities
- Level Lots
- Gourmet Kitchens
- Spacious Fireplaced Living Areas
- Private Primary Bedroom Suites
- Many Upgrades Included in Price
- Hundreds of Plans to Choose From or Bring Your Own - **FULLY CUSTOMIZABLE**
- Ideally Located:
 - Convenient to Public & Private Schools, Parks & Recreation, Health Facilities, Shopping, Dining, Entertainment & Major Highways



THE BUILDER

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

Mark Lovley and his team 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 attention to detail is why so many of our current clients come to us as referrals from past clients.

With over **1,350 LOCALLY-BUILT** custom homes, see why Lovley's experience makes all the difference.



THE LIST

With the current demand for new construction homes, Lovley Development, Inc. has a waiting list of interested buyers that have runover from previous sold-out developments.

It is important to get in touch with us as soon as you find interest in our communities so that we can reach out to you with details on availability and information of Lovley's current and future developments.

Don't miss out on the opportunity to build your dream home. Contact us today to get on **"THE LIST"**.





LOCATION

CHESHIRE, CT

A warm, charming, suburban town, centrally located in the state of Connecticut, Cheshire is a family-oriented community with excellent schools and vibrant civic engagement. Cheshire is committed to modernization and growth while still preserving its New England roots, rich in history and beauty. Known as, "The Bedding Plant Capital of Connecticut," Cheshire is filled with horse barns and nurseries, and offers dozens of fine dining and casual restaurants, quaint shops and parks.

WHISPERING OAKS in Cheshire is conveniently located 18 miles north of New Haven and 28 miles southwest of Hartford off of Talmage Road (Phase 1) and Wallingford Road (Phase 2) just minutes to Routes 10, 70, and 15 (the Merritt Parkway) and Interstates 691 and 84. Nearby towns include Southington, Meriden, Wallingford, Waterbury, and Wolcott.

SCHOOLS

According to the National Center for Education Statistics (NCES), CT Dept. of Education, the Cheshire School District is ranked within the top 20% of all 196 school districts in Connecticut (based off of combined math and reading proficiency testing data) for the 2020-2021 school year, and have noted the below stats for 2023:

- District size: 7 schools
- Grades: PK-12
- Enrollment: 4,054 students
- Student: Teacher Ratio: 13:1
- Graduation Rate: 96% (Top 10% in CT)
- Overall District Rank: Top 20%
- Math Proficiency: 64% (Top 10%)
- Reading Proficiency: 76% (Top 10%)

Elementary - Highland
Middle School - Dodd
High School - Cheshire High

MILL RATE

2022-2023 Property Mill Rate for the Town of Cheshire: **34.32**

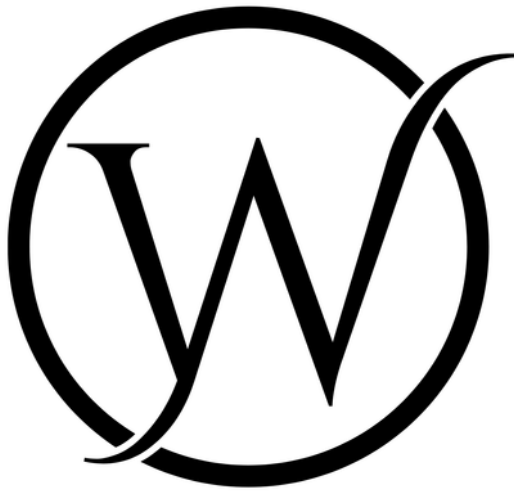
HOA

The development at WHISPERING OAKS has an annual HOA fee of **\$300**. This fee covers any mowing and grounds maintenance to the open space and detention pond areas.

