

Wilmington Heights

New Homes by D. W. Fish Home Builders, LLC
Located @ corner of Spak Road & Lohse Road, Wilmington

17 Homesites – Lot sizes- 1.8 - 12.5 Acres
Custom Homes can be built by D.W. Fish Home Builders, LLC

2 Cul-de-sac Streets – Ashley Lane & Angela Lane
W/ 2 Lots on Loshe Road

Lots available for purchase only, or with home built from your plans or ours.

➤ Lots Available

14 Angela Ln 2.90 AC \$115,000	20 Angela Ln 1.83 AC \$110,000
19 Angela Ln 1.83 AC \$110,000	9 Angela Ln 12.52 AC \$139,900
3 Angela Ln 2.17 AC \$115,000	21 Ashley Ln 2.47 AC \$115,000
15 Ashley Ln 1.83 AC \$110,000	14 Ashley Ln 1.90 AC \$110,000
Lot A Loshe Rd 4.69 AC \$85,000	Lot B Loshe Rd 3.07 AC \$85.00

➤ Custom Homes starting from \$399,900

22 Angela Lane (Lot # 7) 2.26 acre lot w/2980 sqft 4 BR Colonial @ 464,000
Deposit – Under Construction

Status of subdivision:

2160 sqft.3 BR Col - 19 Ashley Lane (Lot # 14)	\$349,900	Built-Closed
2400 sqft.4 BR Col - 10 Ashley Lane (Lot # 2)	\$443,900	Built-Closed
2430 sqft 4 BR Farmhouse — 23 Ashley Lane	\$484,330	Built-Closed
2780 sqft 4 BR Col 16 Angela Lane (Lot # 5)	\$429,500	Built-Closed

Will custom build from your plans or ours.
Any style including Ranches (no Raised Ranches)

- **Directions:** 84 to exit 71, left off exit, left over 84, left on Lohse Road, 2nd left on Spak Road, 1st left on Ashley.
- **From UCONN:** 1st right after Cumberland Farms onto Rt. 320 (Storrs Rd)–Left on RT 74 onto Ruby Road. Go over the highway (I84)-Left on Lohse-Left on Spak-Left on Ashley.

