



Welcome Home to

Braemar Estates

Occupancy Starting Summer 2025

Braemar Estates is a 55+ Adult Community of exceptional beautifully appointed new construction ranch homes in Southington. This carefully designed neighborhood affords an idyllic setting of 27 home sites bordered by conservation open space and a walking trail.

All Braemar Estates residences are single-story designs offering unique details crafted just for adults over 55. Experience effortless living in beautifully appointed, accessible homes at our premier adult community featuring grand open living spaces, 3 bedrooms, 2 bathrooms, full basement, and a 2 car attached garage.

Choose from one of the three home plans ranging from 1,444 to 1,610 SF and offering the option to finish a vaulted three or four-season sunroom and additional basement space if needed.

Each home at Braemar Estates embodies the perfect blend of comfort, sophistication, and modern conveniences, meticulously designed with customizable features and finishes, ensuring both elegance and functionality.

While quiet and privacy is abundant, Braemar Estates offers the best of both worlds, being located within minutes of local amenities and easy access to Interstate-84.

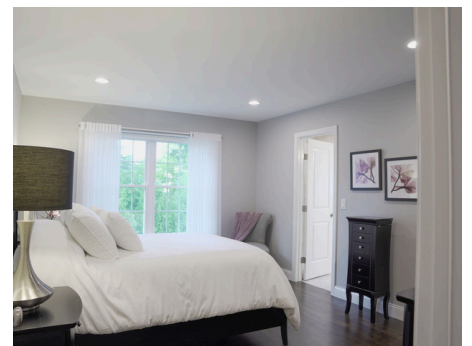
With fitness centers, scenic walking paths, golf courses, premium dining and shopping all within close proximity, along with easy access to top-tier healthcare, residents can enjoy an active and well-rounded lifestyle.

Award-winning builder and developer Mark Lovley is known for creating properties that blend innovative design with superior craftsmanship. His commitment to quality, attention to detail, customer service, and a forward-thinking approach has earned him recognition and accolades across the industry.

If you are looking to downsize, find your retirement home, or just prefer the ease of simple living, then Braemar Estates might be the perfect option for you! Don't miss out on the opportunity to live in Southington's newest premier 55+ adult community.

FEATURES

- 1,444-1,610 SF Plans
- 3 Bedrooms, 2 Full Baths
- Single Level Ranch Homes
- Vaulted Living Room, Dining Room, and Kitchen
- Beautifully Designed Kitchens & Baths
- 2-Car Attached Garage
- Full Basement
- Patio or Deck on Walk-out Units
- City Water & Sewer
- Underground Utilities
- Convenient to Parks & Recreation, Health Facilities, Shopping, Dining, Entertainment & Major Highway I-84
- Options to:
 - Add 12'x12' Three or Four-Season Sunroom
 - Finish Basement Space
 - Extend Garage
 - Extend Patio/Deck Size



HOMEOWNERS ASSOCIATION

- HOA: **\$225.00** PER MONTH -

Monthly Fee:

Includes snow removal, ice management, landscaping services, and weekly curbside trash and recycle pick-up.

Pets:

Two approved household pets (cat or dog) are allowed. Dogs shall not exceed 100 pounds at maturity and shall be of gentle disposition.

Landscaping:

The HOA is responsible for the mowing of the entire development, lawn treatments, mulching, and upkeep of plantings and site trees as shown on the development plan. Unit owners are allowed to plant and/or mulch along the sides and along the back of the unit as long as it is not intrusive to the neighbor, allows access for mowers, and is maintained by the unit owner.

PUD:

Braemar Estates is a Planned Unit Development (PUD). A homeowner owns their unit, inside walls out, the land under their unit, and a portion of land behind their unit. PUDs allow more freedom of use within certain guidelines.

Qualifying Residents In Southington:

For more information on qualifying residents, please visit our website at www.braemarestatesct.com/HOA.






