



**OVER 50%
SOLD**
Now in Final Stage
6 ranch units to be built

East Haven's 55+ Active Adult Community
COUNTY WALK VILLAGE

6 Additional Maintenance Free Condominium Units to be built



CYR Real Estate

203-481-6638
cell: 203-641-7714

cyrrealestate.net

Countywalk is a small, 55+ Active Adult Community, of only 16 units located in the heart of East Haven. Walking distance to pharmacy, and minutes to shopping, post office, dining, town beach, with easy access to I-95, I-91 and downtown New Haven.

Countywalk residents enjoy a lovely community, living on one level in a worry, hassle free life style. Services such as landscaping, lawn moving, snow plowing, outside road lighting are all provided by the Countywalk Condo Association with a low monthly fee of only \$170.00, allowing you the freedom to travel or pursue the activities you truly enjoy.

Countywalk is now in the final building stage. Six ranch units are being built with optional expansion of 2nd floor living space. Two end units are available. All the units will include decks overlooking the woods, with a private country setting. One unit will even include a covered deck.

RESERVE YOUR UNIT TODAY

Qualcor Construction can customize to each buyers specifications and personal lifestyle. Reserving your unit early will allow buyers to meet with the builder, go over the floor plans, choose paint, Kitchen Cabinets, Granite Counters, Kitchen Appliances (with a \$5,000 allowance), plus be able to choose ceramic tile for foyer, kitchen and bath. Qualcor Construction does what it takes to make changes according to your lifestyle. If changes are possible Qualcor will make it happen.



Cyr Real Estate, LLC
Tricia A. Cyr
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Suite 127
Branford, CT 06405
203 641-7714 Cell
203 481-0013 Fax

COUNTYWALK East Haven 55+Active Adult Community

RANCHES

Additional price to expand living area to 2nd floor lofts (additional br & full bth)

		<u>First Floor</u>	<u>(Addit living sp to 2nd flr.)</u>	<u>Total</u>
<u>Unit # 3</u>	\$297,900 (1bth)	1147 sq. ft	311 sq.ft.	1458 sq.ft.
	End Unit: 10 Countywalk Lane			
<u>Unit # 4</u>	\$292,900 1 bth	1034 sq.ft	365 sq.ft.	1399 sq.ft.
	14 Countywalk Lane			
<u>Unit # 5</u>	\$295,400 (1.5bth)	1162 sq.ft.	313 sq.ft.	1475 sq.ft.
	18 Countywalk Lane			
<u>Unit # 6</u>	\$292,900 (1 bth)	1167 sq.ft.	370sq.ft.	1537sq.ft.
	22 Countywalk Lane			
<u>Unit # 7</u>	\$292,900 (1 Bth)	1269 sq.ft.	368sq.ft.	1637 sq.ft.
	24 Countywalk Lane			
<u>Unit # 8</u>	\$297,900 (1 bth)			
	End Unit	1169 sq.ft.	245sq.ft.	1414sq.ft.
	28 Countywalk Lane			

sq. ft is approximate

Qualcor Construction Co.
231 Silver Sands Road
East Haven, CT. 06512

House Specifications for County Walk Village Units 3,4,5,6,7,8

Foundation:

Poured concrete 10"X20" footings
10" thick foundation walls
4" thick garage slab

Framing:

8' framing
All framing to be K-D spruce, Douglas fir, or
equal floor joists, ceiling joists, and rafters
Spans and sizes per local codes
2X4 interior walls
2X6 exterior walls
2X6 and 2X4 garage walls
_ " tongue and groove O.S.B sub floors
_ " CDX plywood on roof
7/16" OSB sheeting on all exterior walls

Roofing:

GAF, or equal asphalt 30 year architectural shingles

Windows:

Vinyl clad double pane windows

Exterior Doors:

Therma Tru insulated exterior doors or equal
1-Garage door with 2-openers

Exterior Siding:

Carefree vinyl siding or equal color choice from builder's selection

Exterior Patio:

Pressure Treated Wood Deck

Gutters and Leaders:

Aluminum seamless gutters and leaders

Plumbing:

Stainless steel under-mount kitchen sink

Kohler toilet

Kohler under-mount basin or counter with integral bowl

Kohler faucets

Aker or equal fiberglass tub and/or shower

Kohler tub and shower valves

All drainage, waste, and vent piping to be PVC plastic pipe and fittings

All water piping to be type Pex plastic tubing, and Type "M" copper tubing

Water heater to be Rheem electric heater sized to fit house

Heating and Air Conditioning:

Gas fired heating with air conditioning. Furnace and Air Conditioner to be Bryant or equal. System to include 1 mechanical air filter, and digital thermostats

Electrical:

100-ampere service

Circuit breakers

Electrical outlets per code

2 exterior outlets

Cable TV, telephone, and Cat 5 wiring in all bedrooms, bonus room, family room, and kitchen

Light fixture allowance of \$400.00 is included

Insulation:

6" fiberglass in exterior walls per code (R-19)

9" fiberglass in ceilings where needed per code (R-30)

3-1/2" fiberglass in ceiling of crawl space (R-13)

Drywall:

1/2" Gypsum board through out house

5/8" fire rated Gypsum board between garage and house

3 coats of taping compound in house and 2 on garage firewall only.