Cheshire

LOCAL ATTRACTIONS

Cheshire Historic District
Ball & Socket Arts
Hitchcock-Phillips House
Roaring Brook Falls
Farmington Canal Heritage Trail
Quinnipiac Trail
Hubbard Park
Sleeping Giant State Park
Mount Sanford
Cheshire Park
Cheshire Hollow Farm
Cheshire Strawberry Festival and Craft Fair
Drazen Orchards
Nurseries
Farmers Markets
Barker Character, Comic and Cartoon Museum
Viron Rondo Osteria
Victorian House
Vespucci's Italian Restaurant
Cheshire Coffee
Paul's Restaurant
Rossini's Pizza
Sweet Claude's Ice Cream Parlor
Blackie's Hot Dogs
Watch Factory Restaurant
Butcher Bros Steakhouse



Whispering Oaks

A floor plan designed for the way you live.

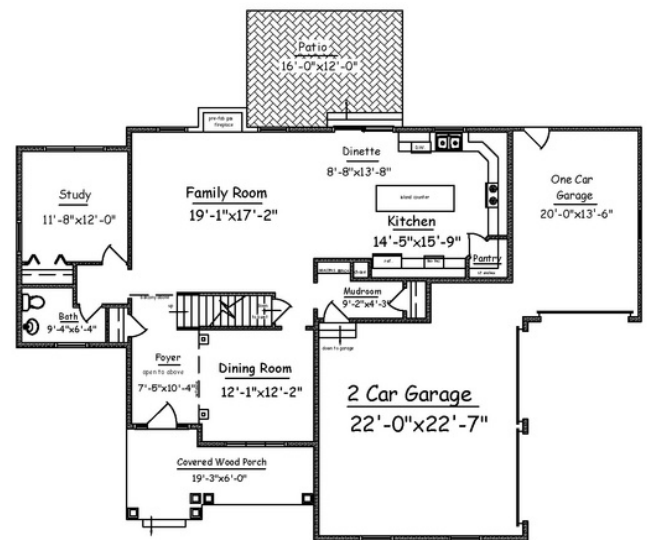
Hundreds of plans to choose from or bring your own.

Fully Customizable

MODEL HOME



MODEL
UNDER CONSTRUCTION - LOT 1 TALMADGE RD

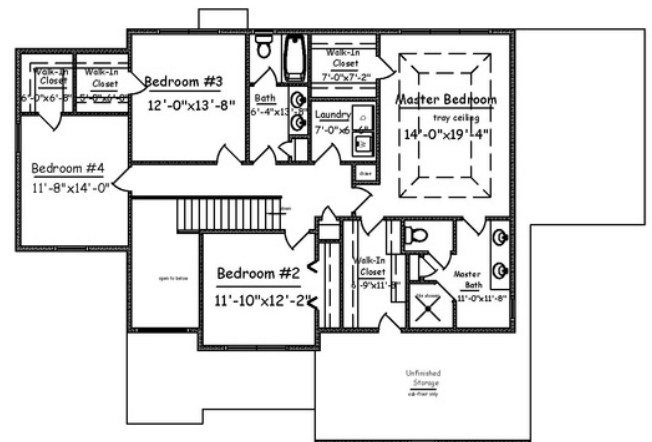


Glenville II

Starting at **\$779,900** for lots off Talmadge Rd

Two-Story Residence

| | | |
|----------------------|------------------------|-----------------------------|
| 4 bedrooms | 2 full baths | 2,618 square feet |
| 2 story | 1 half bath | 3 garages |



Sample Plans & Pricing



3D TOUR

Helmsley

Starting at **\$1,245,900**
Two-Story Residence

| | | |
|----------------------|------------------------|-----------------------------|
| 4 bedrooms | 3 full baths | 3,628 square feet |
| 2 story | 1 half bath | 3 garages |



Brookshire

Starting at **\$1,125,900**
Two-Story Residence

| | | |
|----------------------|------------------------|-----------------------------|
| 4 bedrooms | 2 full baths | 3,387 square feet |
| 2 story | 1 half bath | 3 garages |



