



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



THE WINDSOR E
Lot #12- Original Price \$493,900
\$478,400

(Approx. 2653 S. F.)

**Main Level Master Suite, Open Kitchen, Great Room, Dining
Room, Library and Balcony**
**Finished Lower Level with Family Room, 2nd Bedroom and 1 ½
Bathrooms**

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, 6' Cherry Vanity with Smooth Top Surface
Master Bathroom One Piece Shower with Seat and Glass Door
Kitchen with Island, Upgraded Designer Cherry Cabinets with Granite
Countertops
Tile Backsplash
Stainless Steel Appliances (Refrigerator, Range, Dishwasher, Microwave)
1st Floor Laundry Room
Brushed Nickel Knobs (Bathroom, Kitchen)
Moen Faucets
Trey Ceilings (Library, Master Bedroom)
36" Heat and Glow Gas Fireplace with Granite Surround
3 1/2" Windsor Casing Trim
Chair Railing and Panels (Library)
5 1/2" Base Trim
Levered Door Knobs
Oak Stairs
Handicap Friendly (Oversized Hallways and Doorways)
Full Basement with Storage

Painted Garage Floor

Structural

2" x 6" Construction
Insulation R-38 Ceilings, R-19 Walls and Floors

Plumbing & Heating

3-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
Stamped Concrete 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!