



Nestled in Cheshire, CT

Project Manager: Sally Bowman
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Built By PABCO, Inc.

Visit our website at www.Diversibuild.com | PBowman@Diversibuild.com

SALLY BOWMAN
REAL ESTATE

ESTABLISHED 2009

Sally Bowman Real Estate
220 Old Towne Road
Cheshire, CT
Office: 203.272.2828
SallyBowmanRealEstate.com



Offering 2,539 Square Feet

The rendering and floor plans substantially represent the model depicted. Contractor reserves the right to alter dimensions slightly provided the financial and structural integrity of the building are not impaired. House plans are property of Diversified Builders, LLC. All Rights Reserved. 2009



First Level



Second Level



Saddle Brook Estates

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Exterior Features

- Vinyl siding w/thin stone accent*
- Windows - Low-E Energy efficient double hung insulated glass w/Argon gas, vinyl, tilt take-out w/screens
- Sliding doors - thermal w/grids and screens
- Roof shingles - asphalt/fiberglass, architectural design, 30 yr w/ridge vent and ventilated soffit
- Seamless high capacity aluminum gutters and downspouts
- 2 overhead single insulated garage doors
- Maintenance free trim wrap
- Deck - 12' x 12' Trex decking w/cedar rail system*

Electrical

- Interior and exterior electrical outlets and switches per code
- 200 AMP electrical service w/copper wiring throughout
- 6 recessed lights
- Upgraded designer grade light fixtures or \$1000 lighting allowance
- 4 high speed communication outlets for telephone and/or cable TV
- Hardwired smoke detectors and carbon monoxide monitor
- Two garage door openers w/remote control and digital keypad

Luxury Interior Features

- Direct vent propane fireplace w/remote control, choice of marble or slate surrounds, hearths and choice of painted wood mantles*
- Spacious 9' ceilings on first floor
- Ceilings - flat painted finish
- Walls - Benjamin Moore brand - 2 coats painted one color throughout*
- Trim woodwork - painted semi gloss finish
- 5 1/4" colonial style base trim
- 3 1/2" Stafford casing on windows, doors, cased openings
- 4 5/8" crown molding in dining room and first floor study/bedroom
- Oak treads and painted riser at all foyer staircase, stained Oak handrail and painted balusters
- Raised six panel molded doors, painted
- Hardwood floors - foyer, dining room, family room, kitchen, keeping room, study/4th bedroom, stair tread - finished w/3 coats polyurethane
- White wire shelving in linen, pantry, and clothes closets
- Brush nickel type finish on all interior door knobs and hinges
- Carpet allowance for second floor*

Kitchen

- Hardwood flooring through kitchen, breakfast area and keeping room
- Custom designed kitchen w/choices of styles and finishes*
- Granite countertops*
- \$2000 appliance allowance
- Stainless steel under-mount single or double bowl sink, w/Moen single lever faucet
- Garbage disposal

Landscaping

- Lawn graded and seeded front, side and rear where disturbed
- Blue stone front walk from driveway to front door
- 20 shrubs
- Asphalt driveway
- Footing drains
- Gutter drains to environmentally responsibly rain garden

Bathrooms

- Ceramic tile flooring in master bath, main bath and first floor bath*
- Soaking tub w/ceramic tile platform in master bath*
- White fiberglass tub/shower combination in master, main and first floor bath*
- Cultured marble tops w/integrated sink on all vanity cabinets w/Moen faucets*
- Full sized mirror over all vanities
- White elongated toilets in all bathrooms
- Exhaust fans in all bathrooms

Utilities

- City Water and Sewer
- Underground utilities, including power, cable & telephone

Plumbing & Heating

- Gas fired energy efficient forced warm air furnace w/central air, 2 separate zones w/digital thermostats
- Energy efficient 80 gallon electric hot water heater
- 500 gallon propane tank
- Washer and dryer hookups
- CPVC Flo-Guard water supply pip, PVC waste lines
- Two frost free garden hose connections

Structural Standards

- Construction pursuant to local building codes
- Footing & foundation - 3,000 PSI poured concrete
- Basement & garage floor - 3,500 PSI poured concrete
- 5 1/2" R 19 wall insulation, 12" R-38 attic blown, R-11 basement ceiling

