



**55 + Active Adult Community**  
**474 Roosevelt Drive (Rt.34)**  
**Oxford, CT**



**THE MORGAN A**  
**Lot #9- Original \$454,600**  
**\$392,775**

**A Ranch Style Home with 2 Bedrooms, 2 Bathrooms, Library,  
Open Kitchen, Dining Room, Family Room and Porch**  
(Approx. 1830 S.F.)

**Interior Features**

Stained Hardwood Floors (Foyer, Library, Kitchen, Dining Room, Great Room)  
Wall-to-Wall Carpet in Bedrooms  
Ceramic Tile (Bathrooms, Laundry Room)  
Master Bathroom Soaker Tub, 5' Maple Vanity with Smooth Top Surface  
Master Bathroom One Piece Shower with Seat and Glass Door  
Kitchen with Island, Upgraded Designer Maple Cabinets with Smooth Top Surface  
1st Floor Laundry Room with Cabinet and Sink  
Brushed Nickel Knobs (Bathroom, Kitchen)  
Stainless Steel Appliances  
Moen Faucets  
Great Room Elevated Ceiling with Large Crown Molding  
36" Heat and Glow Gas Fireplace  
3 1/2" Windsor Casing Trim  
5 1/2" Base Trim  
Levered Door Knobs  
Handicap Friendly (Oversized Hallways and Doorways)  
Full Basement with Storage  
Painted Garage Floor

## **Structural**

2" x 6" Construction  
Insulation R-30 Ceilings, R-19 Walls, R-11 Floor

## **Plumbing & Heating**

2- Zone Gas Fired Propane Hot Air Heating System with Central Air  
50-Gallon Hot Water Heater  
500-Gallon Underground Propane Tank  
Flow Guard CPCV Piping 2 Frost Free Hose Bibs

## **Electrical**

200 AMP Electrical Service  
Washer & Dryer Hookups  
Electrical Outlets per Building Code  
Smoke/Carbon Monoxide Detectors Per Building Code  
Cable (4), Telephone (4) and CAT Wiring

## **Exterior Features**

Vinyl Siding with Decorative Accents  
Architectural Roofing Shingles  
Energy Efficient Double Hung Vinyl Windows with Low E Glazing Glass and Full Screens  
Smooth Star Therma Tru Insulated Doors  
2 Car Attached Garage with Openers  
Bluestone Porch and Walkway  
Manicured Landscaping  
Irrigation System

## **Common Charges \$190/Month**

Lawn Care, Snow Removal, Rubbish Removal, Maintain Septic Systems, Siding and Roof

## **Certified Energy Star Home**

**Customization is our Specialty!**