Huntleigh

Starting at **\$1,086,900**
Two-Story Residence

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



Briarwood

Starting at **\$879,900**
Two-Story Residence with First Floor Primary Suite

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



Oakmont

Starting at **\$877,900**
Two-Story Residence

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



3D TOUR

Grayson

Starting at **\$875,900**
Two-Story Residence

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



3D TOUR

Westfield

Starting at **\$870,900**
One-Story Residence

| | | |
|----------------------|------------------------|-----------------------------|
| 3 bedrooms | 2 full baths | 2,213 square feet |
| 1 story | 0 half bath | 3 garages |



Winstead

Starting at **\$837,900**
Two-Story Residence

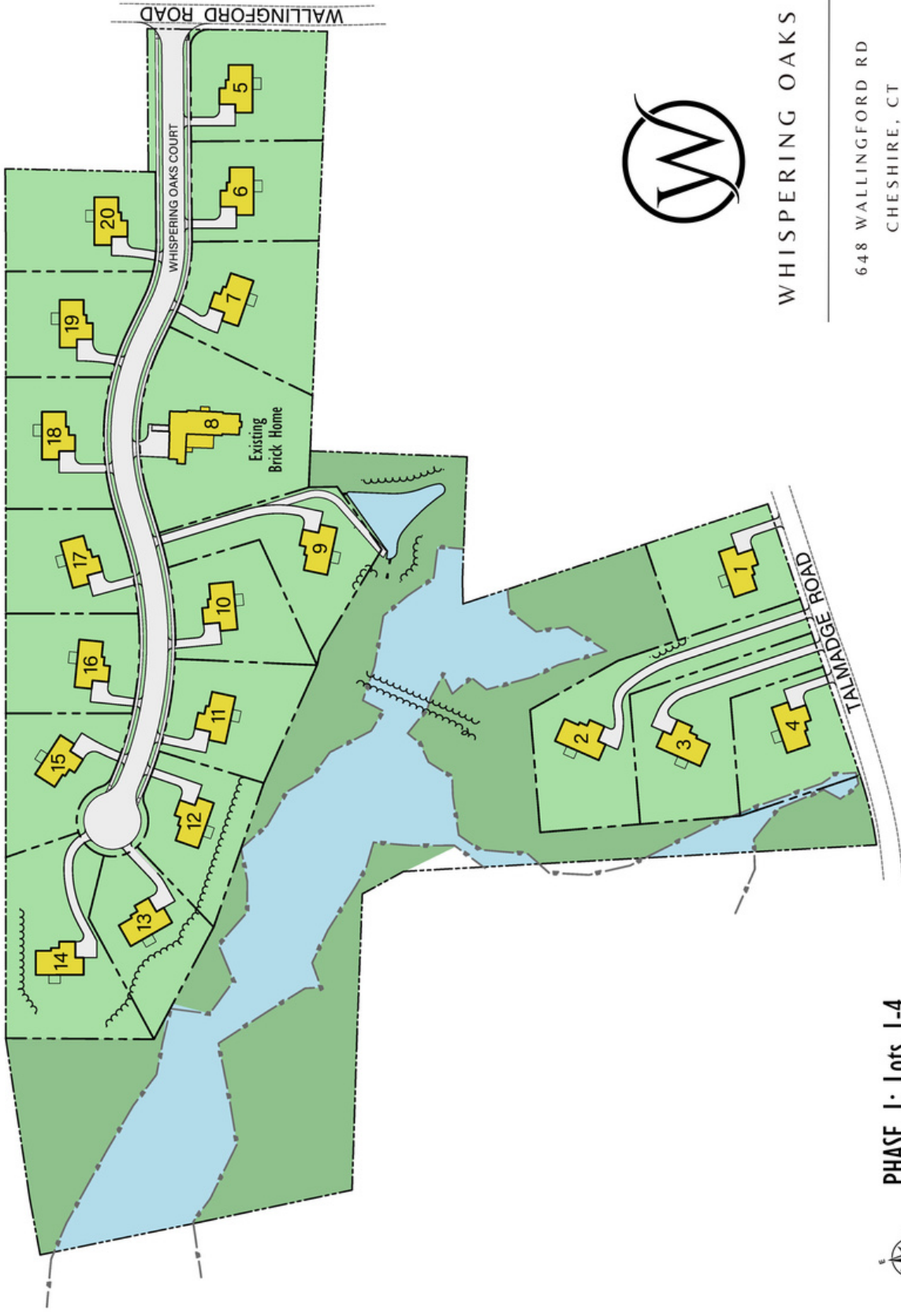
| | | |
|----------------------|------------------------|-----------------------------|
| 4 bedrooms | 2 full baths | 2,630 square feet |
| 2 story | 1 half bath | 2 garages |



