

Channelside

A New England Waterside Neighborhood

Developed by Mario & Sal Sapia

www.ct-waterfrontliving.com

Waterfront Lots with Docks
Home Packages Available



www.mitchel.net

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25 Main Street Essex, CT 06426
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Channelside Home Details

House package features for homes by Sapia Builders, LLC

Standard Home Features

- Concrete Foundations
- Douglas Fir Framing
- Plywood Sheathing
- Public Water Connection
- 200 Amp Electric Service
- Cable, Phone, & Computer Wiring
- Smoke Detectors
- 1 Year Builders Warranty

Distinctive Exterior Features

- Water Frontage and Water Views
- Shared Water Access & Space
- Walk-out Basements
- Engineered Septic Systems
- Hydro-Seeded Grass Lawns
- Natural Siding
- ½" Stone Driveways
- 40-yr Asphalt Roof Shingles
- Convenient Front and Rear Exterior Electrical Outlets
- Front and Rear Hose Bibs
- Garages with Openers and Remotes
- Optional Landscape Design and Architecture

Energy Efficient Features

- Gas Heat and A/C by Bryant or Lenox
- Andersen Insulated Low E Windows
- Insulated Entry Doors
- Ridge Vent Attic Ventilation System
- Air Infiltration Barrier Home Wrap

Superior Interior Features

- Exciting Floor Plans
- Open Foyers
- Formal Living and Dining Rooms
- Master Suites with Large Walk in Closets
- Private Master Baths
- Moen Faucets
- Kohler Bath & Kitchen Fixtures
- Recessed Lighting as Per Plans
- Hardwood Oak Flooring
- Gas Fireplaces
- Benjamin Moore Paint
- 6-Panel Solid-Core Masonite Doors
- Elegant Molding
- Generous Allowance for Countertops & Cabinets

If you have any questions concerning this, contact Nick Sapia at (860) 304-8383 or nsapia@sapiacorp.com

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