



OAKMONT ESTATES  
PLAINVILLE, CT

OAKMONTSTATES.COM



Welcome Home to

## Oakmont Estates

Plainville's newest 55+ Adult Community of beautifully appointed townhomes built with Lovley Development's commitment to quality, value, and craftsmanship.

*Townhomes Starting at \$354,900*

OAKMONT ESTATES is a brand new community developed by Newport Realty Group, LLC and built by Lovley Development, Inc.

This to-be-built neighborhood will be comprised of 12 attached townhomes across 3 buildings offering two-story design and unique details crafted just for adults over 55.

All townhomes will feature 1,572 square feet of living space, 3 bedrooms, with the primary suite located on the main floor, 2.5 bathrooms, and attached 1 car garage.

Located in a highly desirable area of Plainville, OAKMONT ESTATES is just minutes from any convenience you may need.

**Occupancy Beginning Summer 2024.**



# THE FEATURES

- Choose Your Interior Finishes
- City Water & Sewer
- Underground Utilities
- Level Land
- 3 Bedroom, 2.5 Baths, 1,572 SF
- Main Level Primary Bedroom Suites
- Beautifully Designed Kitchens & Baths
- Spacious Open Living Areas
- Many Upgrades Included in Price
- Ideally Located:
  - Convenient to Parks & Recreation, Health Facilities, Shopping, Dining, Entertainment & Major Highways12 Units to Choose From



# 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 **1,400 LOCALLY-BUILT** custom homes, see why Lovley's experience makes all the difference.



# THE LIST

With the current demand for new construction homes, Newport Realty Group & Lovley Development, Inc. has a waiting list of interested buyers that has continued from previous sold-out developments.

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

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





OAKMONT ESTATES

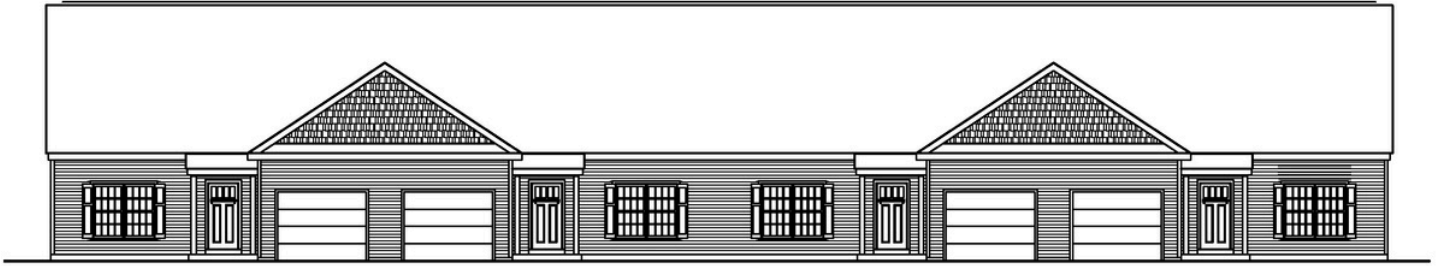
# A floor plan designed for the way you live

Featuring Details Unique to 55+ Adult Communities.