BRAEMAR ESTATES

_____ SOUTHTON





PRICING - PHASE 1 BRAEMAR ESTATES

	ADDISON - 1,444 SF
	BLANTYRE - 1,537 SF
	CHATHAM - 1,610 SF
	AFFORDABLE
	DEPOSIT



Key Represents Max Plan Size Available for Each Unit

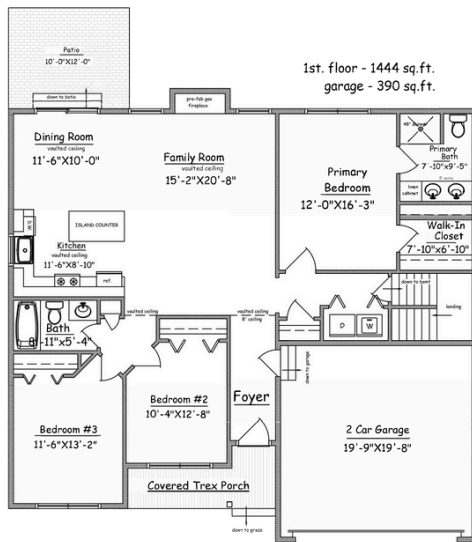
UNIT	MODEL	PRICE	UNIT	MODEL	PRICE
UNIT 1	ADDISON	\$ TBD	UNIT 6	ADDISON	\$ 499,900
AFFORDABLE	BLANTYRE	\$ TBD	WALK-OUT BASEMENT	BLANTYRE	\$ 509,900
UNIT 2	ADDISON	\$ 489,900	UNIT 7	ADDISON	\$ 489,900
	BLANTYRE	\$ 499,900		BLANTYRE	\$ 499,900
				CHATHAM	\$ 509,900
UNIT 3	ADDISON	\$ 489,900	UNIT 8	ADDISON	\$ 489,900
	BLANTYRE	\$ 499,900		BLANTYRE	\$ 499,900
				CHATHAM	\$ 509,900
UNIT 4	ADDISON	\$ 499,900	UNIT 9	ADDISON	\$ 489,900
WALK-OUT BASEMENT	BLANTYRE	\$ 509,900		BLANTYRE	\$ 499,900
		\$		CHATHAM	\$ 509,900
UNIT 5	ADDISON	\$ 499,900	UNIT 10	ADDISON	\$ 499,900
WALK-OUT BASEMENT	BLANTYRE	\$ 509,900	WALK-OUT BASEMENT	BLANTYRE	\$ 509,900
	CHATHAM	\$ 519,900		CHATHAM	\$ 519,900



PRICING - PHASE 2 & 3 BRAEMAR ESTATES

UNIT	MODEL	PRICE	UNIT	MODEL	PRICE
UNIT 11	ADDISON	\$ 499,900	UNIT 20 <small>WALK-OUT BASEMENT</small>	ADDISON	\$ 509,900
	BLANTYRE	\$ 509,900		BLANTYRE	\$ 519,900
	CHATHAM	\$ 519,900		CHATHAM	\$ 529,900
UNIT 12 <small>WALK-OUT BASEMENT</small>	ADDISON	\$ 509,900	UNIT 21 <small>WALK-OUT BASEMENT</small>	ADDISON	\$ 509,900
	BLANTYRE	\$ 519,900		BLANTYRE	\$ 519,900
				CHATHAM	\$ 529,900
UNIT 13 <small>AFFORDABLE</small>	ADDISON	\$ TBD	UNIT 22 <small>WALK-OUT BASEMENT</small>	ADDISON	\$ 509,900
UNIT 14 <small>WALK-OUT BASEMENT</small>	CHATHAM	\$ 575,450	UNIT 23 <small>WALK-OUT BASEMENT</small>	ADDISON	\$ 509,900
UNIT 15	ADDISON	\$ 499,900	UNIT 24 <small>WALK-OUT BASEMENT</small>	ADDISON	\$ 509,900
	BLANTYRE	\$ 509,900		BLANTYRE	\$ 519,900
	CHATHAM	\$ 519,900		CHATHAM	\$ 529,900
UNIT 16 <small>WALK-OUT BASEMENT</small>	ADDISON	\$ 509,900	UNIT 25 <small>WALK-OUT BASEMENT</small>	ADDISON	\$ 509,900
	BLANTYRE	\$ 519,900		BLANTYRE	\$ 519,900
				CHATHAM	\$ 529,900
UNIT 17	ADDISON	\$ 499,900	UNIT 26 <small>WALK-OUT BASEMENT</small>	ADDISON	\$ 509,900
	BLANTYRE	\$ 509,900		BLANTYRE	\$ 519,900
	CHATHAM	\$ 519,900		CHATHAM	\$ 529,900
UNIT 18	ADDISON	\$ 499,900	UNIT 27 <small>WALK-OUT BASEMENT</small>	ADDISON	\$ 509,900
	BLANTYRE	\$ 509,900		BLANTYRE	\$ 519,900
	CHATHAM	\$ 519,900		CHATHAM	\$ 529,900
UNIT 19 <small>AFFORDABLE</small>	ADDISON	\$ TBD			

