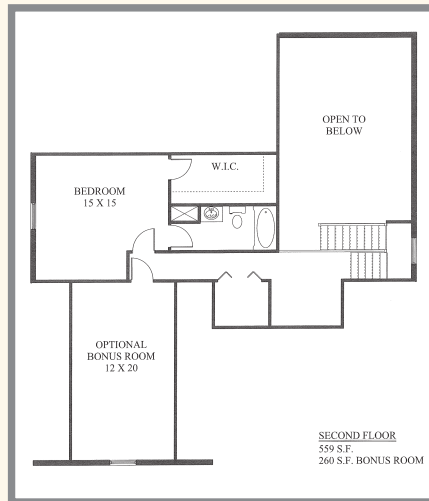
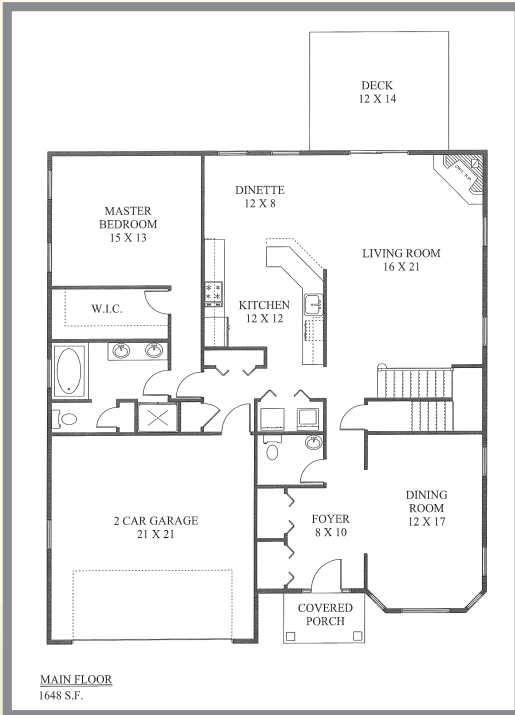


**PRE-CONSTRUCTION
PRICES**

THE OAKWOOD AT SUMMER WIND



Features:

- 2200 Sq. Ft. Ranch
- Master Suite on 1st Floor
- Designer Kitchen w/ Granite Counters
- 9' Ceilings on 1st Floor
- Open Floor Plan
- Optional Fireplace
- Optional 2nd Floor Bonus Room
- Oak Hardwood Flooring
- 2 Car Attached Garage
- Full Basement

Starting at \$439,900

Visit SummerWindNH.com
for more information

Call Linda Packard at 203-640-1929
for your showing today!



Re/Max Alliance
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THE OAKWOOD AT SUMMER WIND

BUILDER SPECIFICATIONS

Foundation

- Poured concrete 10" x 20" footings
- 10" Thick concrete walls
- Curtain drains installed around foundation
- Foundation coating applied below grade
- 4" Thick basement and garage slab

Framing

- 9' Framing on 1st floor – 8'on 2nd floor if applicable
- K-D spruce, Douglas Fir (or equal) floor joist
- K-D spruce, Douglas Fir (or equal) rafters
- Spans and sizes per local code
- 2" x 4" Interior studs
- 2' x 6" Exterior studs
- ½" OSB sub-floor (1st and 2nd floors)
- ½" OSB on roof and sheathing

Slabs, Stoops and Decks

- Front porch

Exterior

- 4" Vinyl siding w/aluminum trim
- Vinyl, wood grain shutters on front windows
- Colors from builder's selection
- House wrapped in R-wrap material

Driveway

Paved driveway completed at the end of construction

Roofing

- Architectural shingles (Black is standard color. Other colors can be selected with a change order and up charge.)
- 15lb Underlay, ice and water barrier applied to all roof edges
- Aluminum roof edge, flashing and rake
- Aluminum gutters and leaders

Insulation

- R19 on walls, R36 in ceilings

Plumbing

- 2 – 3 Full baths
- Fixtures from builders selection
- 2 Outside water spigots
- Washer/electric dryer hook up
- There will be an upcharge for any upgraded fixture installation

Appliances

- Allowance \$2,000

Windows & Doors

- Builders choice
- Windows tilt in and take out
- Steel front door
- Rear Door – Slider to deck – French door from walkout
- 16' x 7' Metal, insulated garage door

Heating

- Steel, oil fired, forced warm air furnace and A/C from builder's selection
- Furnace will be sized and suitable for the heating and A/C requirements
- 2 Heating zones
- 40 Gallon electric hot water heater

Electrical

- 200 Amp service
- Circuit breakers
- Romex copper wire
- Light fixtures - \$1,000 allowance
- 6 Phone/cable outlets
- 2 Exterior outlets
- Electrical outlets per code

Interior Trim

- Doors - Builder's choice, paint grade throughout
- Casings - Colonial style, paint grade
- Kitchen cabinets, bathroom vanities and all tops from builder's selection
- White, wire shelving in closets

Flooring

- Oak floors in Living Room, Dining Room, Kitchen and hall
- Ceramic tile bath rooms and laundry room floors (\$4 allowance for material)
- Carpet in all bedrooms, main staircase and upstairs hall (\$18 p/yard allowance)

Paint

- One coat primer and one coat flat paint on walls
- One coat primer and one coat semi-gloss on woodwork and doors
- Additional charge for any wall paint other than flat

Accessories

- Plate glass mirrors in bathrooms (except powder/mud room)
- Dryer vent

House Delivered Construction Cleaned