

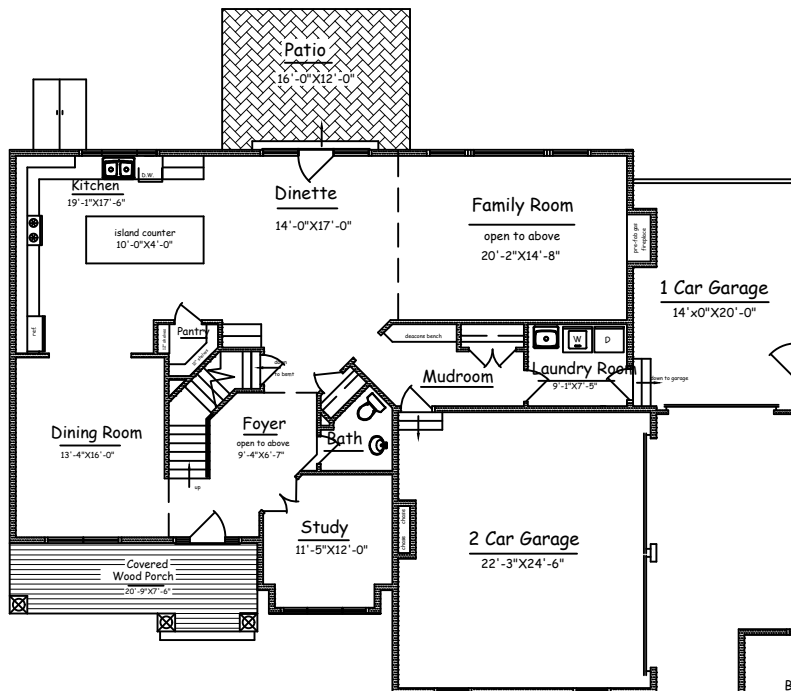
# THE QUAIL HOLLOW



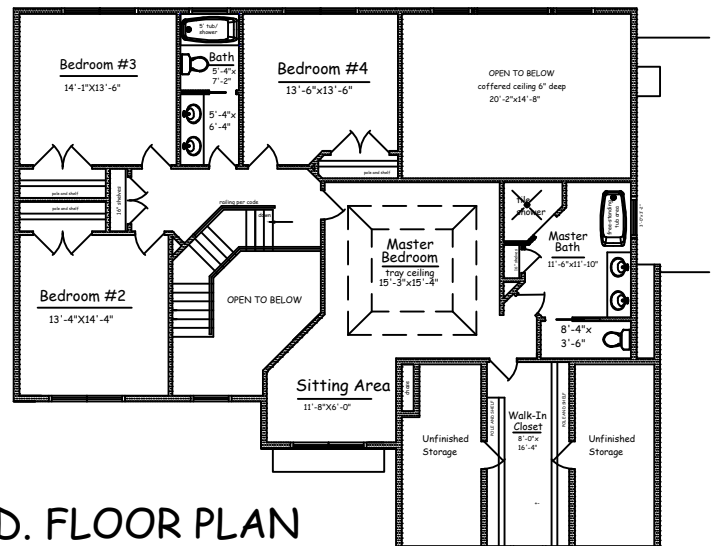
1st. floor - 1626 sq.ft.  
 2nd. floor - 1464 sq.ft.  
 (excluding open ceiling area)  


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 total - 3090 sq.ft.  
 garage - 825 sq.ft.