MODEL UNIT #1 AVAILABLE TO TOUR



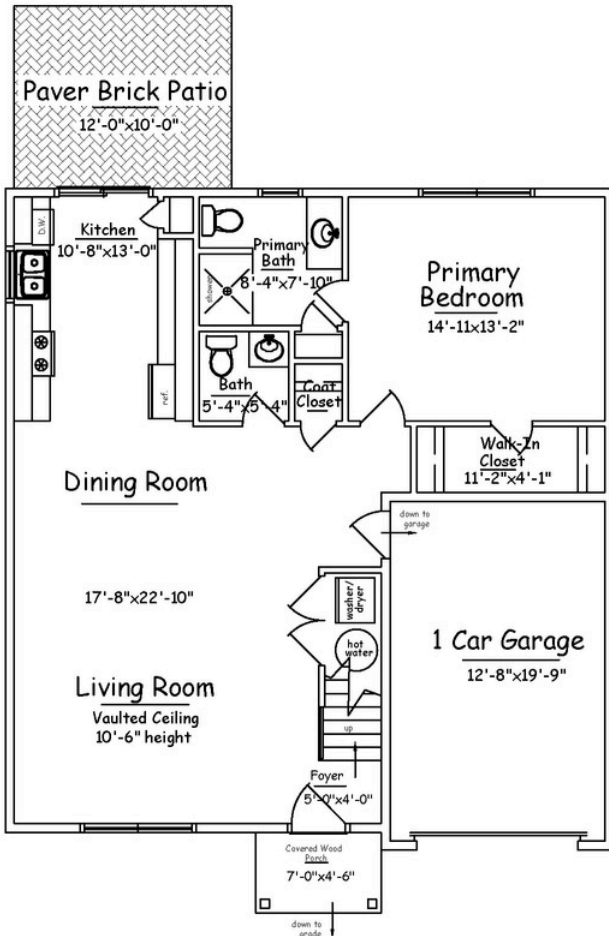
# OAKMONT ESTATES DETAILED PLANS



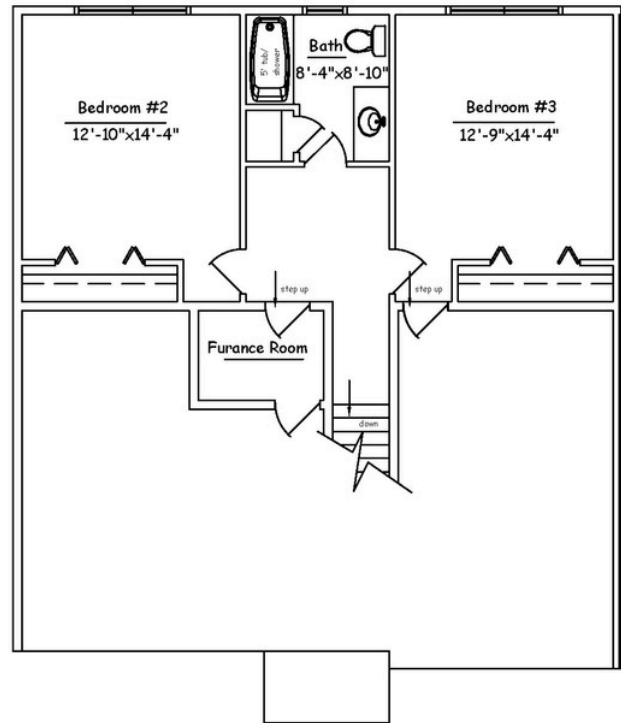
PER UNIT: 1ST FLOOR - 977 SF  
 2ND FLOOR - 595 SF (excluding furnace room)  


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 TOTAL - 1,572 SF  
 GARAGE - 260 SF



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

*\*Measurements are from the outside walls to the center of the inside walls.*



S WASHINGTON ST



## OAKMONT ESTATES

180 S. WASHINGTON STREET  
PLAINVILLE, CT 06062



OAKMONT ESTATES

# Phase Occupancy & Pricing

## OCCUPANCY

Building 1 - July/August 2024

Building 2 - September 2024

Building 3 - October 2024

### PHASE 1 - BUILDING 1

Unit 1 - \$359,900 **SOLD**

Unit 2 - \$354,900

Unit 3 - \$354,900 **DEPOSIT**

Unit 4 - \$359,900 **SOLD**

### PHASE 2 - BUILDING 2

Unit 5 - \$369,900 **DEPOSIT**

Unit 6 - \$364,900  
(ADA COMPLIANT)

Unit 7 - \$364,900 **DEPOSIT**

Unit 8 - \$369,900 **DEPOSIT**

### PHASE 3 - BUILDING 3

Unit 9 - \$369,900 **DEPOSIT**

Unit 10 - \$364,900 **DEPOSIT**  
(ADA COMPLIANT)

Unit 11 - \$364,900 **DEPOSIT**

Unit 12 - \$369,900 **DEPOSIT**



# OAKMONT ESTATES

## STANDARD SPECS



### UTILITIES

- City Water, City Sewer
- Underground Utilities

### FOUNDATION

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

### STRUCTURAL

- 10.5' Ceilings Living & Dining Area, 9' Remaining First Floor, 8' Second Floor
- Exterior 2 x 6 x 16" on center
- Interior 2 x 4 x 16" on center
- Sub Floor 3/4" Tongue & Groove
- Exterior Roof Sheathing 5/8" OSB Board
- Exterior Wall Sheathing 7/16" OSB Board

### SIDING

- Vinyl Clap Board Siding - White
- Vinyl Shake Siding in Peaks - White
- Vinyl and Aluminum Trim - White
- Corner Posts and Skirt Boards
- Aluminum Gutters and Leaders
- Shutters Per Plan - Black

