

Channelside

A New England Waterside Neighborhood



Waterfront Colonial Country Home Package Located at 16 Fourth Avenue - Old Saybrook, CT

Dock your boat in front of your fabulous custom home. Enjoy top quality specifications, materials, and craftsmanship by Sapia Builders. Care free one floor living with vaulted ceilings, formal dining room, open foyer, plus a fourth bedroom and bonus room upstairs.

Style: Cape
Beds: 4
Bathrooms: 3.5
Rooms: 9
Garage: 2 Bays

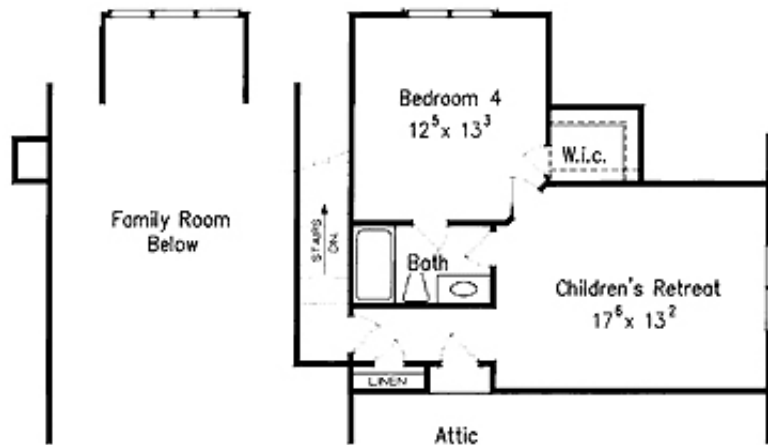
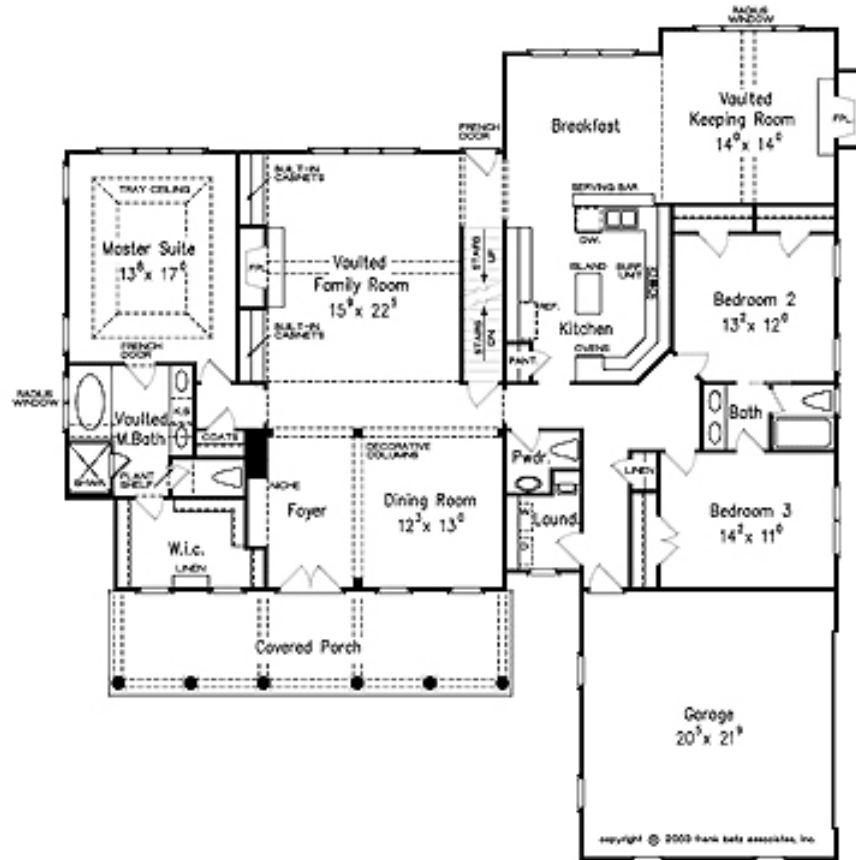
Exterior: Ceder Shingle
Flooring: Oak
Levels: 2.5
Appliances included
Total Square Footage: 2,477

Offered at \$1,034,000

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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