Staircase to Attic:

Pine box stairs

Floors:

Hardwood floors in all rooms with exception of foyer, kitchen, laundry, and baths
Ceramic tile in foyer, kitchen, laundry and all bathrooms per builder allowance

Interior Trim:

Six panel composite doors
2-1/2" colonial casing and 3-1/2" neck base molding
Granite kitchen and bathroom counters
Merillat cabinets and vanities per builder's selections

Painting:

Interior Walls: Two coats of latex flat paint in a Linen, Atrium, or China White
Ceilings: Two coats of white latex flat paint
Trim: Two coats of semi gloss white on all interior trim

Appliances

An allowance of \$5,000.00 for all appliances
(fridge, stove, dishwasher, microwave)

Landscaping:

All disturbed front, rear, and side yard areas shall be seeded and raked
Front entrance walk to be bituminous concrete
Various plantings and one decorative tree will be planted in front of each unit

Driveway:

Bituminous concrete

Water System:

Connected to Municipal water supply

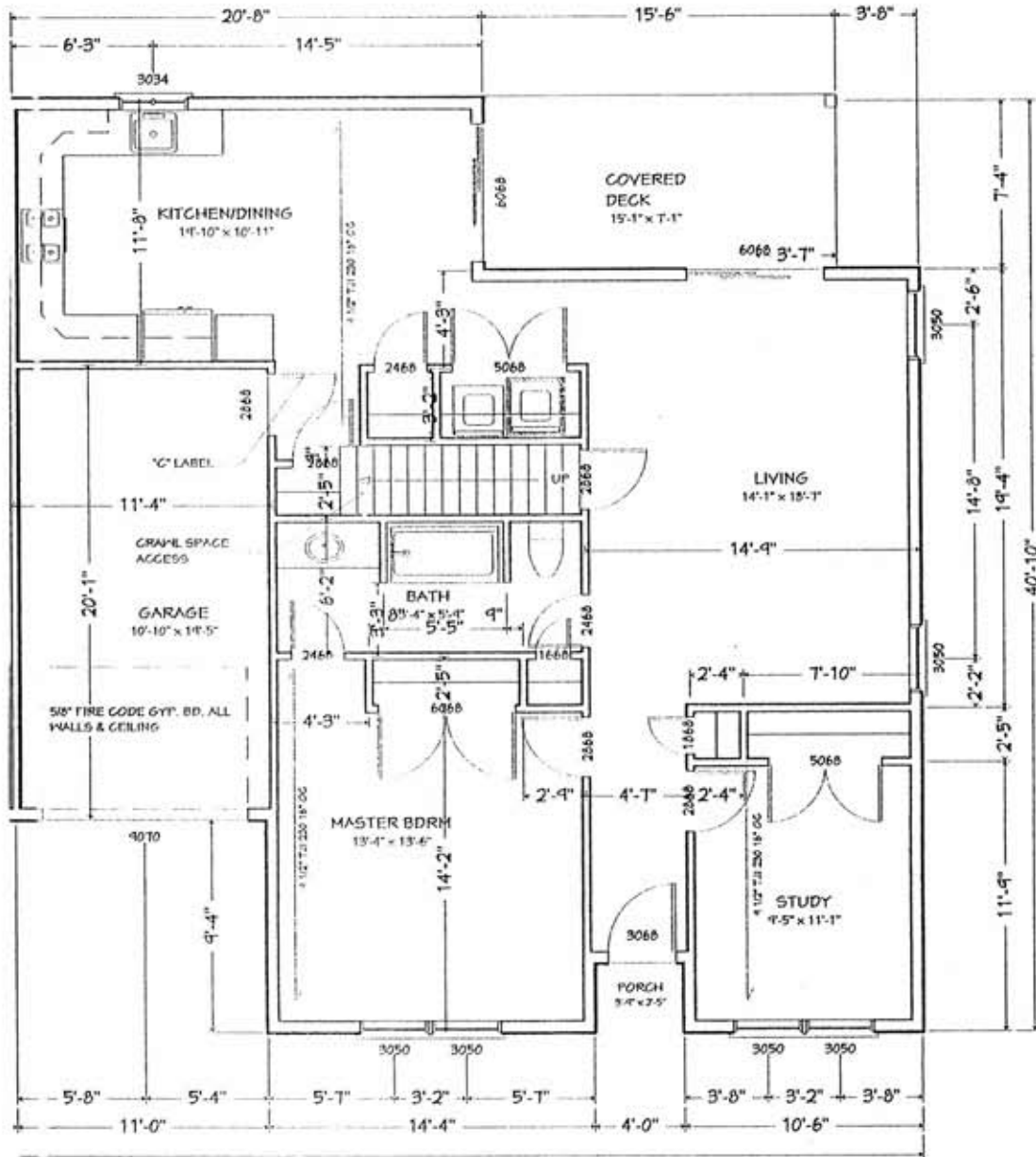
Sewer System:

Connected to Municipal sewer system

Unit #3

10 Countywalk Lane

\$297,900

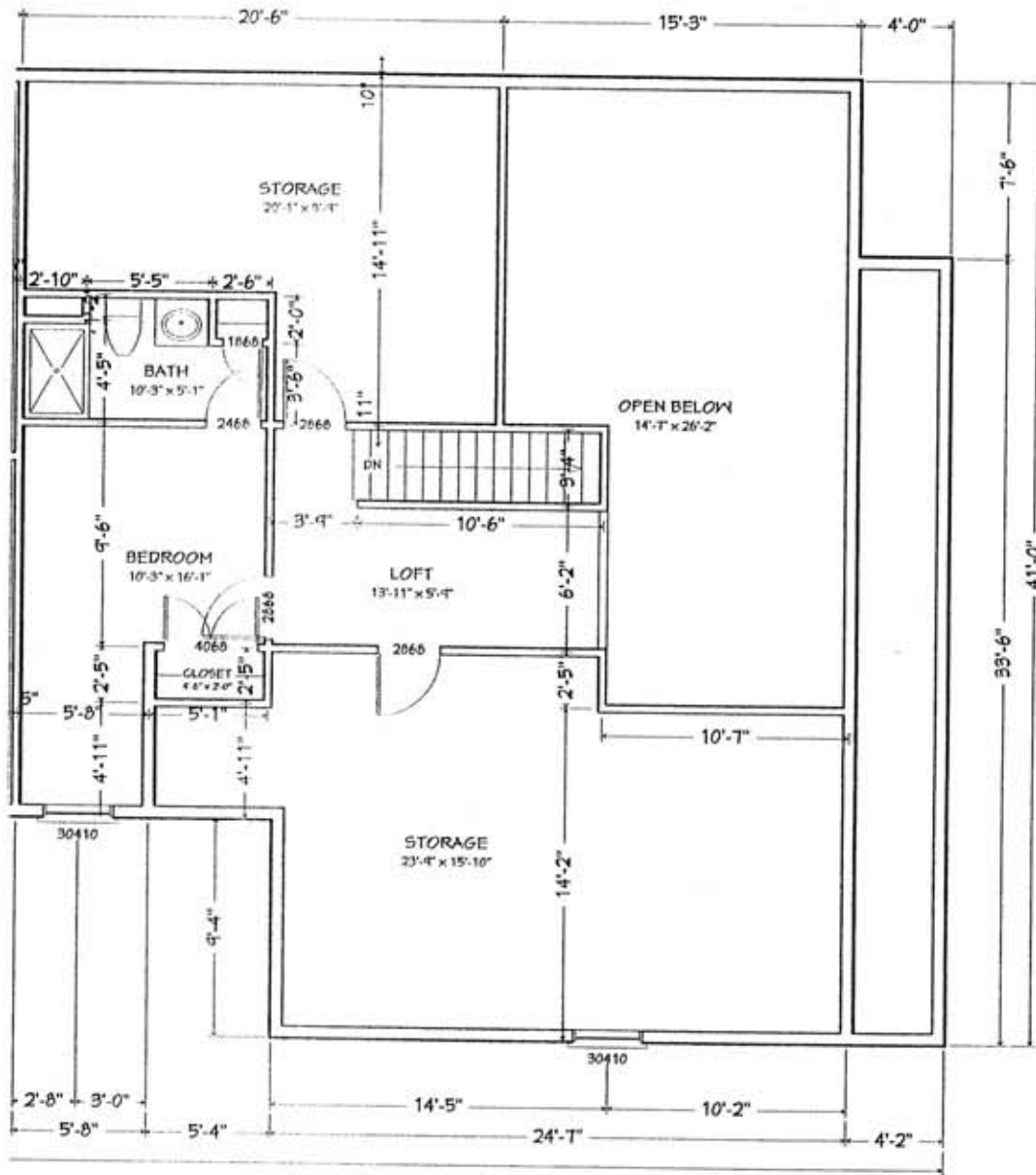


Unit # 3
1147 S.F.