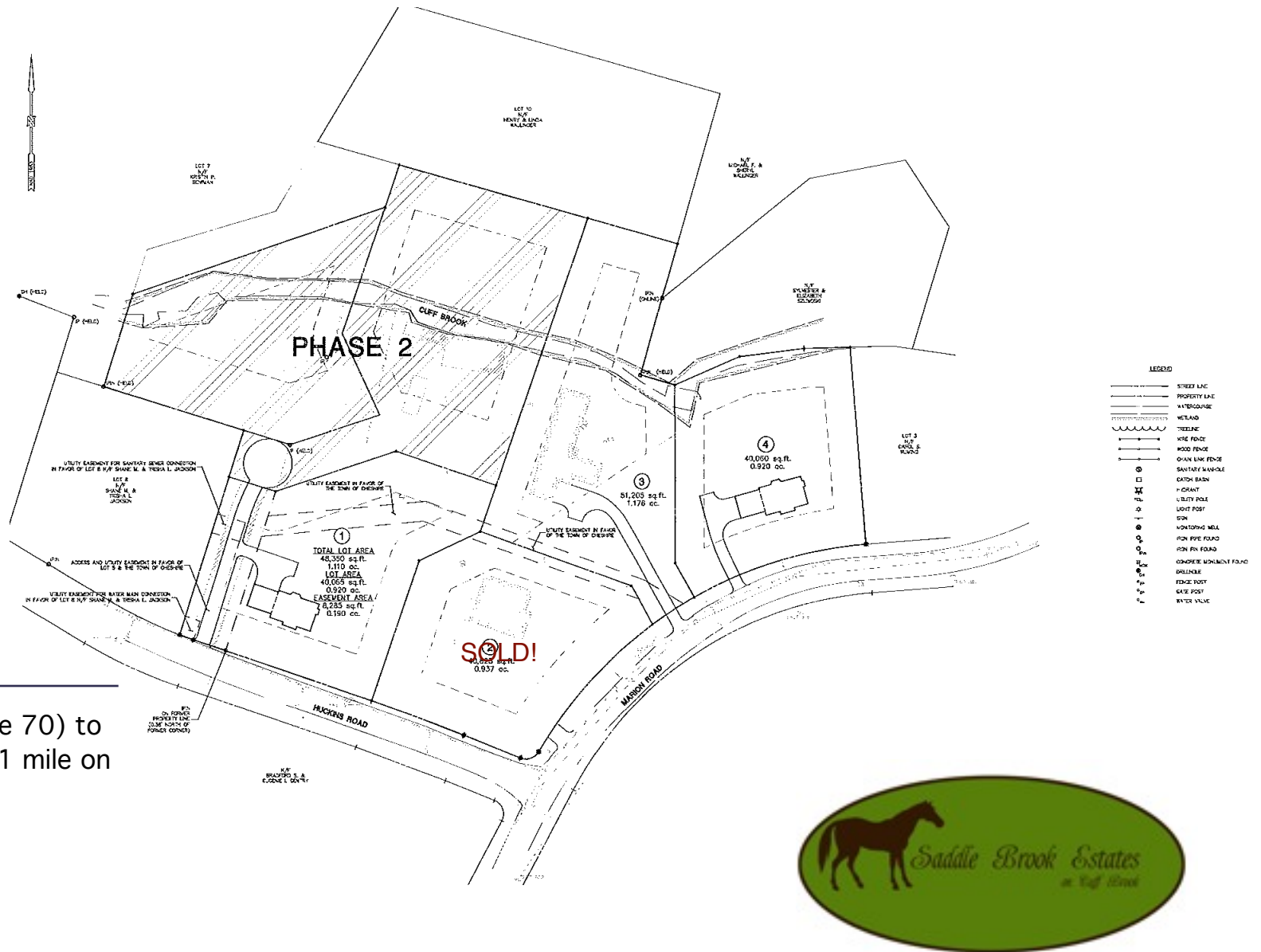
***Choices from builder selections**

Specification and Features

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Latitude:
41.53712

Longitude:
72.93159



Directions

Waterbury Road (Route 70) to
Marion (E), to project 1 mile on
left hand side

From I691:
Exit #3 to Rt. 105

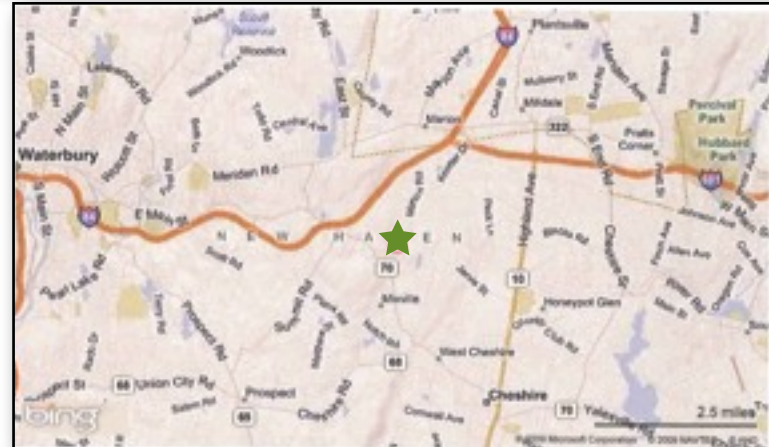


Map and Building Plan

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Location on a Map



Maps

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Paul Bowman has been in the building business for 25 years. He has been involved with building many different kinds of homes, condominiums and commercial buildings. He has seen the industry change and has adapted to these changes along the way. Taking the initiative to be ahead of many builders, using the latest concepts, designs and building materials.

He is also President of Diversified Builders, one of many joint ventures with Frank Dinatali of Cheshire who has co-developed and built in various partnerships since 1986, see www.diversibuild.com for more information. PABCO, Inc. Specializes in building custom single family residential developments, active adult communities, program and construction management. In each home he implements many green building techniques and builds to Energy Star's standards.

Paul started out working in the family business in Cheshire. His father owned a plumbing & project in Cheshire. From there Paul formed his own heating business and expected each family member to learn the trade as early on as possible. He worked part time in the family business starting at age 14 and began to learn about the construction and mechanical aspects of building from that point on.

After graduating from the University of New Haven with a degree in Business Administration, his family bought a hardware store which he managed for three years. Two years later a partnership was formed with his brother George and Frank Dinatali, and they went on to build Quarry Village, a 98 Unit condominium company along with other joint ventures and has been building and developing ever since.

He has since gone on to build hundreds of homes and developed many properties throughout the towns of Cheshire, Southbury, Woodbury, Naugatuck, Prospect, Southington, North Branford & Madison.