### WINDOWS

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

### ROOFING

- 30 Year Architectural Shingles - Dual Black

### EXTERIOR

- Paved Driveway
- Site Landscaped to Approved Site Plan
- 10 x 12' Paver Brick Patio - Gray

### INSULATION

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

### HEATING, VENTING & AIR CONDITIONING

- 1 Zone Electric Heat Pump HVAC
- Dryer Venting to Outside
- Attic Scuttle
- Soffit and Ridge Vent
- 50 Gallon Electric Hot Water Heater

### PLUMBING

- Kitchen Sink, Single Bowl Stainless Undermount
- Fiberglass Base, Tiled Shower - Primary Bath
- 1/4" Frameless Primary Shower Door
- One Piece Fiberglass Tub and Shower - Upstairs Bath
- Faucets - Delta or Equal
- Toilets - Elongated Toto
- 2 Exterior Faucets Provided
- Washer & Dryer Hookup
- Plumbing Supply Line: Copper/Pex
- Drain Lines: ABS

### ELECTRICAL

- 200 Amp Service
- 2 Exterior Plugs
- 1 1/3 HP WIFI Garage Door Opener
- Smoke Detectors Provided Per Code
- 1 Phone Jacks, 4 Cable Jacks
- Fan Lights located in all Baths
- 7 LED Recess Lights

### 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

- Vinyl Plank located in Kitchen, Dining Room, Family Room, 1/2 Bath, 2nd Floor Hall, and 2nd Floor Bath
- Wall to wall carpet in Bedrooms
- Tile located in Primary Bath

### INTERIOR FINISHES

- 6 Panel Style Interior Doors (Masonite)
- 5-1/4" Neck Baseboard Colonial Type
- 2-1/2" Pine Cased Openings Colonial Type
- 4-5/8" Crown Molding Kitchen & Hallway
- Ceilings Sprayed Flat White
- Walls Painted 2 Coats Flat Latex Eggshell
- Trim Painted 2 Coats White Semi-Gloss Latex
- Moisture Resistant Sheetrock around Tubs
- Stairs to be Oak Treads and Popular Risers

### CABINETS

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

# LOCATION

## PLAINVILLE, CT

Centrally located in the state of Connecticut, OAKMONT ESTATES is 14 miles west of Hartford off of Route 177 (South Washington Street, Plainville), convenient to Route 6, Route 72 and Interstate I-84. Nearby towns include Farmington, Avon, Simsbury, Canton, West Hartford, Bristol and Southington.

OAKMONT ESTATES is nestled in an ideal location, one rich in history and beauty. Experience all that Plainville and the nearby towns have to offer for a lifestyle full of relaxation, entertainment and fun. Enjoy the convenience to Connecticut Commons Retail Center, Big-Y, Highland Park Market, Relic Brewing and J Timothy's Taverne. Spend quality time with the family at AMC movie theater, Lessard Lanes, or hiking around stunning Crescent Lake at Sunset Rock State Park or enjoying the 1 mile walking trail at Norton Park, all within a few minutes reach.

After a day of exploring the Farmington Canal Heritage Trail, fishing at Paderewski Park or walking the Hill-Stead Museum, boasting 152 acres of gardens and grounds, take a take a seat at Norton Park and enjoy one of their summer concerts at the bandshell or the Hot Air Balloon Festival in August. Craving something delicious? The nearby favorites, Piccolo Arancio, The Salty Dog, and Craft Kitchen, won't disappoint. And don't forget to take care of that sweet tooth at Roger's Orchards, Mozzicato's or Nonnie's Italian Bakery for dessert.

With plenty more recreation, dining and shopping options just a short drive away, including Paderewski Park, The Shoppes of Farmington Valley, West Farms Shopping Mall, and Blue Back Square, there are so many reasons why you can call OAKMONT ESTATES home.



# Plainville

## LOCAL ATTRACTIONS

Olde Canal Square Shops  
Connecticut Commons  
Gnazzo Food Center  
Sunset Rock State Park  
Bradley Mountain Summit  
Lessard Lanes  
AMC Plainville  
J Timothy's  
The Salty Dog Tavern  
First and Last Tavern  
Pagliacci's Italian Restaurant  
Craft Kitchen  
Mozzicato's Bakery  
Nonnie's Italian Bakery  
Relic Brewing



# HOME OWNERS ASSOCIATION (HOA)

## **OAKMONT ESTATES HOA FEE**

\$248.50 per Month:

Includes snow removal, ice management, landscaping services, and weekly curbside trash and recycle pick-up.