Wilmington Heights Lots

Lot # 1 – 3.00 Acres – 6 Ashley Lane - Sold

Lot # 2 – 2.21 Acres – 10 Ashley Lane - Closed

Lot # 3 – 1.90 Acres – 14 Ashley Lane

Lot # 4 – 2.90 Acres – 14 Angela Lane

Lot # 5 – 1.83 Acres – 16 Angela Lane- Built –2780 Col Closed

Lot # 6 – 1.83 Acres – 20 Angela Lane

Lot # 7 – 2.26 Acres – 22 Angela Lane – 2780 sqft Col Under Construction

Lot # 8 – 2.00 Acres – 21 Angela Lane

Lot # 9 – 1.83 Acres – 19 Angela Lane

Lot # 10 – 12.52 Acres – 9 Angela Lane

Lot # 11 – 2.17 Acres – 3 Angela Lane

Lot # 12 – 3.27 Acres – 23 Ashley Lane – Closed

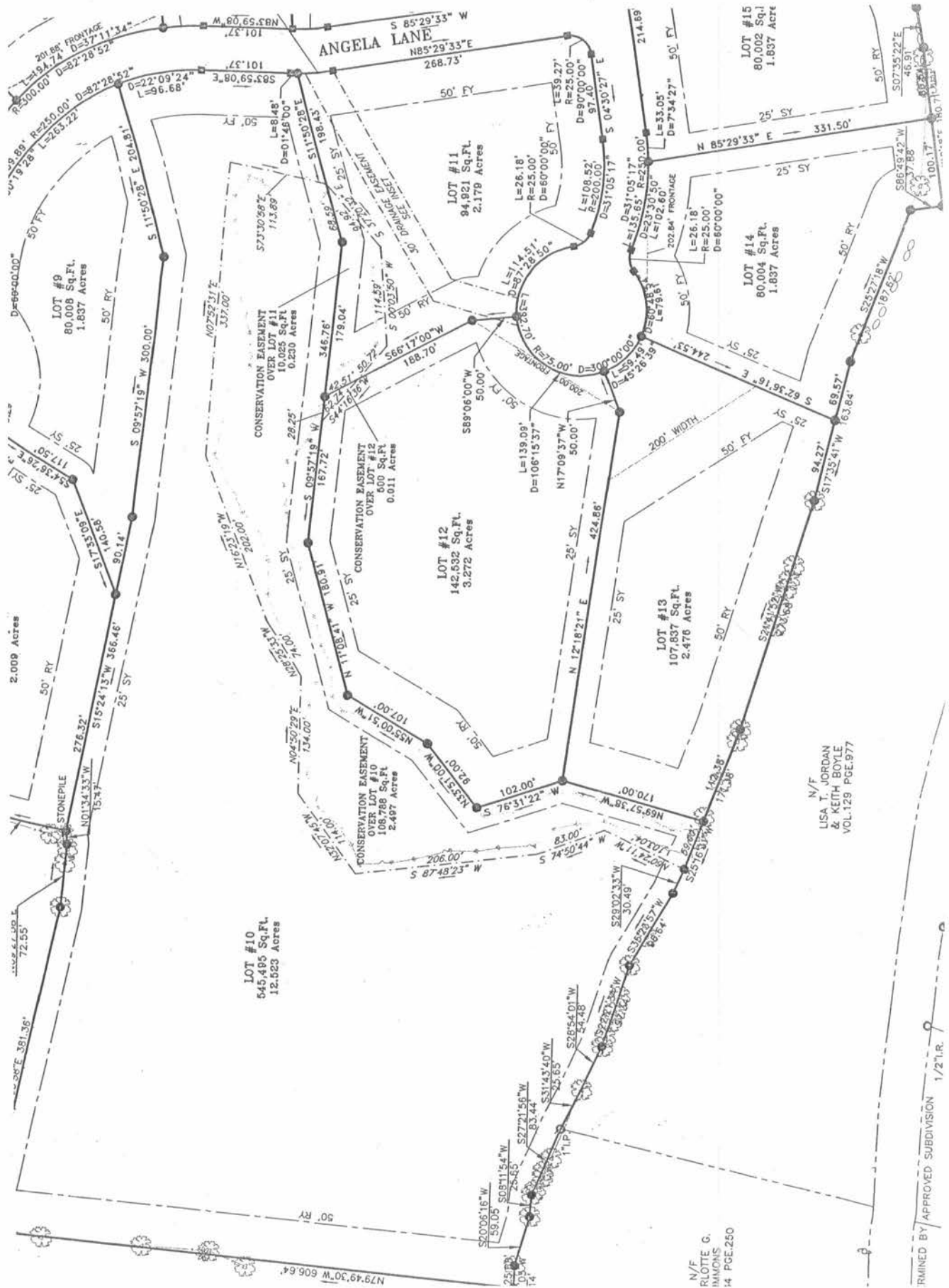
Lot # 13 – 2.47 Acres – 21 Ashley Lane

Lot # 14 – 1.83 Acres – 19 Ashley Lane – Closed

Lot # 15 – 1.83 Acres – 15 Ashley Lane

Lot A – 4.69 Acres – Lohse Road

Lot B – 3.07 Acres – Lohse Road



ANGELA LANE

201.88' FRONTAGE
 L=194.74 D=37°17'34"
 R=200.00 D=82°28'52"

LOT #9
 80,008 Sq. Ft.
 1.837 Acres

CONSERVATION EASEMENT
 OVER LOT #11
 10,025 Sq. Ft.
 0.230 Acres

CONSERVATION EASEMENT
 OVER LOT #12
 800 Sq. Ft.
 0.011 Acres

LOT #12
 142,532 Sq. Ft.
 3.272 Acres

LOT #13
 107,537 Sq. Ft.
 2.476 Acres

LOT #14
 80,004 Sq. Ft.
 1.837 Acres

LOT #15
 80,002 Sq. Ft.
 1.837 Acres

LOT #10
 545,495 Sq. Ft.
 12.523 Acres

N/T
 LISA T. JORDAN
 & KEITH BOYLE
 VOL.129 PGE.977

N/T
 RLOTTE G.
 HANONS
 14 PGE.250

D.W.FISH HOME BUILDERS, L.L.C.

SPECIFICATIONS

Plans and permits provided by builder.

- ◆ Changes to plans may cost extra.

