



Award Winning Homes & Communities Built for Life

Developer Ron Janeczko and builder Chris Nelson are partners in *Landworks Development, LLC*. Together they combine land planning and site development skills with the construction experience and knowledge of a second-generation builder.

The result has been a series of highly successful communities in the Farmington Valley. Since 1995 *The Landworks / Nelson Construction* team has garnered 32 awards from the National and Connecticut Home Builders Association, and the local Chamber of Commerce, receiving recognition for every one of their developments.

A short list of these these awards include:

- 2013 — Community of the Year**
for *The Mill at Hop Brook, Mill Commons,*
and *Mill Pond Crossing, Simsbury, CT*
- 2013 — Best Commercial Rehab**
for *The Mill at Hop Brook, Simsbury, CT*
- 2010 — National HBA Gold Energy Value Housing Award**
for *Hamilton Way, Farmington, CT*
- 2004 — Developer of the Year**
- 2004 — Best Attached Community**
for *Bradford Walk, Farmington, CT*
- 2003 — Best Traditional Community**
for *Garden Gate, Farmington, CT*
- 2001 — Community of the Year**
for *Somersby, Farmington, CT*
- 1998 — Best Active Adult Home**
for *Summerfield, Simsbury, CT*
- 1996 — Builder of the Year**
- 1995 — Community of the Year**
for *Cornerstone, Farmington, CT*

Quality materials, fine craftsmanship and superior design guarantee each home's lasting beauty and with lower maintenance. Sensitive site design and generous landscaping ensure old-fashioned charm in each neighborhood they create.



LANDWORKS
DEVELOPMENT



NELSON
CONSTRUCTION

CARSON WAY

Simsbury, Connecticut

SPECIFICATIONS

EXTERIOR

- Paver sidewalk from driveway to front of home.
- Covered entry with insulated colonial panel door and decorative hardware.
- 2 car garage with insulated colonial panel door and electric opener, 2 remotes. Third car tandem garage space available in select plans and locations.
- Native Simsbury brownstone exterior elevation accents available.
- 2 x 6 exterior walls with high-performance insulation.
- Thermopane Low-E tilt-in vinyl windows and sliding glass doors with grids and screens.
- Premium vinyl clapboard, shingle, and vertical siding, per plan.
- Architectural roofing shingles.
- Aluminum gutters and downspouts.
- Low maintenance deck, per plan.
- Generous landscaping per site plan with an automatic sprinkler system.

INTERIORS

- $\frac{3}{4}$ " tongue and groove subfloor, $\frac{1}{2}$ " exterior sheathing wrapped with premium house-wrap.
- Multi-zone high efficiency natural gas heating system with central air conditioning and humidifier.
- High efficiency hot water heater.
- Gas fireplace with marble hearth and surround, colonial style mantle.
- 9' ceilings on first floor, 8' on second floor.
- Hardwood flooring in Entry Foyer and Hall, Dining Room, and Great Room.
- Premium wall-to-wall carpet and pad.
- Crown Molding in Entry Foyer and Hall, Powder Room, Dining Room, and Great Room.
- Wide colonial trim and tall base in first floor living areas.
- Smooth finish colonial panel style doors with decorative locksets.
- Oak tread main stair with oak railing to second floor.
- Complete decorative lighting package.
- Pre-wired telephone and cable TV in 3 locations

KITCHEN / LAUNDRY

- Hardwood floor in Kitchen and Breakfast Area and Tile floor in Laundry.
- Crown Molding in Powder Room and Kitchen.
- Premium hardwood panel cabinetry, upgrades available.
- Granite countertops with tile backsplash, upgrades available.
- Stainless Steel appliance package including self-cleaning range with microwave hood vented outside, sound insulated multi-cycle dishwasher, and refrigerator with ice maker.
- Stainless steel under-mount sink with single lever spray faucet.
- Garbage disposer.

BATHS

- Tile floor and marble threshold.
- Combination tub / shower or step-in shower unit in select locations.
- Select plans feature separate soaking tub and shower in the master bath.
- Pedestal sink in powder room, cabinet with granite top or furniture base unit available.
- Premium vanities with granite tops and white under-mount sinks in master and second bath, upgrades available.
- Framed vanity mirrors.
- Bathroom accessories including towel bars.

May 1, 2014, subject to change without notice.