## **INSURANCE**

The residences at Oakmont Estates are insured from the inside walls out, included in your HOA Fee. Owners must only provide content insurance for ownership.

## **PETS**

Two approved household pets (cat or dog) are allowed. Dogs shall not exceed 100 pounds at maturity and shall be of gentle disposition.

## **LANDSCAPING**

The HOA is responsible for the mowing of the entire development, lawn treatments, mulching, and upkeep of plantings and site trees as shown on the development plan.

## **QUALIFYING RESIDENTS IN PLAINVILLE**

As to units located in Plainville, the following occupancy rules apply:

Each unit shall be occupied by:

1. Persons who are at least age 55 years;
2. A spouse of an occupant in (1) above;
3. An occupant from (2) above who survives his or her spouse or whose spouse has entered a long-term continuing care facility;
4. A bona fide personal care attendant for a qualified occupant provided that the personal care attendant is age 21 or older and has been recommended by a physician for the occupant.
5. One child age twenty-one (21) years or older may reside with an otherwise qualified occupant.





## THE PROCESS

- Meet the builder for an introduction to the development and building process
- Hold the unit of your choice with a **\$1,000 FIRST DEPOSIT** and signed **RIGHT OF FIRST REFUSAL**
- Provide a preapproval letter from lender, if applicable
- Review the Declaration / Rules and Regulations
- Review the developer's purchase agreement (the Contract)
- Sign the **CONTRACT** with a **\$19,000 SECOND DEPOSIT** due at time of signing - balance due at closing
- Choose interior upgrades, if applicable
- Apply for mortgage, if applicable
- Various town inspections take place throughout the build process
- A Certificate of Occupancy (CO) is provided by the town once the unit is 100% complete
- 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, mail, content insurance, etc. for your new address
- Close on your **LOVLEY** new home!

### DEPOSITS:

**Deposit Checks Made Out to:** Century 21 AllPoints Realty  
**Delivered to:** Lovley Development, Inc  
710 Main Street, Suite 11  
Plantsville, CT 06479

### UTILITY PROVIDERS:

**Cable/Internet:** Xfinity - [www.xfinity.com](http://www.xfinity.com)  
**Electricity:** Eversource - 1-800-286-2000  
**Water:** Aquarion Water Company (Set up by Attorneys Prior to Closing)

# Quality is at the Center of All We Do



## Mark Lovley – Builder Developer

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 1,400 local custom homes** in its 39 years. Mark 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.

Lovley Development, Inc. purchases, renovates, and manages various types of commercial properties including, but not limited to; shopping plazas, apartment buildings, and professional office space throughout the state of CT. Mark Lovley is also Principal of Newport Realty Group, LLC, a real estate development firm headquartered in Southington, CT.

## Tony Valenti – Developer

Tony is a licensed real estate Broker, specializing in commercial real estate. Tony manages and owns mixed-use residential/retail properties. Additionally, Tony is Managing Member and Principal of Newport Realty Brokers, LLC, a real estate brokerage firm and hotel development company established in 2000. He is a business partner in two Hampton Inn by Hilton Hotels here in Connecticut. Alongside Mark Lovley, Tony is at the forefront of Newport Realty Group, LLC as Principal.

Mark and Tony aggressively expanded their real estate portfolio within Connecticut over the past several years, and more recently added property management to their offered services. Mark and Tony currently own and manage commercial and residential properties in Berlin, Farmington, Glastonbury, Plainville, and Southington.



## Renée Meuse Lovley – Realtor®

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 four years, Renée has been recognized as a top listing, selling, and producing agent, and in 2023 Century 21 ranked #1 in Connecticut, #10 in the Nation, and #16 in the Globe.

Mark, Tony, 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.

### 2023 HBA HOBI AWARD WINNERS

#### STEELE CENTER BERLIN

–  
*Best Mixed-use  
Development in CT*

#### WILLOW BROOK ESTATES PLAINVILLE/FARMINGTON

–  
*Best 55+ Adult  
Community in CT*

#### CHALET IN THE HILLS LITCHFIELD

–  
*Best Vacation  
Home in CT*

## Office Location

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

## Sales Contact

Renée Meuse Lovley, Realtor®  
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