1147 sq. ft

Unit #3

Optional 2nd Floor Finished



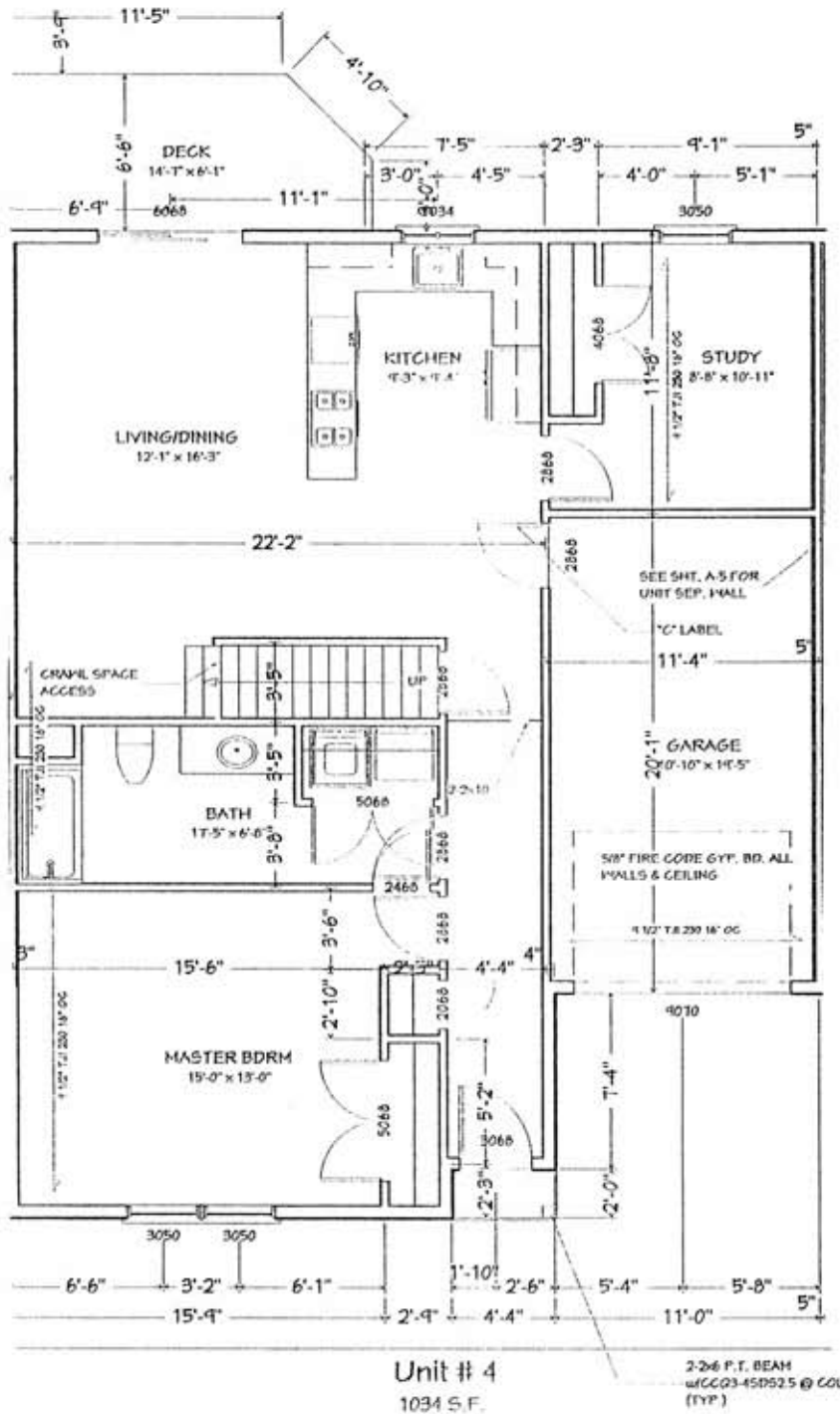
525 STORAGE
311 LIVING

Additonal 311 sq. ft.
Total 1458 sq. ft.

