

# THE QUAIL HOLLOW



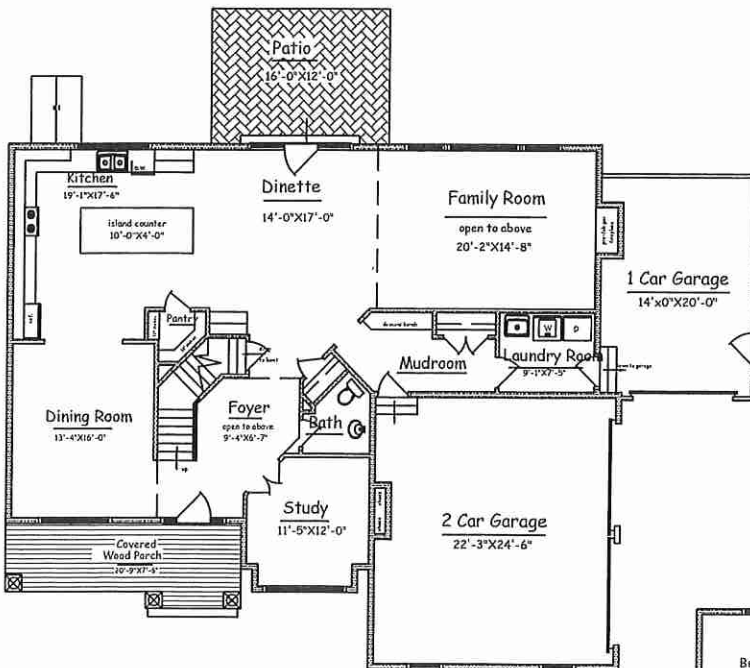
1st. floor - 1626 sq.ft.

2nd. floor - 1464 sq.ft.

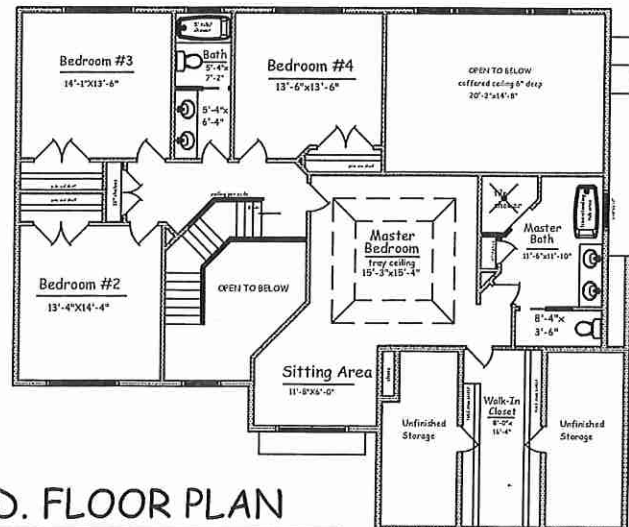
(excluding open ceiling area)

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**

January 29, 2020

**All Standard Specs Included in Price:**

**Extras Included in Price:**

Walk-Out Basement with 6' Sliding Door  
Paver Brick Front Walk  
Paver Brick Patio with Firepit  
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  
Surround Mantel with Stone Facing  
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  
3/8" Frameless Master Shower Door  
Double Sinks in Main and Master Bath

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

**Allowances Included in Price:**

Lighting	3,000.00
Carpet	1,400.00

For More Information e-mail Mark at [mark@lovleydevelopment.com](mailto:mark@lovleydevelopment.com) or  
Renee at [connect@reneemeuse.com](mailto:connect@reneemeuse.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**