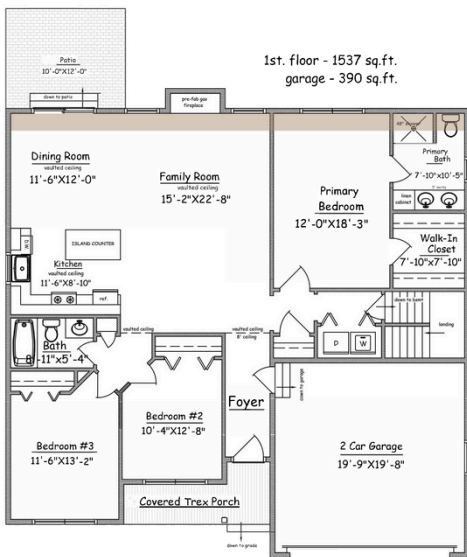
3 FLOOR PLANS TO CHOOSE FROM



ADDISON

1,444 SF

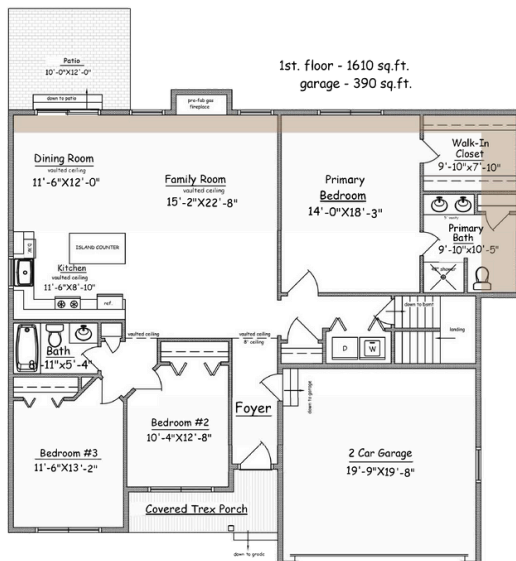
- 3 Bedroom
- 2 Full Bath
- Vaulted Fireplaced Living Room
- Vaulted Dining Room
- Vaulted Kitchen with Island
- Primary Bedroom Suite with Walk-in Closet & Double Sink Vanity
- 2-Car Attached Garage
- Paver Brick Front Walk
- 10' x 12' Paver Brick Patio or Trex Deck on Walk-out Units
- Covered Front Porch
- Add Vaulted 12' x 12' Three or Four-Season Sunroom



BLANTYRE

1,537 SF

Same as The Addison Plan EXCEPT this plan is 2' longer in depth in the Living Room, Dining Room, Kitchen and Primary Bedroom Suite - as highlighted in beige.



CHATHAM

1,610 SF

Same as the Addison Plan EXCEPT this plan is 2' larger in depth in the Living Room, Dining Room, Kitchen & Primary Bedroom Suite (the Blantyre Plan) with an additional 4' in width in the Primary Bedroom Suite adding extra square footage in the Primary Bedroom and/or Walk-in closet and Primary Bath - as highlighted in beige.