Unit #4

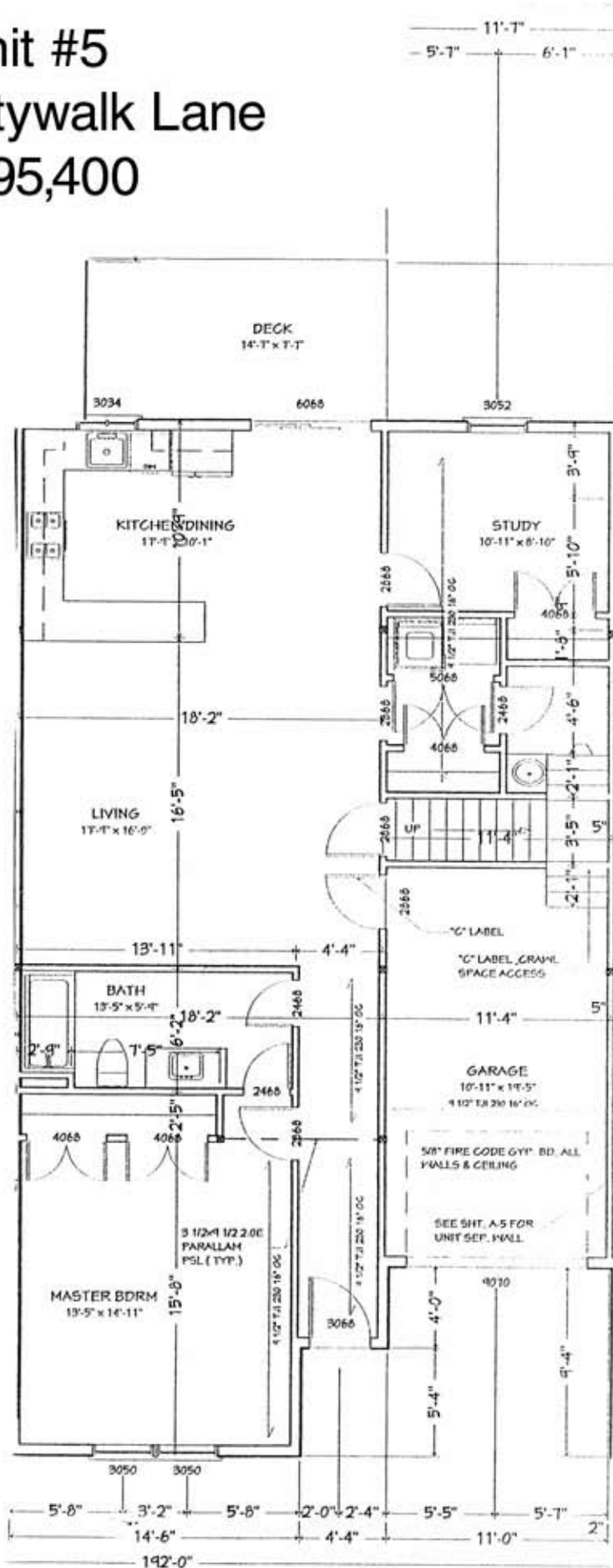
14 Countywalk Lane

\$292,900



1034 sq. ft

Unit #5
 18 Countywalk Lane
 \$295,400



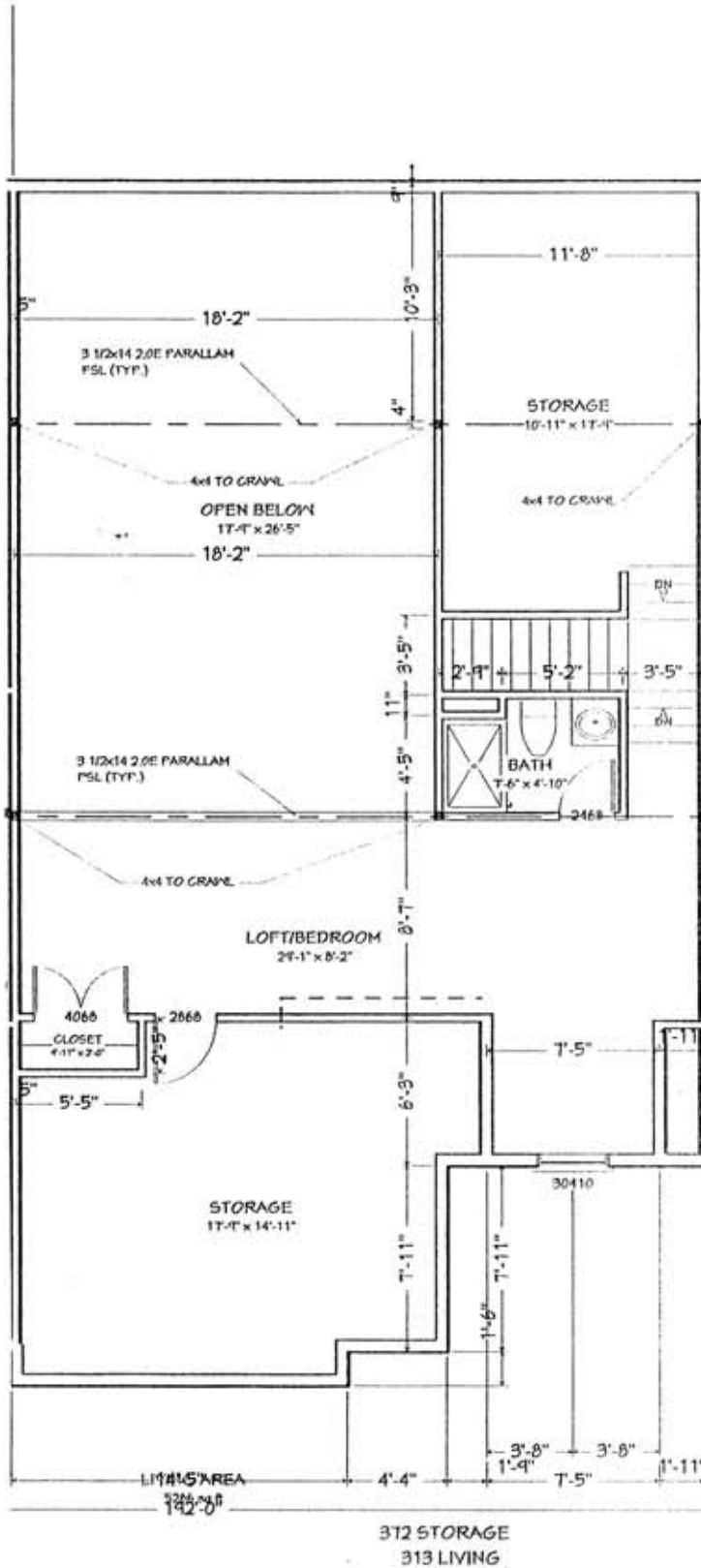
1162 sq. ft

Unit # 5
 1162 S.F.

29'-10"

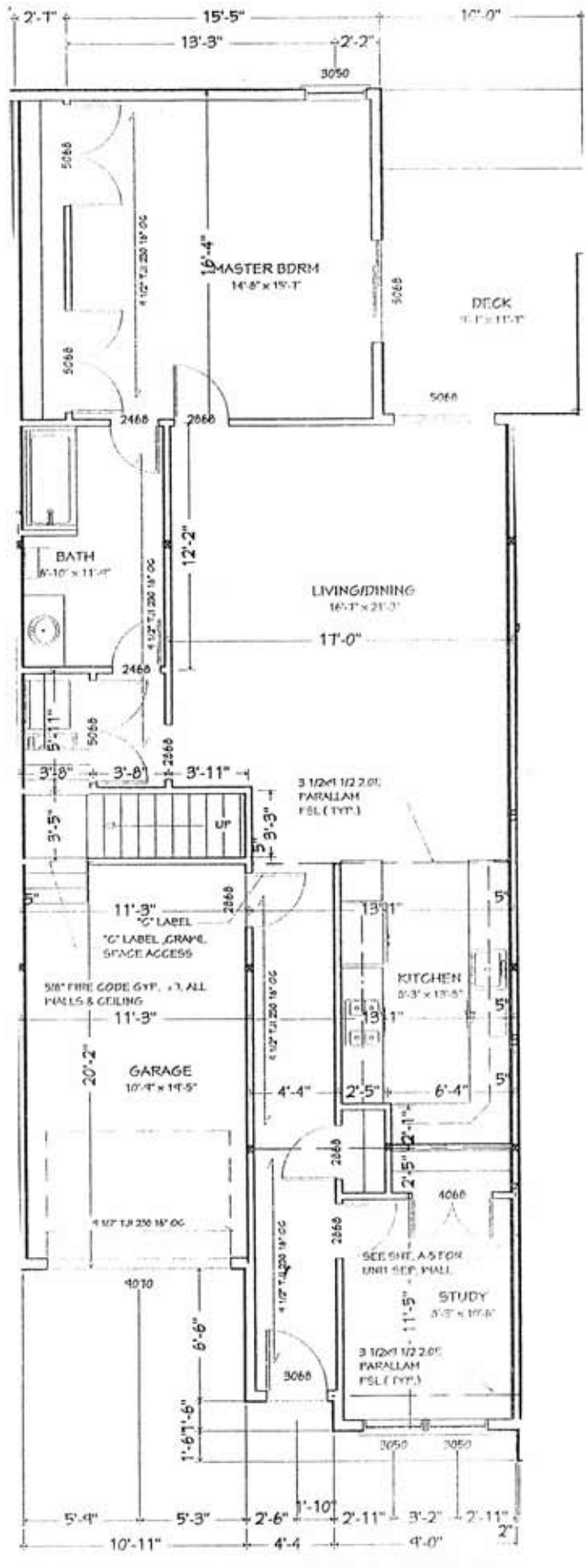
Unit #5

Optional 2nd Floor Finished



Additional 313sq. ft.
Total 1475 sq. ft.