1ST. FLOOR PLAN



2ND. FLOOR PLAN



**Lot 28 Sweetheart Mountain  
3090 Sq. Ft. - 8 Room Home  
4 Bedrooms 2-1/2 Bath  
3 Car Garage**

March 21, 2019

**All Standard Specs Included in Price:**

**Extras Included in Price:**

- Walk-Out Basement with 6' Sliding Door and 2 Windows
- Paver Brick Front Walk
- 12' x 20' Rear Deck with Trex Decking and Vinyl Railings
- 6' x 20' Front Porch with Trex Decking and 8" Columns with 12" Bases
- Shake Siding located on 3 Front Peaks
- 3 - 1/2 HP Garage Door Openers with Key Pad
- Stone Facing Floor to Ceiling around Fireplace with Shelf Mantel
- 2 Story Family Room with Coffe Ceilings
- Tray Ceiling in Master Bedroom
- Deacons Bench located in Mudroom
- 3-1/2" Interior Casing - 5-1/4" Neck Base Board
- 4-5/8" Crown Molding located in Study, Dining Room, Kitchen Dinette, and Coffe Ceiling
- French Paneling with Chair Railing located in Dining Room, Foyer, Stairway and 2nd Floor Hallway
- French Glass Doors to Study
- Deep Sink in Laundry Room
- Free-Standing Tub located in Master Bath
- Tile shower with Duel Shower Heads in Master Bath (See Allowance)
- 3/8" Frameless Master Shower Door (See Allowance)
- Double Sinks in Main and Master Bath

**Total Price of Home: \$599,900.00**

**Allowances Included in Price:**

Cabinets/Granite	27,500.00
Appliance	5,500.00
Lighting	3,000.00
Tile	3,350.00
Tiled Master Shower	2,500.00
Master Shower Door	850.00
Carpet	2,450.00

For More Information e-mail Mark at [mark@lovleydevelopment.com](mailto:mark@lovleydevelopment.com) or  
Renee at [renee.meuse@raveis.com](mailto:renee.meuse@raveis.com)

## Lovley Development

### Standard Specs

#### **Foundation**

10" Foundation Walls

10' x 25' Footings

#### **Structural**

Exterior 2 x 6 x 16" on center , Douglas Fir

Interior 2 x 4 x 16" on center, Douglas Fir

Sub Floor 3/4 Tongue & Groove

Exterior Sheathing 1/2 CDX 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**

Kas-Kel Low E Glass

Double Pane Insulated Argon Gas Filled

Double Hung Tilt Windows

Screens and Grills

#### **Roofing**

30 Year Architectural Shingles

#### **Exterior**

Process Driveway

Paver Brick Walk to Front Door

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 Gas Hot Air Heating with A/C

Dryer Venting to Outside

Attic Scuttle

Soffit and Ridge Vent

#### **Deck**

12' x 20' Rear Pressure Treated Deck

#### **Fireplace**

Gas Free-Standing Fireplace with Marble -

- and Wood Mantel

#### **Plumbing**

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 Lights located in all Baths

#### **Appliances**

Dishwasher by GE Stainless Steel

Range Electric Self-Cleaning by GE Stainless Steel

Microwave By GE

Refrigerator 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 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 Crown Molding and Chair -

