

ERIK'S

Design-Build Associates, Inc.

PRESENTS

28 Pendleton Farm Lane

Mystic, CT



Specifications...

For the comfort and joy of efficient, stress-free living...

DETAILS

| | |
|-----------------|----------------------|
| Style: | New England Colonial |
| Bedrooms: | 4 Bedrooms |
| Baths: | 2-1/2 Bathrooms |
| Lot Size | .93 Acres |
| House Size: | 2200 sq.ft.± |
| Build-Out Time: | 5 Months |

LOCATION, LOCATION, LOCATION

Live the "Mystic Lifestyle". Pendleton Farm Lane is conveniently located to historical downtown Mystic with easy access to fine dining, shopping, beaches and entertainment. This brand new cul-de-sac neighborhood is private, safe and secure and the perfect place to raise a family or settle in as an empty nester. Remember - *Design...Build...Live well*

EXTERIOR

- Site work including well and septic
- Full foundation
- 2x6 Exterior wall framing - only Doug-fir lumber
- Engineered roof and floor systems for structural durability and design flexibility
- Low-Maintenance Vinyl Siding
- Architectural Grade Shingles with Limited Lifetime Warranty
- Energy Star Rated Windows with Low E, Argon and Grilles Between the Glass - Full Tilt for easy cleaning and full screens.
- Two Car Garage
- Captivating front portico with two columns and low-maintenance composite decking
- Landscaping
- Underground Utilities with 200 amp service

INTERIOR

- Cellulose Insulation in the attic with Energy Star rated insulation in the walls
- Forced warm air heating systems with Central Air - Propane Fired
- Open Floor Plan
- Hardwood and Tile Flooring
- Comfortably sized bedrooms
- Gorgeous Master Suite with Private Bathroom and LARGE walk-in closet
- Plenty of Storage!

KITCHEN

- Eat-in Kitchen with peninsula
- Granite Countertops with overhang for peninsula
- Quality Kraftmaid Cabinetry
- Kohler Kitchen Faucet
- Stainless Steel Undermount Kitchen Sink - single or double bowl

BATHROOMS

- Comfort Height Toilets
- Tile Flooring
- Easy clean Tubs and Showers
- Kraftmaid or comparable vanity cabinets
- Cultured marble one piece bathroom tops

**Priced Complete with Land at
\$339,000.00!!!**

PLUS...

Erik's Design-Build Exclusive Features

- Three (3) time winner of the Builder of the Year award – most recently in 2010
- Over 28 years of building new, high quality homes in Eastern Connecticut and Rhode Island
- Certified Green Professionals on staff designated by the National Association of Home Builders (NAHB)
- Members of the Builders Association of Eastern Ct, the Eastern Connecticut Chamber of Commerce and The Eastern Ct Association of Realtors
- In-house design to customize plans specific for your family's needs
 - ✓ Many more plans to choose from or we can custom design a plan for you and your family to build on one of these prestigious home sites.
- Dedicated customer service – Our many satisfied clients throughout Connecticut and Rhode Island make the best references!

***Learn more about the benefits of owning
one of our Award-Winning Homes***

Ask a representative from Erik's Design-Build today