Site

- ◆ Remove trees necessary for construction only.
- ◆ D.W.Fish Home Builders,LLC reserves the right to remove any trees necessary to complete final grading on lot.
- ◆ D.W.Fish Home Builders,LLC will not be responsible for trees standing on lot after settlement.
- ◆ Plot plan and site layout.(Changing existing subdivision site plan may cost extra.)
- ◆ Dig and back fill foundation with on site material.
- ◆ Ledge removal ,if needed, will be an additional cost to the buyers.
- ◆ Install septic system.
- ◆ Install cable TV, phone, and power underground.
- ◆ Spread existing top soil, grade and seed approximately 35' diameter around dwelling, septic area and disturbed areas.(Any additional clearing, fill, top soil, site work, etc., needed or requested by buyer will be provided at additional cost to buyer.) No shrubs or walks are included, this is not a custom landscaping package, one can be installed at additional cost to buyer.
- ◆ A paved driveway with a one car turnaround to be installed.
- ◆ Install exterior footing drains per town code. Interior footing drain not code but included.

Well:

- ◆ Well and ½ HP pump included.
- ◆ The builder does not provide any type of water treatment/purification or filtration systems. Please be aware that well water may be “hard” or contain high amounts of iron or other minerals. The builder is required only to provide water that is potable in accordance with State standards. Builder will provide water test. Please note that wells can change over time and the builder is not responsible for any changes that do occur.

Concrete:

- ◆ Foundation walls: House- 8' nominal height, 10" thick, Watch Dog brand waterproofing below finish grade, Garage: 8" thick.
- ◆ Basement floors – 3" nominal thickness.
- ◆ Garage floor- 4" nominal thickness.
- ◆ 1 basement window with sliding glass insert.
- ◆ 6' Thermopane steel double door for walkout.
- ◆ Precast entry steps at front door.

Chimney and Fireplace:

Gas direct vent fireplace with custom, painted wood mantle.

Framing/Roofing/Deck:

- ◆ 2" x 6" Exterior studs, Douglas Fir 16" O.C.
- ◆ 2" x 4" interior studs, DF 16" O.C.
- ◆ Pressure treated plates on foundation with sill seal.
- ◆ I- joists, ceiling joist and rafters, as per print, DF or better.
- ◆ Sub flooring Advantech ¾" tongue and groove OSB, glued and nailed.
- ◆ Exterior sheathing OSB, ½" plywood on roof and side walls.
- ◆ Roofing GAF 30-year architectural asphalt shingles.
- ◆ 15 lb.. felt paper to be applied beneath asphalt shingles.
- ◆ All aluminum drip edge is included.
- ◆ All valley's and eaves to have water and ice shield under shingles.
- ◆ Continuous ridge and soffit venting to be provided.
- ◆ 12'x 10' Pressure treated deck w/ 5/4 x 6 decking; 2x 2 balusters: 2x 6 top rail w/ 2x 4cap.

Exterior Doors:

- ◆ Front door- 3'0" x 6'8" w/ two 12" sidelites, ThermaTru insulated steel door or equivalent, Shlage lockset or equivalent.
- ◆ All other exterior doors insulated steel or equivalent as per plan.
- ◆ One 6'0" x 6'8" thermopane vinyl slider to be installed off of breakfast area as per print.
- ◆ 2" Insulated steel garage doors as per print. Openers at additional cost may be provided.

Siding Exterior Trim:

- ◆ Tyvek house wrap.
- ◆ Certainteed Main Street Vinyl siding with white coil stock wrap on rakes and facias. All other trim options are at additional cost to buyers.
- ◆ Mastic or comparable front door mantel and pilasters.

Windows:

- ◆ White Andersen 200 series windows with low-E glass, Grills between the glass, double hung with extension jambs, full screens, or equivalent.
- ◆ Garage fixed units are 7-D brand.

Insulation:

- ◆ Exterior house walls: R-19 fiberglass batts; Garage walls: R-11 fiberglass batts:
- ◆ Attic: R-38 blown-in fiberglass.
- ◆ Garage ceiling R-30
- ◆ Basement ceiling: R-11

Drywall:

- ◆ Walls to consist of ½" drywall.

- ◆ Ceilings to consist of ½” drywall.
- ◆ All ceilings to be lightly spray textured.
- ◆ Garage walls and ceiling to be sheet rocked with firecode drywall as per town code and taped (one coat), not painted.
- ◆ Minor (less than 1/8”in width) drywall cracks and occasional nail/screw pops are to be expected in new construction due to wood shrinkage and settlement and are considered a homeowner responsibility. They are not covered by the warranty provided by D.W.Fish Home Builders, LLC.

