

  
**Stoneleigh  
Woods**  
AT CARMEL

(OVER)



Artist's Rendering

caradonna & dirr architects

D'ATELIER INC.

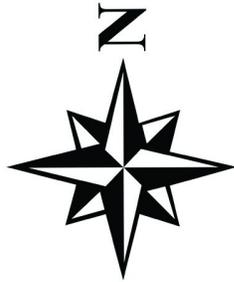
The complete offering terms are in an Offering Plan available from the Sponsor. CD07-0162.

# STONELEIGH WOODS AT CARMEL

(OVER)



Artist's Rendering



\*Penthouses in buildings 5 and 6 will not have rear decks

The complete offering terms are in an Offering Plan available from the Sponsor. CD07-0162.



**MAIN LEVEL**

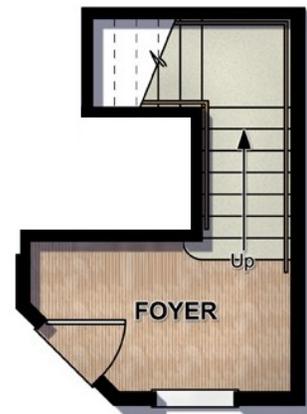


**Victorian Villa**  
**1,344 sq. ft.**

The complete offering terms are in an Offering Plan available from the Sponsor. CD07-0162.



**MAIN LEVEL**



**ENTRY LEVEL**

# Victorian Penthouse

## 1,492 sq. ft.

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\*Penthouses in Buildings 5 and 6 will not have a deck



MAIN LEVEL



# Colonial Villa

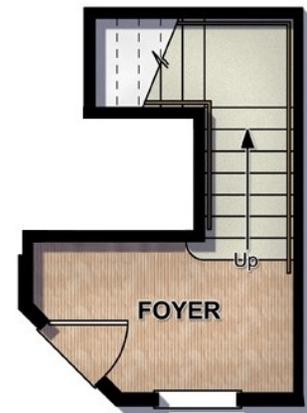
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1,382 sq. ft.

The complete offering terms are in an Offering Plan available from the Sponsor. CD07-0162.



**MAIN LEVEL**



**ENTRY LEVEL**

## Colonial Penthouse 1,519 sq. ft.

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\*Penthouses in Buildings 5 and 6 will not have a deck

# Stoneleigh Woods

## Gold Package

### Community Features

- ◆ Close to shopping, fine dining, fishing, golf, parks, & lakes
- ◆ Close to I-84, I-684 & Metro North RR
- ◆ Underground utilities
- ◆ Town water & sewer
- ◆ Fuel: natural gas & electric
- ◆ Professionally landscaped and maintained grounds
- ◆ Ground level rear paver stone patios or second floor zero-maintenance decks\*
- ◆ Community street lighting
- ◆ Central mailbox location
- ◆ Spectacular upland views

### Luxury Kitchen Appointments

- ◆ GE Appliance Package including: efficient electric glass top range, microwave, dishwasher, and frost-free refrigerator/freezer with ice maker (optional colors & refrigerator models available)
- ◆ Timberlake® 30" designer cabinets
- ◆ Formica countertops with 4" backsplash
- ◆ Ceramic tiles in the kitchen
- ◆ Designer stainless steel sink

### Designer Bathroom Appointments

- ◆ Cultured marble tops with integrated sink
- ◆ Sterling by Kohler® Comfort height toilets in all bathrooms
- ◆ 8 x 8 ceramic floor tiles
- ◆ Sterling by Kohler® 6' soaking tub w/shower enclosure in Master Bath with 6 x 6 tiled walls
- ◆ Sterling by Kohler® shower pan in Guest Bath with 6 x 6 tiled walls
- ◆ Moen® polished chrome faucets in all bathrooms
- ◆ Timberlake® vanities

### The Community Center

- ◆ Grand one-story building more than 2,100 square feet in area featuring a great room with gas fireplace, exercise room, mail room, fully equipped kitchen, and men's & women's restrooms

### Energy Efficient Package for Comfort and Peace of Mind

- ◆ Silverline® by Anderson Insulated, double-pane, tilt-out, low E glass windows with architectural grid
- ◆ R-30 insulation in the ceiling
- ◆ R-19 insulation in the exterior walls
- ◆ R-19 insulation between floors
- ◆ 1" thick sound absorbing poured Gyp-crete® between floors
- ◆ 1/2" thick sound board between floors
- ◆ R-13 insulation in the party walls
- ◆ Carrier® high efficiency central air conditioning
- ◆ Carrier® high efficiency natural gas fired furnace
- ◆ Honeywell® Programmable thermostat
- ◆ high efficiency water heater
- ◆ Weather stripping on all exterior doors
- ◆ Florence Exclusive® exterior wind and vapor shield applied to sheathing