ADDISON

1,444 SF



WITHOUT SUNROOM



WITH 12'X12' SUNROOM

BLANTYRE

1,537 SF



WITHOUT SUNROOM



WITH 12'X12' SUNROOM

CHATHAM

1,610 SF



WITHOUT SUNROOM



WITH 12'X12' SUNROOM



UPGRADE PRICING BRAEMAR ESTATES

UPGRADE	PRICE
LED RECESS LIGHTING - PRICE EACH	Add \$ 195.00
TRANSOM WINDOW (3'x1') ADDED TO MAIN BATH	Add \$ 375.00
PANTRY CLOSET FRAMED INTO HALLWAY OUT OF BED #2 CLOSET	Add \$ 355.00
GAS PIPE RANGE	Add \$ 1,200.00
VENT HOOD OVER RANGE	Add \$ 750.00
GLASS IN GARAGE DOOR	Add \$ 900.00
LARGER PAVER BRICK PATIO	Add \$ 20.00/SF
12'x12' 3-SEASON SUNROOM	Add \$ 24,500.00
12'x12' 4-SEASON SUNROOM	Add \$ 30,500.00
CHANGE TO OAK FLOORING:	- -
<u>PLAN ADDISON</u>	
OAK FLOORING PRIMARY BEDROOM	Add \$ 1,955.00
OAK FLOORING BEDROOM #2	Add \$ 1,130.00
OAK FLOORING BEDROOM #3	Add \$ 1,345.00
<u>PLAN BLANTYRE</u>	
OAK FLOORING PRIMARY BEDROOM	Add \$ 2,025.00
OAK FLOORING BEDROOM #2	Add \$ 1,130.00
OAK FLOORING BEDROOM #3	Add \$ 1,345.00
<u>PLAN CHATHAM</u>	
OAK FLOORING PRIMARY BEDROOM	Add \$ 2,590.00
OAK FLOORING BEDROOM #2	Add \$ 1,130.00
OAK FLOORING BEDROOM #3	Add \$ 1,345.00

3-Season Sunroom - Finished with vinyl plank flooring, board and batten walls, vaulted knotty pine ceiling, ceiling fan, sliding vinyl windows with screens, sliding glass door entry from main house, sliding glass door to patio, built on piers, and does not include HVAC.

4-Season Sunroom - Finished per standard specs as main house with cased opening entry, oak flooring, sheetrock walls, vaulted sheetrock ceiling, ceiling fan, double hung windows, sliding glass door to patio, built on foundation, and includes HVAC.

Oak flooring upgrades include carpet credit in price.

Design upgrades outside of standard included specs would be made directly with the supplier (lighting, tile, appliances, etc.)



ALLOWANCES & VENDOR LIST

BRAEMAR ESTATES

ALLOWANCE	PRICE	
Cabinets & Countertops	\$ 12,500.00	
Appliances	\$ 3,100.00	<i>*These allowances are provided for reference only and are based on standard specifications. The Purchase Agreement reflects the actual pricing and selections applicable to your home.</i>
Lighting	\$ 1,600.00	
Tile Bath Floors	\$ 1,000.00	
Tile Bath Primary Shower Walls	\$ 1,200.00	
Primary Bath Shower Door	\$ 1,500.00	
Bedroom Carpet	\$ 1,250.00	

VENDOR	PHONE NUMBER	CONTACT
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APPLIANCES

Connecticut Appliance
50 Graham Place, Southington

860-621-9313

Michael Morin
mmorin@cafd.com

CABINETS & QUARTZ COUNTERTOPS

Kitchen Cabinet Outlet
931 Queen Street, Southington

860-378-9891

Jimi Clark
jimi@kcoct.com

FIREPLACE SURROUND

Superior Fireplace
1457 Meriden-Waterbury Tpke, Plantsville

203-537-6129

Debra Wolfenson
dwolfenson@superiornetwork.com

CARPET/TILE/OAK

Dalene Flooring One
832 Queen Street, Southington

860-276-9564
Ext. 132

Katerina Faulk
kfaulk@daleneflooring.com

LIGHTING

Connecticut Lighting
50 Graham Place, Southington

860-621-7585

Jon Lepore
jlepore@ctlighting.com

PLUMBING

Modern Plumbing
152 Berlin Turnpike, Berlin

860-829-1778

Dave Berger
david@modernplumbing.biz

SHOWER DOOR

Plymouth Glass

860-283-0276
Ext. 1306

Kathy Karalius
kkaralius@plymouthglass.com

PAVER BRICK WALK/PATIO

Bernardo's Landscaping

203-802-1388

Rodolfo Bernardo

After the Purchase Contract is signed and you are provided with a full set of building plans, please call to make an appointment to meet with the proper individual noted above to service your needs.

