

Channelside

A New England Waterside Neighborhood



Waterfront Country Home Package Located at 14 Fourth Avenue - Old Saybrook, CT

Dock your boat steps away from your new custom home. Enjoy top quality specifications, materials, and craftsmanship by Sapia Builders. Care-free, one floor living with cathedral ceilings, formal dining room, open foyer, plus an additional room for office space or a bonus room upstairs.

Style: Cape
Beds: 3
Bathrooms: 2.5
Rooms: 8
Garage: 2 Bays

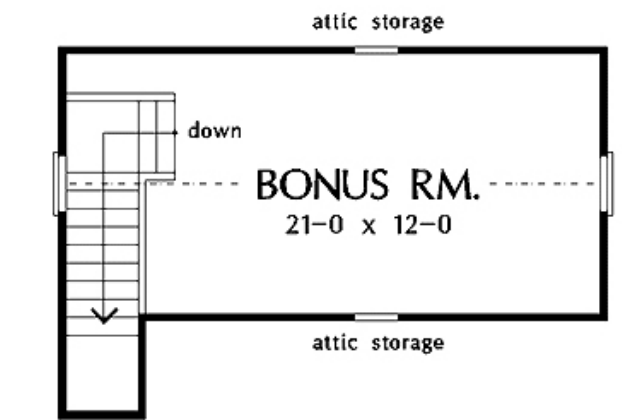
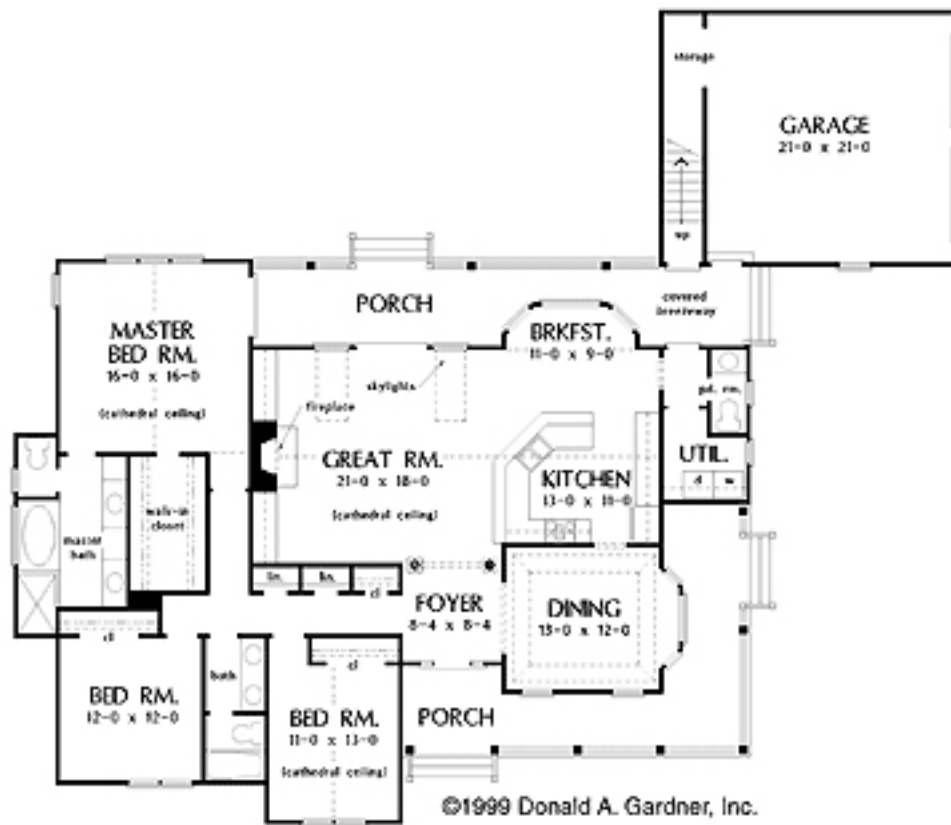
Exterior: Ceder Shingle
Flooring: Oak
Levels: 1.5
Appliances included
Total Square Footage: 2,078

Offered at \$814,000

Contact Bill Foster at The Mitchel Agency for more information.
25 Main St., Essex, CT 06426 - www.mitchel.net - 860.767.2621 - bill@mitchel.net

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Home Package Includes:

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

- HVAC 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 w/ Large Walk in Closets
- Private Master Baths
- Moen Faucets
- Kohler Bath & Kitchen Fixtures
- Recessed Lighting as Per Plans
- Hardwood Oak Flooring
- Fireplaces
- Benjamin Moore Paint
- 6-Panel Solid-Core Doors
- Elegant Molding
- Generous Allowance for Countertops & Cabinets
- High End Appliances

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