

# 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:	3, Possibly 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

### **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**

- Kohler toilets...comfort height
- 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**

- Multiple winner of the Builder of the Year award – most recently in 2010
- Over 28 years of building new, high quality homes in Eastern Connecticut
- Certified Green Professionals on staff designated by the National Association of Home Builders (NAHB)
- 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