

Wilmington Heights

**New Homes by D. W. Fish Builders, LLC
Located @ corner of Spak Road & Lohse Road**

**17 Homesites – Lot sizes- 1.8 - 12.5 Acres
Homes to be built exclusively by D.W. Fish Builders, LLC**

- 2 Cul-de-sac Streets – Ashley Lane & Angela Lane
W/ 2 Lots on Loshe Road

- Will build from your plans or ours. No individual lot sales except:
Lot #10 Angela Lane -12.52 acres can be purchased @ \$165,000
Lot A Lohse Road – 3.07 acres can be purchased @ \$99,900
Lot B Lohse Road – 4.69 acres can be purchased @ \$99,900

- Lot A & Lot B Loshe Road both are available either Land only @ \$99,900 or
with 1840 sqft Colonial @ \$399,900. Lots have shared driveway.

- Lot #10 Angela Lane is available either land only @ \$165,000, or
with 1840 sqft Colonial @ \$505,000.

- **Status of subdivision:**
2400 sqft.4BR Colonial – Being Built - # 10 Ashley Lane (**Deposit**)
2780 sqft 4 BR Colonial – Being Built - # 16 Angela Lane
2300 sqft 4 BR Colonial – TBB - 0 Ashley Ln Lot # 14

*Will custom build from your plans or ours.
Any style including Ranches (no Raised Ranches)*

- **Directions:** 84 to exit 71, left over 84, left on Lohse Road, left on Spak Road, left on Ashley.

- **From UCONN:** 1st right after Kathy John's onto Rt. 320 (Storrs Rd)–Left on RT 74 onto Ruby Road. Go over the highway (184)-Left on Lohse-Left on Spak-Left on Ashley.

Wilmington Heights Lots

Lot # 1 – 3.00 Acres – Ashley Lane

Lot # 2 – 2.21 Acres – Ashley Lane

Lot # 3 – 1.90 Acres – Ashley Lane

Lot # 4 – 2.90 Acres – Angela Lane

Lot # 5 – 1.83 Acres – Angela Lane

Lot # 6 – 1.83 Acres – Angela Lane

Lot # 7 – 2.26 Acres – Angela Lane

Lot # 8 – 2.00 Acres – Angela Lane

Lot # 9 – 1.83 Acres – Angela Lane

Lot # 10* – 12.52 Acres – Angela Lane

Lot # 11 – 2.17 Acres – Ashley Lane

Lot # 12 – 3.27 Acres – Ashley Lane

Lot # 13 – 2.47 Acres – Ashley Lane

Lot # 14 – 1.83 Acres – Ashley Lane

Lot # 15 – 1.83 Acres – Ashley Lane

Lot A* – 3.07 Acres – Loshe Road

Lot B* – 4.69 Acres – Loshe Road

*Lot # 10 can be purchased @ \$165,000 or w/ house @ \$505,000

*Lot A can be purchased @ \$99,900 or w/ house @ \$399,900

*Lot B can be purchased @ \$99,900 or w/ house @ \$399,900

Wilmington Heights

Lot #	House	Address	Lot Size	Status
1		Ashley Lane	3	
2	10	Ashley Lane	2.21	Being Built -\$429,900 Deposit
3		Ashley Lane	1.9	
4		Angela Lane	2.9	
5	16	Angela Lane	1.83	Spec 2780 sqft-Col Being Built \$469,900
6		Angela Lane	1.83	
7		Angela Lane	2.26	
8		Angela Lane	2	
9		Angela Lane	1.83	
*10		Angela Lane	12.52	Land only \$165,000 or w/ house \$505,000
11		Ashley Lane	2.17	
12		Ashley Lane	3.27	
13		Ashley Lane	2.47	
14	0	Ashley Lane	1.83	Spec TBB 2300 sqft Col \$429,000
15		Ashley Lane	1.83	
*A		Loshe Road	3.07	Land only \$99,900 or w/ house \$399,900
*B		Loshe Road	4.69	Land only \$99,900 or w/ house \$399,900

*Lots are available land only, or we will custom build.

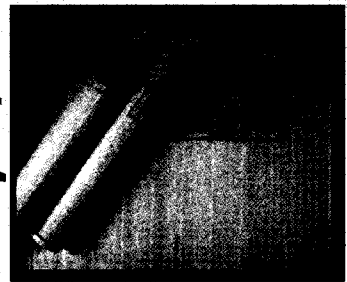
D.W.FISH HOME BUILDERS,L.L.C.

860-871-1400

General Specifications for Willington Heights

- ◆ Paved driveway with 1 car turnaround.
- ◆ Well and ½ HP pump included.
- ◆ Concrete foundation with Watchdog brand waterproofing
- ◆ Nordic joist/ Advantech floor system. Douglas fir dimensional lumber. 2x6 walls.
- ◆ GAF Timberline 30 year arc shingles with Water and Ice Shield on eaves and in valleys.
- ◆ ThermaTru insulated steel doors or comparable, Shlage locksets or equivalent.
Vinyl patio door.
- ◆ Certainteed Main Street double 4 vinyl siding, choice of color.
- ◆ Zero clearance fireplace. Tile surround and hearth. Custom paint grade mantel.
- ◆ Anderson 200 windows with Low-E glass and grills between the glass.
- ◆ Walls and ceilings consist of ½” drywall.
All ceilings lightly spray textured.
Garage ceiling and walls firecode drywall.
- ◆ 2 ½” colonial primed casing with 3 ½” base.
- ◆ All interior doors 6 panel Masonite Colonist style with Schlage brass finish hardware.
- ◆ Interior walls painted 2 coats Benjamin Moore off-white flat latex.
Interior trim painted 2 coats Benjamin Moore white semi-gloss Oil.
Interior doors painted 2 coats Benjamin Moore white semi-gloss latex.
- ◆ 200 amp service.
- ◆ 5’ Kohler or Lasco tub/shower baths.
Sterling or Gerber drop in lavs, pedestal in ½ bath.
Sterling or Gerber toilets and Kohler tub/shower, faucets Delta brand.
Dunkirk cast iron boiler, two heat zones, domestic hot water.
One 275-gallon tank located in basement.
- ◆ Stairway from first floor oak treads, posts, and rails, all other parts painted poplar.
- ◆ White birch or oak custom cabinets, custom vanities.
- ◆ Red oak #1 common flooring in dining room, kitchen, and foyer. Tile in baths and mud area
\$8. /ft. allowance. Carpeting-\$20./yd allowance
- ◆ White seamless aluminum gutters on main house and garage.
- ◆ Pressure treated deck on rear of house per print.
- ◆ \$1000. Lighting allowance.
- ◆ \$2000. Appliance allowance.

Rockville Bank



Willington Heights

D. W. Fish Home Builders

*I-84 to Exit 71, Left over I-84
Left on Lohse, Left on Spak, Left on Ashley*

Mortgage Package

- Commitment rate lock for 9 months
 - Waived application fee
 - Waive 1 point on 2 point products
 - Waive 1/2 point on 1 point products
- 80/10/10 financing available to qualified borrowers

Contact: Vincent Shaheen Office: (860) 291-3853 Cell: (860) 324-9800

ROCKVILLE BANK
CONNECTICUT'S BEST COMMUNITY BANK



That's My Bank!™

Coventry ~ East Hartford ~ East Windsor ~ Ellington ~ Enfield ~ Glastonbury ~ Manchester
Rockville ~ Somers ~ South Glastonbury ~ South Windsor ~ Suffield ~ Tolland ~ Vernon

(860) 291-3600 Connecting all offices ~ www.rockvillebank.com