Glenville

Starting at **\$797,900**
Two-Story Residence

| | | |
|----------------------|------------------------|-----------------------------|
| 4 bedrooms | 2 full baths | 2,643 square feet |
| 2 story | 1 half bath | 2 garages |



WHISPERING OAKS

648 WALLINGFORD RD
 CHESHIRE, CT

PHASE 1: Lots 1-4
 PHASE 2: Lots 5-20





UTILITIES

- City Water, City Sewer
- Underground Utilities

FOUNDATION

- 10" Foundation Walls
- 10' x 25' Footings

STRUCTURAL

- 9' Ceilings First Floor, 8' 2nd Floor, and 9' Basement
- 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

SIDING

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

WINDOWS

- Wincor with Low E Glass
- Double Pane Insulated Argon Gas Filled
- Double Hung Tilt Windows
- Screens and Grills

ROOFING

- 30 Year Architectural Shingles

EXTERIOR

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

INSULATION

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

HEATING, VENTING & AIR CONDITIONING

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

FIREPLACE

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

PLUMBING

- Kitchen Sink, Stainless Steel Undermount
- 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
- WIFI Garage Door Openers
- 2 Exterior Plugs
- Smoke Detectors Provided Per Code
- 1 Phone Jacks, 5 Cable Jacks
- Fan Lights 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 FINISHES

- 6 Panel Style Interior Doors (Masonite)
- 5-1/4" White Pine Base Trim Colonial Type
- 3-1/2" Pine Cased Openings Colonial Type
- Walls Painted Antique White Flat Latex Eggshell
- 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 Chair Railing and 4-5/8" Crown Molding in Dining Room

CABINETS

- Custom Made Raised Panel Cabinets & Vanities
- Granite Counter Tops in Kitchen and Baths with 4" Backsplash

INTERESTED IN BUILDING A LOVLEY HOME?



THE PROCESS

- Meet the builder for an introduction to the development and building process
- Hold the lot of your choice with a **\$1,000 DEPOSIT** and signed **RIGHT OF FIRST REFUSAL**
- Pick from our house plans or supply your own
- Your desired house plan is then priced by the builder
- Provide a preapproval letter from your lender, if applicable
- The builder submits the house plan to his architect
- Review the preliminary drawing and make any necessary changes
- Review the builder's purchase agreement (the Contract)
- Sign your Contract with a **10% DEPOSIT** of the total house cost (less the initial \$1,000 deposit) due at time of signing - balance due at closing
- Apply for your mortgage, if applicable
- The building permit is received within **4 WEEKS** of Contract signing
- Construction commences
- Schedule meetings with vendors to pick out design choices
(You will receive a list of contacts from the builder at Contract signing)
- A calendar of events is provided as the home is nearing completion
- Occupancy of your new home is **7-9 MONTHS** from the building permit approval date and is dependent on the home size
- A town inspection takes place when the home is complete
- A Certificate of Occupancy (CO) is provided by the town
- Your real estate attorney schedules the closing date
- A final walk through is scheduled by the foreman 3 to 5 days before closing
- Set up utilities, cable/internet, garbage, mail, insurance, etc. for your new address
- Close on your **LOVLEY** new home!

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 1,350+ local custom homes in its 38 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 Lovley

Renée is a fully committed licensed Realtor® 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, craftsmanship and customer service. 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!



CENTURY 21.
AllPoints Realty

Office Location

Lovley Development, Inc.
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Plantsville, CT 06479
860-276-8068
buildalovleyhome.com

Sales Contact

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