

ERIK'S

Design-Build Associates, Inc.

PRESENTS

7 ESTHER POND LANE
EAST LYME, CT

FEATURES...



For the comfort and joy of easy, stress-free living...for families that care!

This beautiful contemporary colonial style floor plan combines easy living with timeless design. Offering 4 bedrooms and 2-1/2 baths, this home has all of the space you and your family will need to live comfortably. It's easy to own one of our award winning, energy star certified homes, saving you and your family time and money.

Style:	Contemporary Colonial
Bedrooms:	4
Baths:	2-1/2
Size:	2880 ± sq.ft.
Build-Out Time:	5 months

Listed at.....\$728,000.00

LOCATION, LOCATION, LOCATION

Enjoy breathtaking views of Esther Pond with this new beautiful home to be built in East Lyme's most sought after, energy efficient and healthy new neighborhood of fine homes. Conveniently located, Esther Pond Lane offers easy accessibility to restaurants, entertainment and shopping but is secluded enough for your family to enjoy privacy, luxury and safety at the place you would want it the most...your home.

EXTERIOR

- Highest quality maintenance-free siding with designer shake accents
- Long lasting architectural grade shingles with 30 year warranty
- Brrrrr...! Canadian Winter Rated Kohltech windows with Low e and argon gas and 50% thicker glass for super energy efficiency
- Maintenance-free front porch and oversized rear deck. No slivers, no painting...ever!
- Balcony off of Master Bedroom...imagine the views sitting on the balcony overlooking beautiful Esther Pond.
- Walk-out basement for expanded living possibilities
- Two Car Garage
- Paved Driveway
- Landscaping included
- Well and Septic Included

INTERIOR

- Open, airy floor plan
- 9' First Floor Ceiling Heights with Transom Windows above exterior doors.
- 10' High Ceiling in Master Bedroom
- Nu-Wul Cellulose Insulation...saves up to 40% in heating and cooling costs.
- Large Bonus Room above the Garage
- State of the art Geothermal Heating and Cooling HVAC system. *Never buy oil again!*
- 400 amp electrical service
- Gas Fireplace with Tile Surround and Hearth in the Great Room
- Storage galore!!
- Warm and inviting hardwood flooring in Dining Room and Living Room
- Tile flooring in Foyer, Kitchen, Baths and Laundry
- Carpeted U-shape stairs to Second Floor
- Custom crown molding in Living Room and Dining Room for style, style, style.
- High tech Category 5 wiring in all bedrooms and two other areas "homerun" to basement panel box for whole house networking capabilities
- Walk-up Attic for even more storage space

KITCHEN

- Granite Countertops in Kitchen...by allowance
- Tile flooring
- Elegant Kraftmaid cabinetry with large center island
- Generous allowance for appliances
- Bountiful pantry storage

BATHROOMS

- Ceramic tile floors
- Comfortable elongated bowl toilets...comfort height
- Easy clean Aker Tubs and Showers
- Aker “Body Fit” Corner Whirlpool with Platform and Tile Surround in Master Bath
- No fighting with his and her sinks in master bath
- Vaulted Master Bath ceiling with Skylight.
- Bathroom piping roughed-in for the basement making it a snap to add a bathroom when the time comes to finish the basement.

ALLOWANCES

Generous Allowances Included for:

Landscaping
Paved Driveway
Granite Countertops
Tile Wall Splash
Electrical Fixtures
Appliances
Tile Flooring
Carpeting
Whirlpool Surround
Faucets
Cabinet Knobs
Mirrors/Medicine Cabinets
Bath Accessories

PLUS...

EDB’s Award Winning Features:

- Energy Star Construction – tested and certified
- Healthy Home Package to minimize allergens, creating healthy year round living
- Automatic Attic exhaust with built-in thermostat and humidistat for climate control storage and super energy efficiency
- Ultra quiet bath fans on timer for healthy indoor air replacement
- Foam wrap on the exterior sheathing for increased comfort and energy efficiency

***Learn more about the benefits of owning
one of our Award-Winning Homes***

Ask a representative from Erik’s Design-Build today