### Additional Features

- ◆ FULL 1400-SQFT WALKOUT BASEMENTS (First Floor models in Blds 8 and 9 only)
- ◆ Cast-in place concrete foundations
- ◆ Architectural roof shingles w/30 year guarantee
- ◆ Certain Teed double 4" vinyl siding.
- ◆ Aluminum gutters and leaders
- ◆ Blue & Gold exclusive interior trim package
- ◆ Colonial-style insulated entry doors
- ◆ Ceramic tiles in the Foyer
- ◆ Raised panel interior Colonial-style doors
- ◆ Abundant closets with vinyl coated wire shelving systems
- ◆ Laundry room with GE washer & dryer, ceramic tiles & vinyl coated wire shelf
- ◆ Wall to wall carpeting with 7/16" padding in living areas
- ◆ Benjamin Moore paint used exclusively interior & exterior
- ◆ One exterior light fixture outside each entry door
- ◆ Ceiling fan pre-wire in master bedroom, guest bedroom, & living room, chandelier pre-wire in dining room
- ◆ Pre-wired cable and telephone jacks in the living room, bedrooms, and kitchen
- ◆ 150 amp electrical service
- ◆ Fire suppression system & 2-hour firewalls
- ◆ Smoke and carbon monoxide detectors
- ◆ One exterior outlet on the front & rear of the home\*\*
- ◆ Front door chime

Note: Included features subject to change without notice.

# See for yourself how living at Stoneleigh Woods will save you big bucks each and every year

## Stoneleigh Woods at Carmel

	Monthly	Yearly
<b>Maintenance Fee</b>	\$ 200	\$ 2,400
<i>Includes: Snow Removal Landscaping, Lawn sprinklers, Exterior Insurance,* Garbage Removal, Roof &amp; Siding repairs</i>		
<b>Electric</b>	\$ 60	\$ 720*
<b>Gas</b>	\$ 50	\$ 600*
<b>Taxes</b>	\$ 372	\$ 4,461*
<b>Total</b>	<b>\$ 682</b>	<b>\$ 8,181</b>

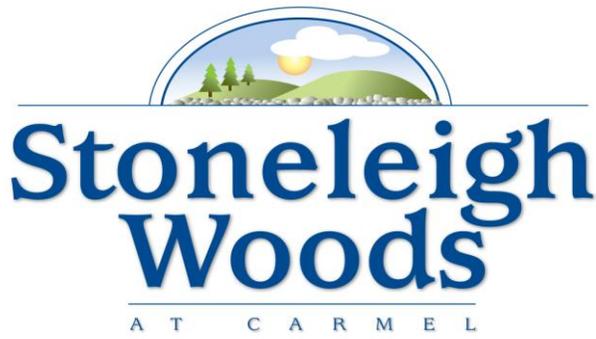
## Your Current Home

	Monthly	Yearly
<b>Snow Removal</b>		
<b>Landscaping</b>		
<b>Lawn Sprinklers</b>		
<b>Insurance</b>		
<b>Roof/Siding Repairs</b>		
<b>Other Maint items</b>		
<b>Electric</b>		
<b>Fuel (Oil/Gas)</b>		
<b>Taxes</b>		
<b>Total</b>		

\*Actual utility bill may vary. Figures based on an average of actual utility costs.

\*Taxes reflect the STAR program exemption of \$1,191 – Enhanced STAR is an additional \$1,197 exemption

\*Does not include content insurance.



**\$10,000 OFF  
PRE-CONSTRUCTION SALE!!!**

**LIMITED LOCATIONS  
AVAILABLE  
RESERVE NOW!!!**

## **PRICE LIST**

	<u>List Price</u>	<u>Pre-construction Price</u>
Colonial Villa - (Interior) (1 <sup>st</sup> Floor)	<del>\$304,900</del>	\$294,900
Victorian Villa - (Exterior) (1 <sup>st</sup> Floor)	<del>\$309,900</del>	\$299,900
Colonial Penthouse - (Interior) (2 <sup>nd</sup> Floor)	<del>\$294,900</del>	\$284,900
Victorian Penthouse - (Exterior) (2 <sup>nd</sup> Floor)	<del>\$299,900</del>	\$289,900

**ALL PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE**