Phase 1: Beechwood Court
Spring 2019
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Thoughtfully designed, custom-built homes with a modern sensibility and a New England feel.
Clearview Farm Preserve is an extraordinary, new neighborhood of beautifully crafted, custom-built homes located in historic Cheshire, Connecticut.
DETAILS & INFORMATION

• Featuring 11, half-acre lots on a beautiful piece of land in a prime location, Clearview Farm Preserve offers custom-built, luxury homes rooted in thoughtful design, craftsmanship, and sustainability.

• The development will be served by city water and septic systems. Additionally, buried propane tanks are included for each lot.

• All homes include two car garages, full basements, and energy efficient construction.

• All lots are fairly level and the property adjoins town & state-owned wooded open space, allowing for the preservation of the surrounding natural elements.

• The new, neighborhood road, to be named Beechwood Court, includes sidewalks along one side that connect to Mountain Road.

• The elementary school system zoned for the property is the nearby Doolittle School, ranked the 18th best elementary school in New Haven County (out of 136 schools) by Niche.com.

LOCATION

The entrance to Clearview Farm Preserve is located between 469 & 475 Mountain Road in Cheshire, Connecticut. Location features include:

• A prime location, tucked away
• Minutes away from schools, including Doolittle Elementary School and Cheshire High School
• Just 1.2 miles from the Farmington Canal Heritage Trail, which provides approximately 84 miles of greenway for walking, biking & running
• Nearby shopping and dining
• Easy access to Route 70 (1.5 miles), Route 10 (1.8 miles), I-84 (4.5 miles), and I-691 (6 miles)
FEATURES & SPECIFICATIONS

UTILITIES
- Engineered Septic, City Water
- Underground utilities including telephone and cable

CABINETRY & COUNTERTOPS
- Custom designed kitchen & bathroom cabinetry
- Granite countertops in kitchen with 4” backsplash
- Cultured marble tops and integrated sinks in all bathrooms with Moen Faucets

PLUMBING & HEATING
- High efficiency gas forced warm air furnace with central air conditioning, 2 zones with humidifier
- High efficiency 50-gallon high efficiency gas propane hot water heater
- Kitchen sink, stainless steel w/ Moen single lever faucet
- Tiled shower with storage niche in master bath- per plan–shower door
- Once piece white fiberglass tub/shower in main bath
- White comfort height elongated toilets in all bathrooms
- Washer and dryer hook-ups vented to the outside
- Waterline - FlowGuard or Pex, Waste PVC plastic

INTERIOR FEATURES
- Spacious 9’ ceilings on first floor, 8’ on 2nd floor, full height basement
- Ceiling – flat finish
- Walls – 2 coats - Flat finish, 3 neutral colors throughout
- Woodwork - painted semi-gloss finish
- 5-1/4” base molding
- 3-1/2” casing on windows and doors
- 4-5/8” crown molding in dining room
- Doors - Stylish smooth panel style, durably molded, paint grade with brushed nickel accessories
- Ceramic tile floors - mudroom, laundry & bathrooms
- Hardwood floors - foyer, dining room, living room, kitchen, family room, second floor hallway, stair treads - finished with 3 coats polyurethane
- Carpet - all bedrooms
- Clothes closets - white wire shelving with continuous sliding rod
- Gas Propane fireplace w/ paint grade mantle & 3-piece slate surround
- Scuttle in master closet for utility/attic access

ELECTRICAL
- Electric outlets & switches per code
- 200 AMP electrical service
- 5 Communication outlets cable TV or modular phone jacks
- 2 electric garage door openers with touch pad
- 6 recessed lights
- Exhaust fan-light combo in all bathrooms

EXTERIOR FEATURES
- Siding - vinyl
- Energy Star Insulated Windows - insulated w/ built-in grids, full screens, Vinyl clad exterior/ Low E glass with Argon gas
- Front Door with side-lites, including lock and secure deadbolt
- Roof - asphalt/fiberglass shingle, architectural design 30-year w/ ridge vent
- House wrap on exterior heated walls
- Leaders and gutters - white aluminum with splash pad
- Trim – maintenance free

STRUCTURAL
- Construction pursuant to local building codes
- Footing & foundation wall - poured concrete
- Basement and garage floor - poured concrete, hand finished
- Insulation: 5 ½” R-20 Wall, R-40 Attic, R-30 Basement ceiling
- 2x6 exterior walls

LANDSCAPING
- Lawn graded and seeded where disturbed
- Blue Stone stepping stone front walk, from driveway to front door
- 12 foundation shrubs
- Paver Patio 12x16 from builder’s selection
- Driveway - paved

The specification sheet supersedes all artistic renderings or house plans. Builder has the right to substitute for equal or better quality. January 18, 2019.
The team behind Clearview Farm Preserve is Phil Bowman and Paul Bowman. With over 50 years of experience between them, including new construction, residential development, commercial development, remodels, and renovations, Phil and Paul bring extensive experience to building and development.

The Clearview Farm Preserve team understands that a new home is often one of the biggest investments a person makes in their lifetime and they care deeply about guiding customers through the homebuilding process to optimal results, while also being cost conscious. Clearview Farm Preserve believes in a working partnership with clients, which starts with taking the time to understand their clients’ needs and preferences. They apply experience, design thinking, craftsmanship, and communication to every job.

Clearview Farm Preserve also builds for the future, striving to implement green building practices, energy efficiency, and technological integration as often as possible.
ALL OF OUR FLOOR PLANS ARE CUSTOMIZABLE.

- The Berkshire
- The Cornwall
- The Montgomery
- The Winston

Select from a thoughtful collection of home designs featuring open floor plans, wood flooring, designer wood cabinetry, granite countertops, and upscale designer finishes.
The Berkshire

2,502 SQFT · 4 BED · 2.5 BATH · PATIO

PRICED FROM $549,900

- Gas fireplace
- High efficiency heating system & central air conditioning
- Energy efficient elements such as Energy Star rated windows and high quality LED recessed lighting
- 16’ x 12’ paver patio
- A front porch and an oversized 2 car garage is an option for each model and can be priced upon request.

**Total Square Footage:** 2,502 SQFT

**1st Floor:** 1,263 SQFT

**2nd Floor:** 1,239 SQFT

* This artistic renderings and floor plans represent the model depicted. Room dimensions are approximate and vary according to the field conditions. Builder reserves the right to alter dimensions and may substitute any item specified with a brand equivalent quality, provided the financial and structural integrity of the building is not compromised. The specification sheet supersedes all artistic renderings or plan. All specifications are subject to change, and the Builder reserves the right to make modifications or changes without notice or obligation. All building plans may be reversed (mirror image) from what is depicted on the artistic rendering elevations or the site plan map.
The Cornwall

2,690 SQFT · 4 BED · 2.5 BATH · STUDY · PATIO
PRICED FROM $569,900

- Includes office/study on 1st floor
- Gas fireplace
- High efficiency heating system & central air conditioning
- Energy efficient elements such as Energy Star rated windows and high quality LED recessed lighting
- 16’x 12’ paver patio
- A front porch and an oversized 2 car garage is an option for each model and can be priced upon request.

**Total Square Footage:** 2,690 SQ FT
**1st Floor:** 1,370 SQ FT
**2nd Floor:** 1,320 SQ FT

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The Montgomery

2,886 SQFT · 4 BED · 2.5 BATH · BONUS ROOM · PATIO
PRICED FROM $589,900

- Includes a Bonus Room on 2nd floor
- Gas fireplace
- High efficiency heating system & central air conditioning
- Energy efficient elements such as Energy Star rated windows and high quality LED recessed lighting
- 16’ x 12’ paver patio
- A front porch and an oversized 2 car garage is an option for each model and can be priced upon request.