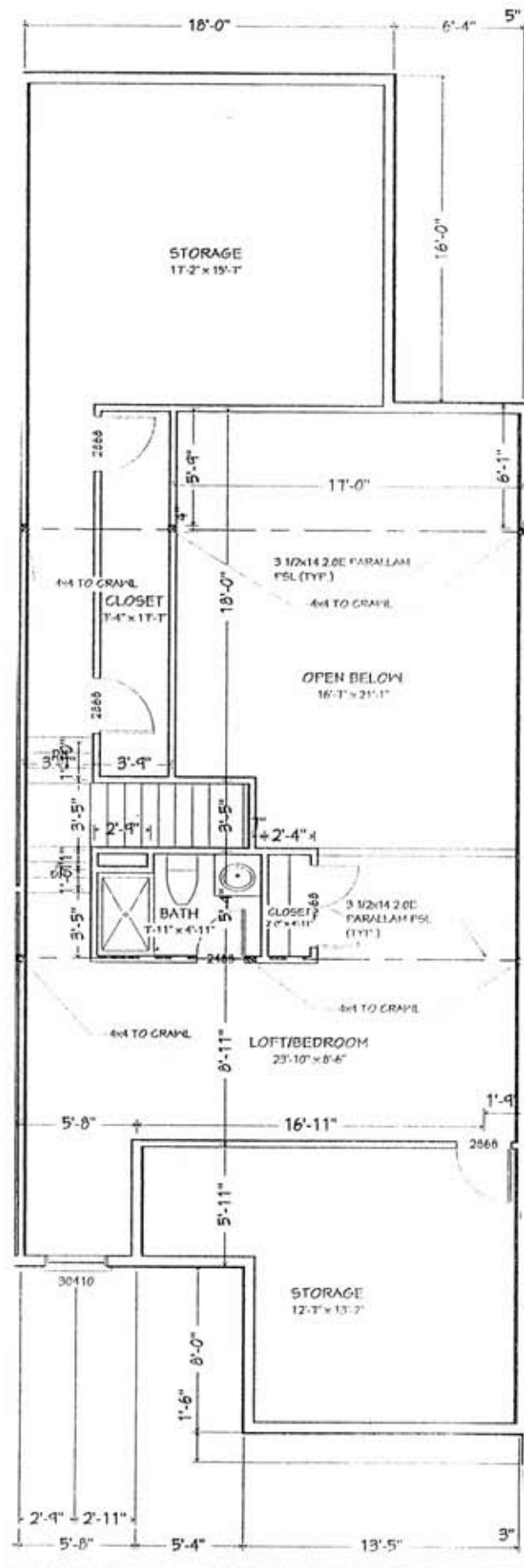
Unit #6
 22 Countywalk Lane
 \$292,900



1167 sq. ft

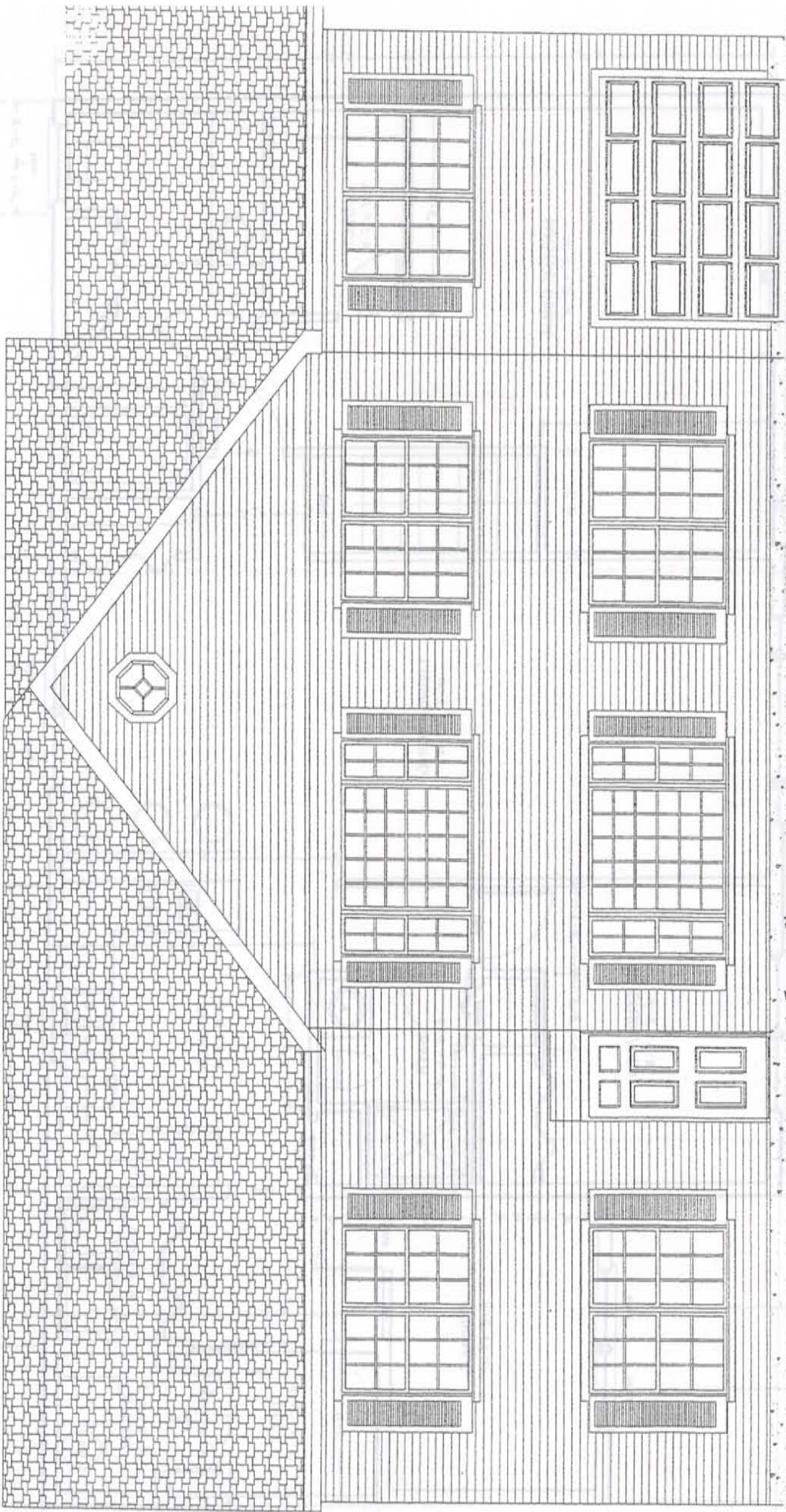
Unit # 6
 1167 S.F.