Interior Trim and Doors:

- ◆ 3 1/2”Stafford casings with 5 ½” base and 3 5/8”crown moulding in dining room and living room.. Chair rail in Dining Room. Colonial 2 ½” pre-primed casing with 3 ½” pre-primed baseboard paint grade on 2nd floor.
- ◆ Windows to be trimmed picture framed style.
- ◆ All doors to be 6 panel primed masonite Colonist style with Schlage brass finish hardware or equivalent.
- ◆ Wardrobe closets to have one coated wire shelf/hanger per, pantry/linen closets four coated wire shelves

Painting:

- ◆ Interior walls painted 2 coats Benjamin Moore China White flat latex. Interior trim painted 2 coats BJ Impervo white oil and doors painted 2 coats BJ white semi-gloss latex.
- ◆ Front door painted semi-gloss latex.

Electrical:

- ◆ 200 amp service.
- ◆ Circuit wiring as required for : Boiler, well pump, range, dishwasher, refrigerator, range hood, washer and dryer.
- ◆ Electrical terminations by state code. 3 cable and 3 phone outlets included. Additional outlets, switches, cable or phone jacks desired by buyer are charged at \$50. each.
- ◆ Recessed cans included.
- ◆ All fixtures to be supplied by owner with an allowance of \$1500. allowance.
- ◆ Smoke detectors as per state code.
- ◆ 1 Exterior doorbell included, builder choice of doorbell, chime and transformer.

Plumbing:

- ◆ Kitchen: - Stainless undermount sink (allowance \$550.)w/ Delta single mount faucet.
-Waterline to refrigerator ice maker.
-Plumbing to buyers’ dishwasher.
- ◆ Powder Room: 1- pedestal lav w/ Delta faucet or equal.
1-Toto 1.6 gpf round front toilet or equal.
- ◆ Main Bath: 1- Oval drop-in lav w/ Delta #520TPM faucet or equal.
1-Toto 1.6 gpf round front toilet or equal.
1-Lasco fiberglass tub w/ Delta #1724 no-scald tub/shower faucet shower rod.

- ◆ Master bath: 1- Oval drop-in lav w/ Delta #520TPM faucets or equal.
1-Toto 1.6 gpf round front toilet or equal.
1-Lasco fiberglass shower w/ Delta #1724 no-scald tub/shower faucet,
shower rod, Jason whirlpool tub with faucet. Tile deck with birch raised panel skirt.
(All toilets, lavs, and tubs to be White in color.)
(All towel bars, and accessories are by owners, shower doors NOT included.)
- ◆ Mirrors: One in each bath over vanity approximately 42" high x vanity length. Powder room not included.
- ◆ Washer hookup in laundry.
- ◆ Two exterior faucets (plumber's choice of location)

Heating and cooling:

- ◆ Hot water baseboard heat with domestic hot water. Crown cast iron Oil fired boiler w/ Indirect water heater.
- ◆ One 275 gallon tank located in basement.
- ◆ 3 zones installed in house.
- ◆ Single zone whole house central air.

Appliances:

- ◆ \$2000.00 allowance(may be adjusted to fit buyers' needs).
- ◆ Buyer's dishwasher installed only. Microwave or other appliances installed by buyer or at additional cost to buyer.

Stairs:

- ◆ Stairway from first floor hall to have oak treads, posts, and rails all other parts painted poplar.
- ◆ Basement stairs to be rough open riser as per print.

Cabinets and Vanities:

- ◆ White birch custom cabinets and up bath vanities. Granite countertops in kitchen, laminate on vanities including labor, as per print.
- ◆ Cabinets by United Cabinets.

Finished Flooring:

- ◆ 3 ½" #1common red oak flooring with 2 coats of polyurethane to be installed in all areas with exception to bathrooms and laundry room.
- ◆ Tile to be installed in half bath, mudroom, laundry and 2nd floor baths with an allowance of \$8. Per sq.ft. including labor and thresholds.

Gutters:

- ◆ White seamless aluminum to be installed on main house and garage.

Lawn:

- ◆ Grading, raking, and seeding of septic area and disturbed areas.
- ◆ Final grade will be determined taking terrain conditions into account.
- ◆ Establishment of lawn will require homeowner maintenance (i.e.: fertilization, over seeding, watering, rock picking, erosion repair, etc.) and may take 3-4 growing seasons. DW Fish Home Builders, LLC does not warranty any aspect of lawn and cannot control timing of installation. The lawn installation is for certificate of occupancy purposes only.
- ◆ Paver walkway in front, \$3,500 allowance.

Options:

Note: There are many options available at additional cost, such as security system, garage door openers, shower doors, etc. Will be billed cost plus 15%.

Changes:

Note: Changes do cost extra time and money, and they will be billed as extra costs plus 15% to the buyers.