Total Square Footage: 2,886 SQ FT
1st Floor: 1,266 SQ FT
2nd Floor: 1,620 SQ FT

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The Winston

3,036 SQFT · 4 BED · 2.5 BATH · STUDY · LANDING AREA · PATIO

PRICED FROM $619,900

- Includes office/study on 1st floor and spacious landing area on 2nd floor
- Gas fireplace
- High efficiency heating system & central air conditioning
- Energy efficient elements such as Energy Star rated windows and high quality LED recessed lighting
- 16’ x 12’ paver patio
- A front porch and an oversized 2 car garage is an option for each model and can be priced upon request.

Total Square Footage: 3,036 SQ FT

1st Floor: 1,466 SQ FT

2nd Floor: 1,570 SQ FT

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ENERGY EFFICIENCY UPGRADE

One of the many benefits of building new is being able to build the home of your dreams that’s ALSO energy efficient. The Clearview Farm Preserve developers have experience in building many Energy Star rated homes, and are offering the ability to upgrade these beautiful new homes to be Energy Star rated or Zero Energy Ready.

All of the homes in this development will feature Energy Star rated windows, high quality LED recessed lighting and, through upgrades, have the ability to integrate:

- Energy efficient lighting and plumbing fixtures
- Programmable thermostats (with access to smartphone)
- A tankless hot water heater
- Electronic air purifiers
- Geothermal heating & cooling
- Solar panels
- Low or no VOC finishes
- Closed cell and open cell foam insulation options

SMARTHOME INTEGRATION

Clearview Farm Preserve values technology and innovation and, at our customer’s request, we’re able to include select SmartHome products & technology in our build and design. This offering is for the technologically savvy customer who values technological integration.

While smart home technology integration is advancing and iterating each year, current products may require a learning curve or occasional support from the vendor.

Our priority is to provide a superior customer experience and we’re excited to offer SmartHome integration for the tech fluent customer but also encourage you to read reviews of SmartHome products to ensure you understand both the exciting benefits and the occasional challenges in SmartHome innovations.

Reach out to learn more.
SUSTAINABLE DEVELOPMENT

In an effort to offset the use of natural resources required in land development and building, Clearview Farm Preserve has made reforestation in North America a part of our business model. Through the organization One Tree Planted, we’ve committed to planting 100 trees for every new home we build. Our homes are primarily constructed using Douglas-fir lumber sourced from the Pacific Northwest & Canada and One Tree Planted allows us to target both that area and that specific tree in fulfilling our tree planting commitment. We care about the environment and endeavor to be conscious of how we impact the world around us.
Cheshire, Connecticut

A warm, suburban town, Cheshire is a family-oriented community with excellent schools and vibrant civic engagement. Cheshire is committed to modernization and growth while still preserving its historical, New England roots.

- Cheshire public schools are regularly nationally ranked and is considered a top school system in the state. In addition to its own excellent public school system, Cheshire offers proximity to distinguished schools & universities such as Choate Rosemary Hall, Cheshire Academy, Quinnipiac University, Wesleyan University, and Yale University.

- Cheshire ranked in the top 25 for Best Places to Live and Best Places to Raise a Family in Connecticut in 2018 by niche.com, which is calculated through a comprehensive assessment of overall livability, including key factors that are meaningful for families, such as quality of local schools, safety, affordability, and access to family amenities.

- Cheshire recently completed its section of the popular Farmington Canal Heritage Trail for walking, running, biking, etc. The trail offers 84 uninterrupted miles of scenic trailway through historic Connecticut towns. Clearview Farm Preserve is just 1.2 miles from the Cornwall Avenue trail entrance and offers direct access via continuous sidewalk.

- Cheshire was ranked one of the 100 safest communities in the United States and 4th safest in Connecticut by Safewise.

- A great location, Cheshire is proximal to Hartford (25 miles) and New Haven (15 miles), as well as New York City (~80 miles) and Boston (~120 miles).
Clearview Farm Preserve is proud to be represented by

THE SALLY BOWMAN GROUP of BERKSHIRE HATHAWAY HOMESERVICES

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