- Railing in Dining Room

#### **Cabinets**

Custom made Raised Panel Cabinets & Vanities

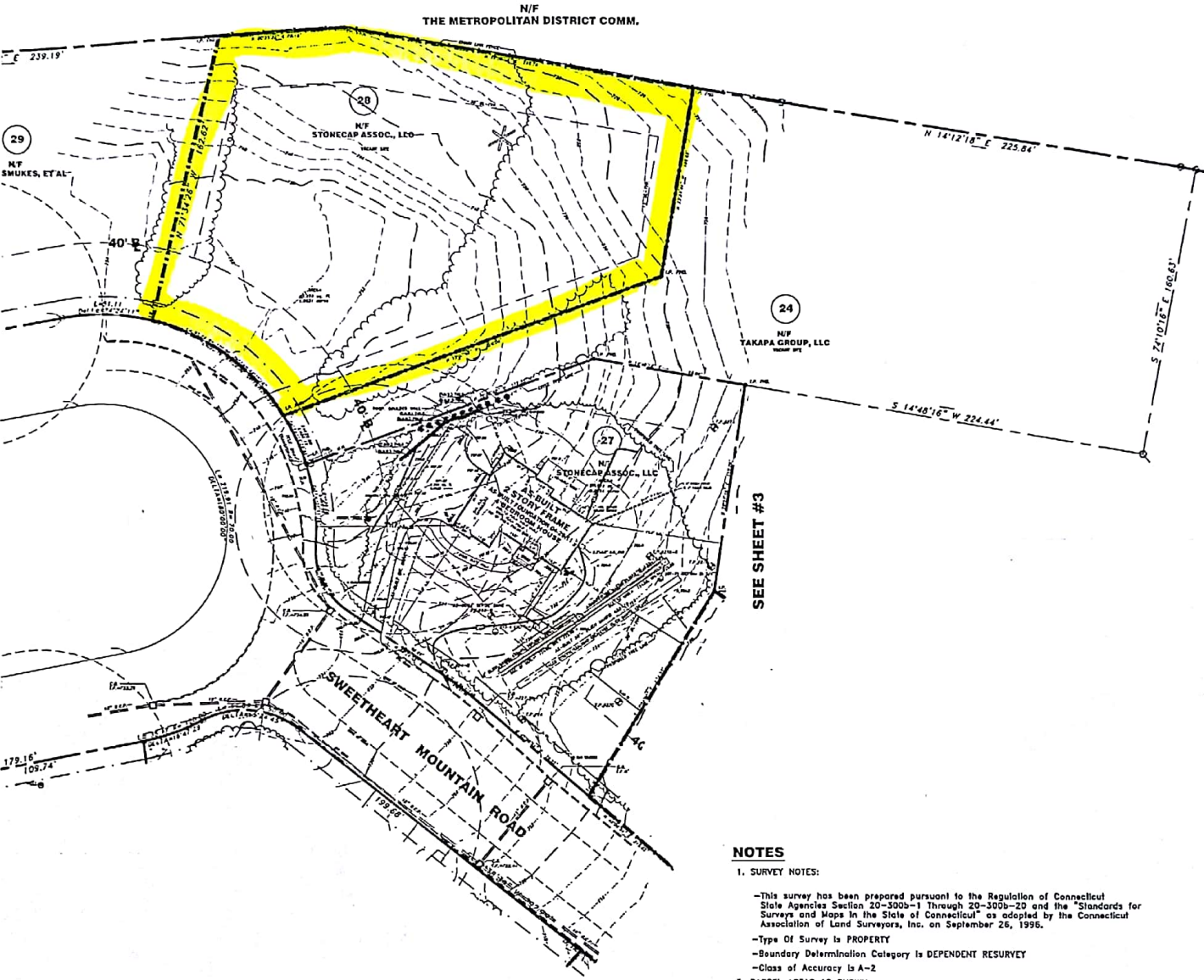
Granite Counter Tops in Kitchen and Baths



SCALE: 1" = 40'	CHECKED BY: L.A.P.
DATE: DEC. 19, 2010	DRAWN BY: G.T.
JOB NO.: 2166	ACAD FILE: 2166

HALLISEY, PEARSON & CASSIDY

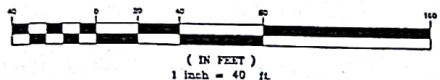
PROPERTY SURVEY  
LAND OF  
STONECAP ASSOCIATES, LLC



**NOTES**

- SURVEY NOTES:**
  - This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 Through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
  - Type Of Survey is PROPERTY
  - Boundary Determination Category is DEPENDENT RESURVEY
  - Class of Accuracy is A-2
- PARCEL AREAS AS SHOWN.
- PROPERTY LIES IN FLOOD ZONE X (AREAS OUTSIDE 500 YEAR FLOOD ZONE) PER F.I.R.M. PANEL NO. 308 OF 675, MAP NO. 09003C0308F, DATED: SEPTEMBER 26, 2008.
- MAP REFERENCES:  
"LOT LAYOUT PLAN TAKAPA SUBDIVISION APPLICANT: TAKAPA GROUP, LLC PROPERTY OF THIS PATH, LLC, CAROL G. THOMPSON, ET AL AND JAMES S. GRUNDWALSKI, ET AL FREEDOM DRIVE CANTON, CONNECTICUT" SCALE: 1"=40', DATED: FEBRUARY 25, 2005, REVISED TO 6-29-07, SHEETS 5 THRU 10 OF 31. PREPARED BY: DICESARE-BENTLEY ENGINEERS, INC.
- PROPERTY MAY BE BURDENED AND/OR BENEFITED BY RECORDED AND/OR UNRECORDED EASEMENTS.
- PROPERTY IS ZONED: AR-1.

**GRAPHIC SCALE**



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON:

*Lloyd A. Pearson*  
 LLOYD A. PEARSON, LS LIC. NO. 17251 DATE DECEMBER 12, 2010

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID. VALID ONLY ON MAPS BEARING EMBOSSED SURVEYOR'S SEAL.