UTILITIES

- City Water, City Sewer
- Underground Utilities

FOUNDATION

- 10" Foundation Walls
- 10" x 25" Footings

STRUCTURAL

- Vaulted 11' Ceilings Living, Kitchen & Dining Area, 8' Remaining
- Exterior 2 x 6 x 16" on center
- Interior 2 x 4 x 16" on center
- Sub Floor 3/4" Tongue & Groove
- Exterior Roof Sheathing 1/2" CDX Plywood
- Exterior Wall Sheathing 7/16" OSB Board

SIDING

- Vinyl Clap Board Siding
- Vinyl and Aluminum Trim
- Corner Posts and Skirt Boards
- Aluminum Gutters and Leaders
- Shutters Located on the Front of the Unit

WINDOWS

- Wincore with Low E Glass
- Double Pane Insulated Argon Gas Filled
- Double Hung Tilt Windows
- Screens and Grills

ROOFING

- 30 Year Architectural Shingles

EXTERIOR

- Paved Driveway
- Paver Brick Walk to Front Door
- Site Landscaped to Approved Site Plan
- 10 x 12' Paver Brick Patio or Deck on Walk-out Units

INSULATION

- Barricade Housewrap
- 2nd Floor Ceiling R-49
- Exterior Walls R-21
- Basement Ceiling R-30

HEATING, VENTING & AIR CONDITIONING

- 1 Zone Electric Heat Pump HVAC
- Dryer Venting to Outside
- Attic Scuttle
- Soffit and Ridge Vent
- 50 Gallon Electric Hot Water Heater

FIREPLACE

- Propane Free-Standing Fireplace with Marble Surround and Wood Mantel

PLUMBING

- Kitchen Sink, Single Bowl Stainless Undermount
- Fiberglass Base, Tiled Shower - Primary Bath
- 1/4" Semi-Frameless Primary Shower Door
- One Piece Fiberglass Tub and Shower - Main Bath
- Faucets - Delta or Equal
- Toilets - Elongated Toto
- 2 Exterior Faucets Provided
- Washer & Dryer Hookup
- Plumbing Supply Line: Copper/Pex
- Drain Lines: ABS

ELECTRICAL

- 200 Amp Service
- 2 Exterior Plugs
- 1/3 HP WIFI Garage Door Opener
- Smoke Detectors Provided Per Code
- 1 Phone Jack, 4 Cable Jacks
- Fan Lights located in all Baths
- 3 LED Recess Lights

APPLIANCES

- Dishwasher by GE Stainless Steel
- Range Electric Self-Cleaning by GE Stainless Steel
- Microwave by GE Stainless Steel
- Refrigerator by GE Stainless Steel

FLOORING

- 3 1/4" Oak Flooring Located in Foyer, Kitchen, Dining Room, Family Room and Hallways
- Wall to Wall Carpet in Bedrooms
- Tile located in Baths

INTERIOR FINISHES

- 6 Panel Style Interior Doors (Masonite)
- 5-1/4" Neck Baseboard Colonial Type
- 2-1/2" Pine Cased Openings Colonial Type
- Ceilings Sprayed Flat White
- Walls Painted 2 Coats Latex Flat: Color TBD
- Trim Painted 2 Coats Latex Semi-Gloss: White
- Moisture Resistant Sheetrock around Tubs

CABINETS

- Custom Made Raised Panel Cabinets & Vanities
- Granite Counter Tops in Kitchen and Baths with 4" Backsplash