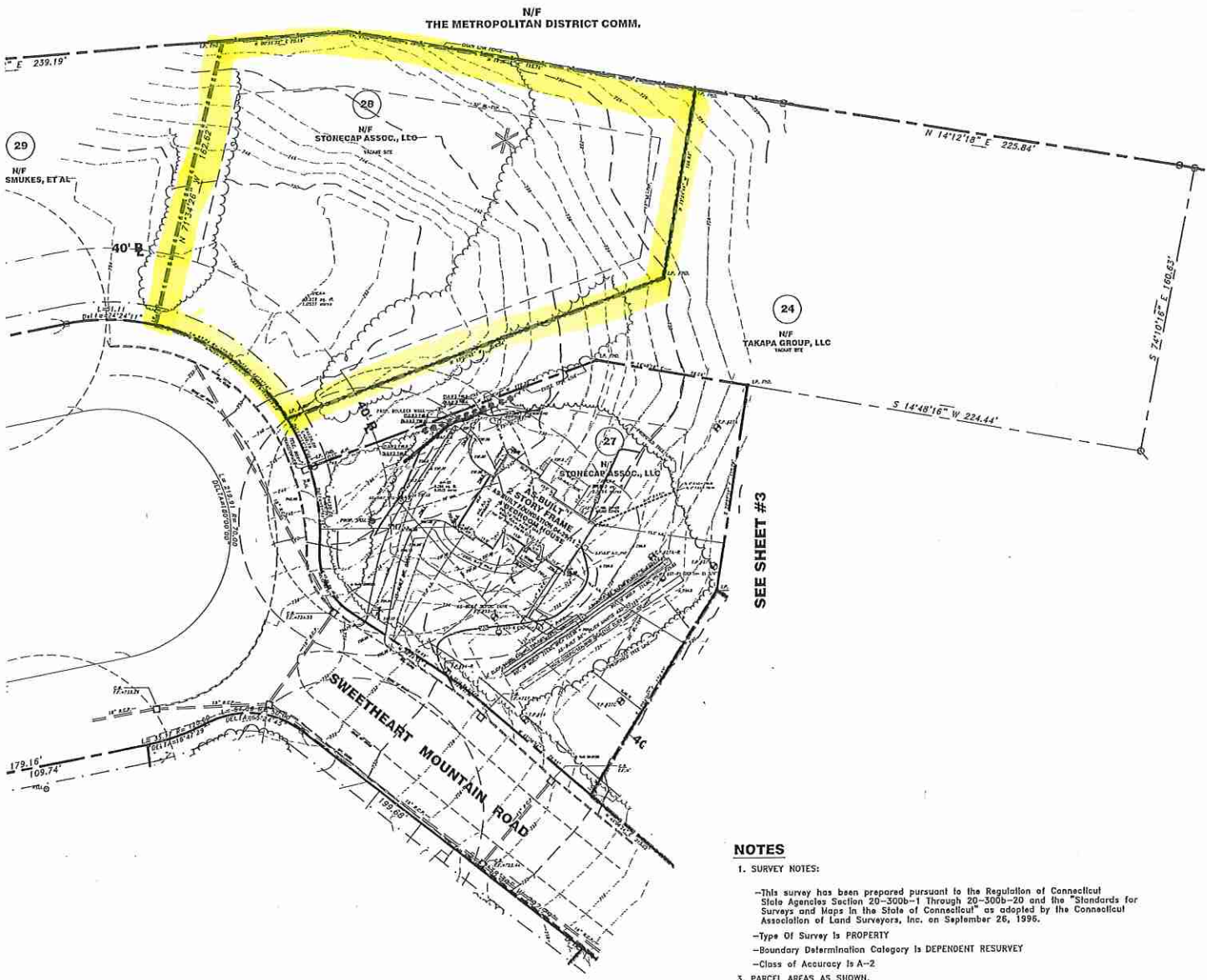
Custom made Raised Panel Cabinets & Vanities  
Granite Counter Tops in Kitchen and Baths



CHECKED BY: L.A.P.
DATE: DEC. 19, 2010
DRAWN BY: C.T.
JOB No.: 2166
ACAD FILE: 2166

HALLISEY, PEARSON & CASSIDY

PROPERTY SURVEY  
LAND OF  
STONECAP ASSOCIATES, LLC

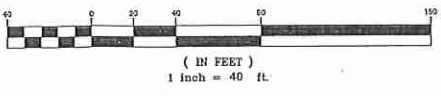


SEE SHEET #3


**NOTES**

1. 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
3. PARCEL AREAS AS SHOWN.
4. PROPERTY LIES IN FLOOD ZONE X (AREAS OUTSIDE 500 YEAR FLOOD ZONE) PER F.I.R.M. PANEL NO. 308 OF 675. MAP NO. 090030308F. DATED: SEPTEMBER 26, 2008.
5. 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.
6. PROPERTY MAY BE BURDENED AND/OR BENEFITED BY RECORDED AND/OR UNRECORDED EASEMENTS.
7. PROPERTY IS ZONED: AR-1.

**GRAPHIC SCALE**



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

  
 LLOYD A. PEARSON, LS LIC. NO. 17251      DECEMBER 19, 2010 DATE

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.