Paul is inspired by the many variables of this industry inspire and challenge me in many ways. The opportunity to look at an undeveloped property, subdivide it and build the roads, build the homes, and then later drive through the neighborhood and watch families enjoying their neighborhoods and showing pride of ownership is very inspiring to me. I enjoy what I do because the finished product makes dreams come true for homeowners.

About the Builder

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Cheshire is a residential community located in New Haven County, with easy access to highways I-91, I-84, I-691, and Rt 15 (Merritt Parkway), making it an easy commute to both New Haven and Hartford, and within reach of both New York City and Boston. With its historic, colonial homes and farms, and scenic landscapes, the Cheshire area has a small-town, New England feel, yet provides all of the comforts of a thriving, suburban community.

Additionally, residents of Cheshire are highly concerned with education, community spirit, and quality of life. Active civic groups are dedicated to promoting, providing, and preserving the standard of living that the area's residents enjoy. Cheshire boasts many parks and trails to for hiking and bicycling.

Cheshire has many farms that grow bedding plants in their greenhouses, because of this we are known as the bedding plant capital of Connecticut.

Cheshire also has thousands of acres of land that is open space for the enjoyment of its residents. This combined with residential, industrial and retail space gives Cheshire a unique blend of the best.

Cheshire enjoys many town organized events annually including the Congregational Church Strawberry Festival each June, the Chamber of Commerce Fall Festival in September, Carnivals each spring and fall, a Memorial Day Parade, and the Cheshire Relay for Life and many more.

Cheshire is a great place to live, raise children and enjoy what life will bring us. We are proud of many of the accomplishments of our residents past and present. We are lucky to have a few celebrities to proudly call Cheshireites!

Cheshire Community Information