PURCHASE PROCESS

- ▶ Meet the builder for an introduction to the development and building process
- ▶ Hold the unit of your choice with a **\$1,000 FIRST DEPOSIT** and signed **RIGHT OF FIRST REFUSAL**
- ▶ Provide a preapproval letter from lender, if applicable
- ▶ Review the Declaration / Rules and Regulations for a minimum of 15 days
- ▶ Review the developer's purchase agreement (the Contract)
- ▶ Sign the **CONTRACT** with a **\$19,000 SECOND DEPOSIT** due at time of signing - balance due at closing
- ▶ Choose interior upgrades, if applicable
- ▶ Apply for a mortgage, if applicable
- ▶ Various town inspections take place throughout the build process
- ▶ A Certificate of Occupancy (CO) is provided by the town once the unit is 100% complete
- ▶ Your real estate attorney schedules the closing date
- ▶ A final walk through is scheduled by the foreman 3 to 5 days before closing
- ▶ Set up utilities, cable/internet, mail, insurance, etc. for your new address
- ▶ Close on your **LOVLEY** new home!

DEPOSITS:

Deposit Checks Made Out to: Century 21 AllPoints Realty
Delivered to: Lovley Development, Inc
710 Main Street, Suite 11
Plantsville, CT 06479

UTILITY PROVIDERS:

Cable/Internet: Cox Cable
Electricity: Eversource - 1-800-286-2000
Water: Southington Water (Set up by Attorneys Prior to Closing)

HOMEOWNERS ASSOCIATION:

Phone Number: 860-276-8068
Mailing Address: Braemar Estates, A Planned Community
710 Main Street, Suite 11
Plantsville, CT 06479

Billing Inquiries: Gail Bartholemew
gail@lovleydevelopment.com
860-276-8068

QUALITY IS AT THE CENTER OF ALL WE DO



MARK LOVLEY - BUILDER / DEVELOPER

Mark Lovley is President of Lovley Development, Inc., a fully licensed and insured home builder, serving Plantsville, CT and the surrounding areas since 1985. To date, Mark's company has built more than 1,450 local custom homes in its 39 years. Mark has served as President of the CT Home Builders & Remodelers Association (HBRA) and won Hartford County's 2006 Home Builder of the Year award as well as the Irving Stitch award for exceptional quality construction service in 2013.

Lovley Development, Inc. purchases, renovates, and manages various types of commercial properties including, but not limited to; shopping plazas, apartment buildings, and professional office space throughout the state of CT. Mark Lovley is also Principal of Newport Realty Group, LLC, a real estate development firm headquartered in Southington, CT.



RENÉE MEUSE LOVLEY - REALTOR®

Specializing in new construction properties, Renée's award winning service gives you the results you require and the experience you expect. With a keen eye for emerging trends, a passion for innovation, and a deep understanding of the local markets, Renée takes pride in helping her clients find and build a perfect property tailored to their needs. She is dedicated to providing exceptional customer service, ensuring a seamless experience from start to finish.

Over the past five years, Renée has been recognized as a top listing, top selling, and top producing agent, and in 2023 ranked #1 in Connecticut, #10 in the Nation by Century 21. Renée represents builders, buyers, sellers, business owners, and investors and looks forward to working with you.

2024 HBA HOBI AWARD WINNERS

WINCHESTER ESTATES

SOUTHINGTON

-

*Best Single Family Home \$1-2 Million in CT
Huntleigh Floor Plan*

2023 HBA HOBI AWARD WINNERS

STEELE CENTER

BERLIN

-

*Best Mixed-use
Development in CT*

WILLOW BROOK ESTATES

PLAINVILLE/FARMINGTON

-

*Best 55+ Adult
Community in CT*

CHALET IN THE HILLS

LITCHFIELD

-

*Best Vacation
Home in CT*

OFFICE LOCATION

Lovley Development, Inc.
Newport Realty Group, LLC
710 Main Street, Suite 11
Plantsville, CT 06479
860-276-8068
buildalovleyhome.com

SALES CONTACT

Renée Meuse Lovley, Realtor®
Century 21 AllPoints Realty
860-227-8320
connect@reneemeuse.com



CENTURY 21
AllPoints Realty