Unit #6 Optional 2nd Floor Finished



Additional 370 sq. ft.
Total 1537 sq. ft.

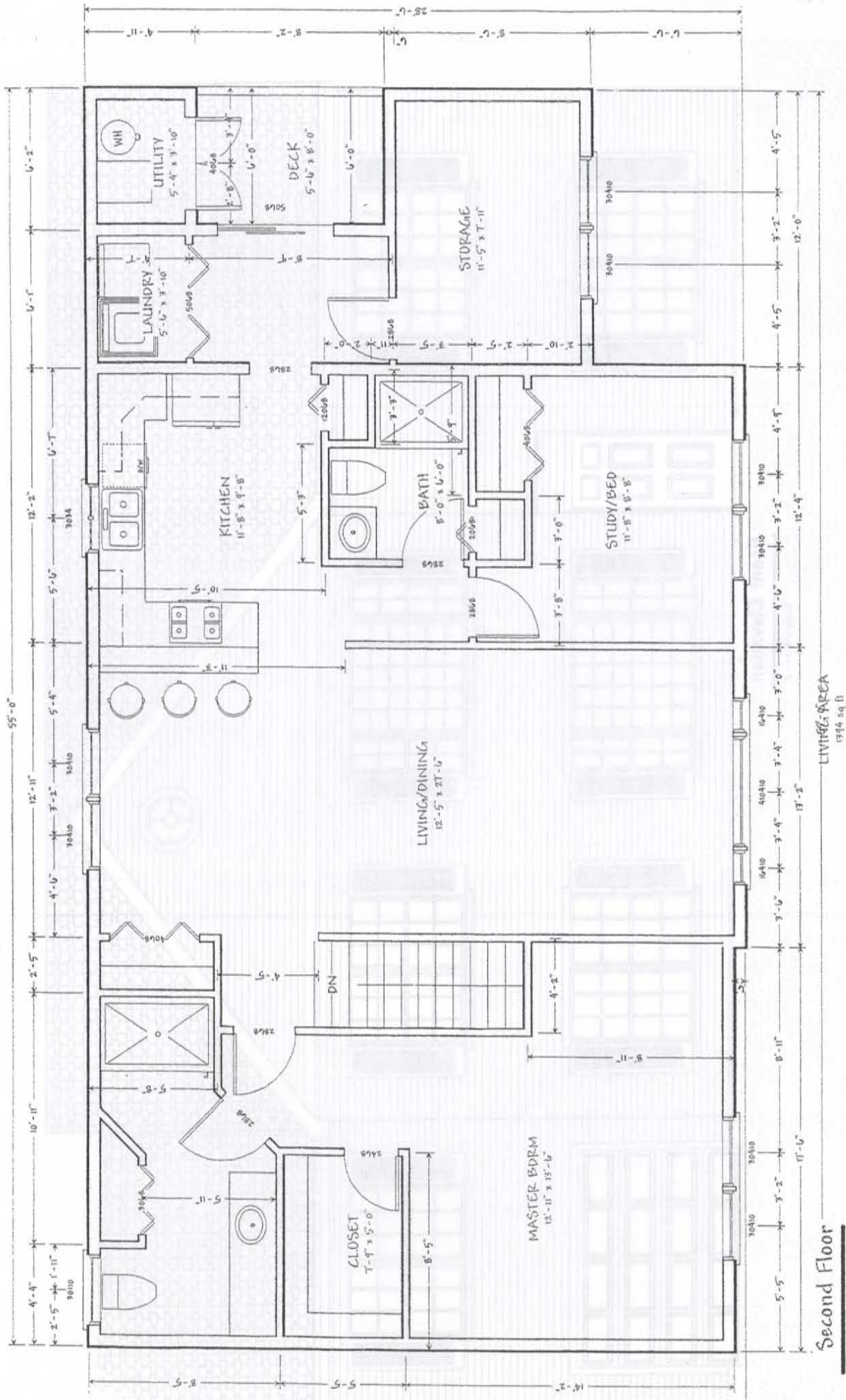
2ND FLOOR RANCH W/ STORAGE



Front Elevation

Scale: 1/4" = 1'-0"

