

SCHOOL HOUSE DRIVE

MAINTENANCE FREE LIVING

(Lawn Maintenance, Community Grounds Maintenance, Snow Removal on Common Areas)

14 UNIT SINGLE FAMILY PRIVATE COMMUNITY

755 ELLINGTON ROAD
SOUTH WINDSOR, CT.

TRADITIONAL COLONIALS

- Developed and Constructed by-

MANNARINO BUILDERS, INC.

“WE BUILT OUR REPUTATION”

FOR MORE INFORMATION PLEASE CONTACT US AT:

860-289-7055 EXT 1

www.mannarinobuilders.com

or

rob@mannarinobuilders.com

STANDARD FEATURES

ENERGY EFFICIENT HOME

- ◆ 1 - YEAR WARRANTY WITH 3- YEAR LIMITED WARRANTY INCLUDING ALL MANUFACTURER WARRANTIES.
- ◆ PUBLIC SEWER AND WATER INCLUDED
- ◆ LAWN AND GROUNDS MAINTENANCE
- ◆ OPEN FLOOR PLANS INCLUDED
- ◆ FOUR BEDROOM / 2 ½ OR 3 BATHS / TWO CAR GARAGE INCLUDED
- ◆ 9 FOOT HIGH CEILINGS – FIRST FLOOR INCLUDED
- ◆ 2 X 6 EXTERIOR WALLS INCLUDED
- ◆ FRONT PORCHES ALL MODELS INCLUDED
- ◆ BOXED CEILING IN MASTER BEDROOM INCLUDED
- ◆ SHADOW BOX MOLDING IN LOWER FOYER INCLUDED
- ◆ 200 AMP ELECTRICAL SERVICE INCLUDED
- ◆ \$ 1,500.00 LIGHT FIXTURE ALLOWANCE INCLUDED
- ◆ 10 RECESS LIGHTS WITH LED BULBS INCLUDED
- ◆ TWO USB PLUGS INCLUDED
- ◆ ONE DATA (INTERNET LINE) / 3- TV OUTLETS / 1- PHONE OUTLET INCLUDED
- ◆ KOHLER PLUMBING FIXTURES INCLUDED
 1. UNDERMOUNT SINKS (DOUBLE OR SINGLE)
 2. DESIGNER FAUCETS
 3. SLIDING SEMI FRAMELESS SHOWER DOOR IN MASTER BATH
 4. TOWEL BARS AND TOILET PAPER HOLDERS IN ALL BATHS
 5. FIRST OR SECOND FLOOR LAUNDRY (AS PER PLAN)
 6. GAS (PROPANE) FIRED HOT WATER HEATER
- ◆ GAS FIREPLACE WITH MARBLE SURROUND AND MANTLE INCLUDED
- ◆ 12' X 12' DECK (NO MAINTENANCE TREX DECKING AND RAILINGS) INCLUDED
- ◆ CENTRAL AIRCONDITION INCLUDED
- ◆ TILED BATHROOM FLOORS INCLUDED
- ◆ TILED SHOWER WALLS INCLUDED

◆ HARDWOOD FLOORS ON FIRST FLOOR AND UPPER FOYER (CARPET IN ALL BEDROOMS INCLUDING FIRST FLOOR BDRMS)	INCLUDED
◆ ENERGY EFFICIENT HEATING AND A/C EQUIPMENT	INCLUDED
◆ UPGRADED INSULATION FOR ENERGY EFFICIENCY	INCLUDED
◆ ENERGY STAR WINDOWS	INCLUDED
◆ CABINETS – MAPLE - RAISED PANEL WITH SOFT CLOSE FEATURES	INCLUDED
1. CROWN MOLDING	
2. DOUBLE TRASH BIN	
3. BUILT IN REFRIGERATOR SIDE PANELS	
◆ GRANITE KITCHEN COUNTERS AND 4” GRANITE BACK SPLASH	INCLUDED
◆ CULTURED MARBLE TOPS IN BATHROOMS	INCLUDED
◆ STAINLESS STEEL APPLIANCE PACKAGE (GAS RANGE)	INCLUDED
◆ GARAGE DOOR OPENNERS WITH WI FI FEATURE	INCLUDED
◆ LOW MAINTENANCE VYNL SIDING AND TRIM	INCLUDED
◆ ARCHITECTURAL SHINGLES	INCLUDED
◆ BRICK FACADE UNDER ALL PORCHES	INCLUDED
◆ BRICK WALKWAY FROM GARAGE TO FRONT STOOP	INCLUDED
◆ CLOSET SHELVING ALLOWANCE	INCLUDED
◆ RAKE AND SEED LAWN WITH ALLOWANCE FOR SCHRUBS / MULCH	INCLUDED
◆ PAVED DRIVEWAY	INCLUDED