2ND FLOOR RANCH W/ STORAGE

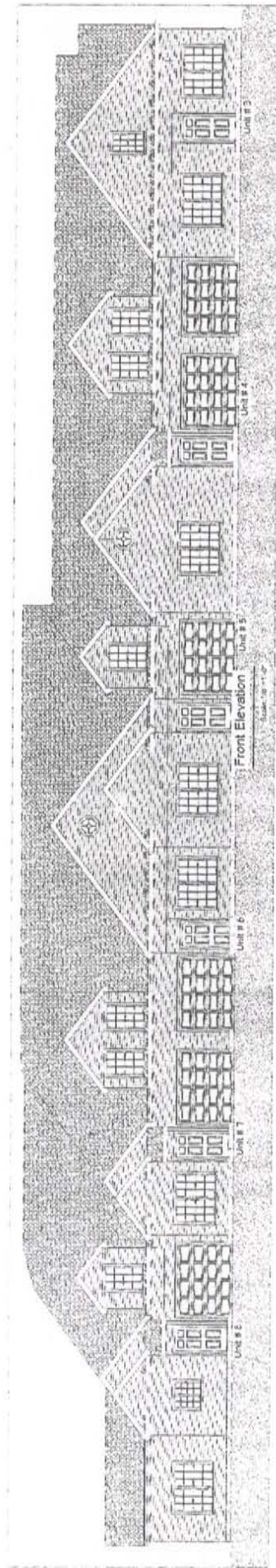


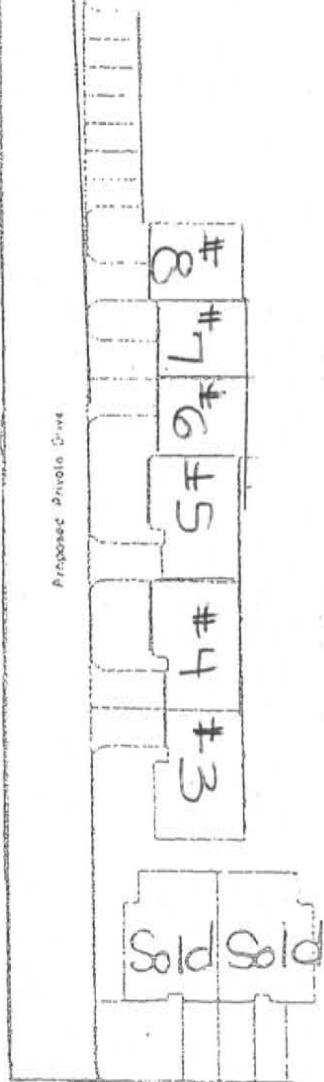
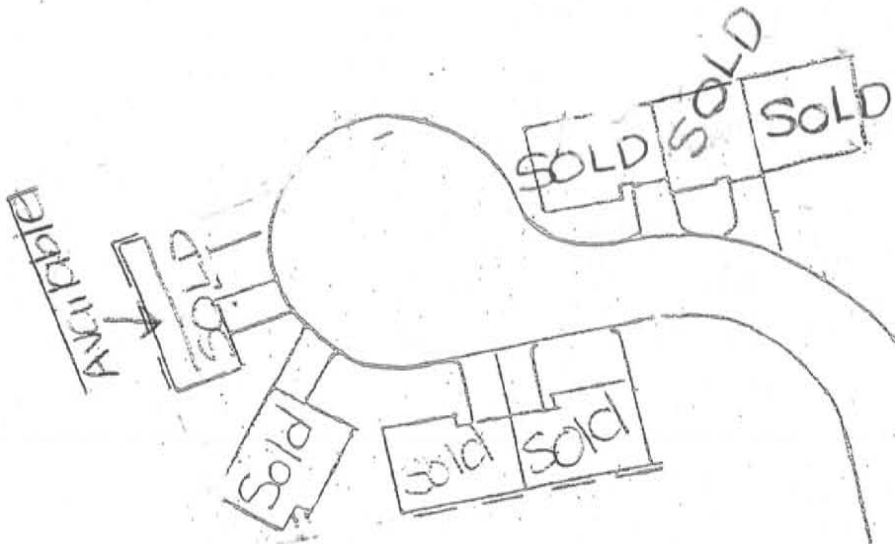
Second Floor

Scale: 1/4" = 1'-0"

LIVING AREA
1394 sq ft

\$184,900







- **Countywalk is a small, 55+ Active Adult Community**
- **One level in a worry-free living**
- **Easy access to I-95, I-91 and downtown New Haven**
- **Close to shopping, dining and recreation**
- **Pre-construction opportunity to customize to personal lifestyle**

Just some information on East Haven:

Conveniently located just minutes from downtown New Haven and 35 miles to Hartford, East Haven offers an easy commute via I-95, I-91 as well as Route 80. Homes here have remained very affordable. East Haven proudly calls itself "the small town with big city services." Residents are proud of their town which represents everything which is good about so many of Connecticut's smaller towns: a close knit community spirit, rich historical background, economic diversity, an excellent location, a host of municipal services and the added benefit of its sparkling shoreline and beaches.

There are bountiful shopping and dining choices with several major department stores and shopping centers along Route 80, plus a variety of area restaurants to fit all tastes and budgets. The vibrant town center is the central business district and hub of the town's services. The tree-lined Town Green is the site of the annual East Haven Fall Festival and summer concerts. The Shoreline Trolley Museum provides a unique glimpse into the past with nostalgic rides in authentic trolley cars.

Home buyers are sure to find County Walk and East Haven's family-friendly neighborhoods, beach with water activities, community spirit and convenient location make it a wonderful place to call home.



My name is Tricia A. Cyr

I am the owner/broker of
Cyr Real Estate, LLC, a locally owned real estate company and a lifetime resident of the shoreline. I have been actively selling real estate on the Connecticut shoreline for 23 years. I will offer you the highest quality of service and will make your real estate experience a pleasant one. I am energetic, efficient, honest, dependable and always working with your best interest in mind.

I am confident you will be impressed with
Cyr Real Estate!

Specializing in new construction for over 20 years.

I am a member of:

**Midd Shore Association of Realtors
Connecticut Association of Realtors
National Association of Realtors
Branford Chamber of Commerce**

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My name is Tricia Cyr and I approve this real estate message.

