

An address that elevates your lifestyle.



NEW 55+ ADULT COMMUNITY

Occupancy Starting Summer 2025



ABERDEEN ESTATES

AT BENSON WOODS

MIDDLEBURY, CONNECTICUT

Aberdeen Estates at Benson Woods is a 55+ Adult Community built by Lovley Development, Inc, developed by Newport Realty Group, and is formerly known as Benson Woods Phase 2 located on North Benson Road in Middlebury, CT.

This to-be-built neighborhood will be comprised of 32 attached townhomes across 11 buildings offering a two-story design and unique details crafted just for adults over 55.

Experience effortless living in beautifully appointed, accessible homes at our premier adult community featuring first floor primary bedroom suites, grand open living spaces, basement, and a 2 car attached garage.

Each home at Aberdeen Estates at Benson Woods 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, Aberdeen Estates at Benson Woods offers the best of both worlds, being located within minutes of local amenities and easy access to Interstate-84.

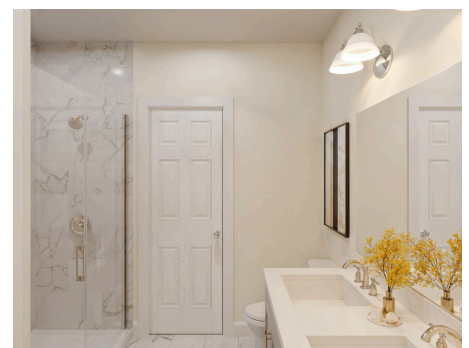
With fitness centers, scenic walking paths, golf courses, premium dining and shopping all within close proximity, along with easy access to top-tier healthcare, residents can enjoy an active and well-rounded lifestyle.

Award-winning builder and developers Mark Lovley and Tony Valenti are known for creating properties that blend innovative design with top-tier craftsmanship. Their commitment to quality, attention to detail, customer service, and a forward-thinking approach has earned them 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 Aberdeen Estates at Benson Woods might be the perfect option for you! Don't miss out on the opportunity to live in Middlebury's newest premier 55+ adult community.

FEATURES

- 1,950 Square Feet
- 3 Bedrooms, 2.5 Baths
- Main Level Primary Bedroom Suites
- Vaulted Fireplaced Living Room
- 2-Story Dining Room
- 9' Ceilings on Remaining Main Level
- Beautifully Designed Kitchens & Baths
- Option to Finish Second Level Bonus Room
- 2-Car Attached Garage
- Full Basement
- Patio
- City Water & Sewer
- Underground Utilities
- Natural Gas
- Convenient to Parks & Recreation, Health Facilities, Shopping, Dining, Entertainment & Major Highway I-84



HOMEOWNERS ASSOCIATION

- HOA: **\$284.50*** PER MONTH -

Monthly Fee:

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

Insurance:

The residences at Aberdeen Estates at Benson Woods are insured from the inside walls out, included in your HOA Fee. Owners must only provide content insurance for ownership. The owners need to insure their personal property and any betterment or improvements they do. The HOA policy insures how the units are originally constructed "All-in Coverage".

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.

PUD:

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

Qualifying Residents In Middlebury:

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

**If the proposed clubhouse is built, the estimated additional fee per unit per month shall be \$16.67.*



ABERDEEN ESTATES

AT BENSON WOODS

MIDDLEBURY, CONNECTICUT



Upgrade Options

UPGRADE	PRICE
Additional LED Recess Lights - Cost Each	\$ 195.00
Kitchen Stove Piped for Gas	\$ 1,200.00
Solid Interior Bed and Bath Doors	\$ 792.00
Change to Oak Flooring:	
• Primary Bedroom & Closet	\$ 2,450.00
• Bedroom 2 & Closet	\$ 1,420.00
• Bedroom 3 & Closet	\$ 1,330.00
Add Crown Molding (4 5/8"):	
• 1/2 Bath	\$ 450.00
• Primary Bedroom	\$ 1,060.00
• Bedroom 2	\$ 970.00
• Bedroom 3	\$ 940.00
Finish 256 SF of Bonus Space:	
• With Carpet Flooring	\$ 25,500.00
• With Oak Flooring	\$ 27,000.00

*Oak Flooring Upgrades Include Carpet Credit in Price **Design Upgrades Outside of Standard Included Specs Would be Made Directly with the Vendor (Lighting, Tile, Appliances, Etc.)

Allowances & Vendor List

ALLOWANCE	PRICE	
Cabinets & Countertops	\$ 22,500.00	
Appliances	\$ 3,250.00	
Lighting	\$ 2,550.00	
Tile Bath Floors	\$ 3,250.00	
Tile Bath Primary Shower Walls	\$ 1,700.00	
Primary Bath Shower Door	\$ 1,800.00	
Carpet Bedrooms	\$ 1,700.00	

**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.*

VENDOR	PHONE NUMBER	CONTACT
<p><u>PLUMBING</u> Modern Plumbing 152 Berlin Turnpike, Berlin</p>	860-829-1778	Dave Berger david@modernplumbing.biz
<p><u>APPLIANCES</u> Connecticut Appliance 50 Graham Place, Southington</p>	860-621-9313	Michael Morin mmorin@cafd.com
<p><u>CABINETS & QUARTZ COUNTERTOPS</u> Kitchen Cabinet Outlet 931 Queen Street, Southington</p>	860-378-9891	Jimi Clark jimi@kcoct.com
<p><u>FIREPLACE SURROUND</u> Superior Fireplace 1457 Meriden-Waterbury Tpke, Plantsville</p>	860-250-9980	Michael Guarino mguarino@superiornetwork.com
<p><u>CARPET/TILE/OAK</u> Dalene Flooring One 832 Queen Street, Southington</p>	860-276-9564 Ext. 132	Katerina Faulk kfaulk@daleneflooring.com
<p><u>LIGHTING</u> Connecticut Lighting 50 Graham Place, Southington</p>	860-621-7585	Jon Lepore jlepore@ctlighting.com
<p><u>SHOWER DOOR</u> Plymouth Glass</p>	860-283-0276 Ext. 1306	Kathy Karalius kkaralius@plymouthglass.com
<p><u>STAIRCASE</u> American Stair Company 7 Turnberry Lane, #A, Sandyhook</p>	203-364-9505	Chris Bray cbray@americanstairco.com

**Prior to visiting the above suppliers, please call to make arrangements to meet with the proper individual to service your needs.
 Appointments to be made after Purchase Contract is signed.**



ABERDEEN ESTATES AT BENSON WOODS

A floor plan designed for the way you live

Featuring Details Unique to 55+ Adult Communities

MODEL UNIT COMING SOON

FIRST FLOOR



SECOND FLOOR



ABERDEEN ESTATES RIGHT GARAGE



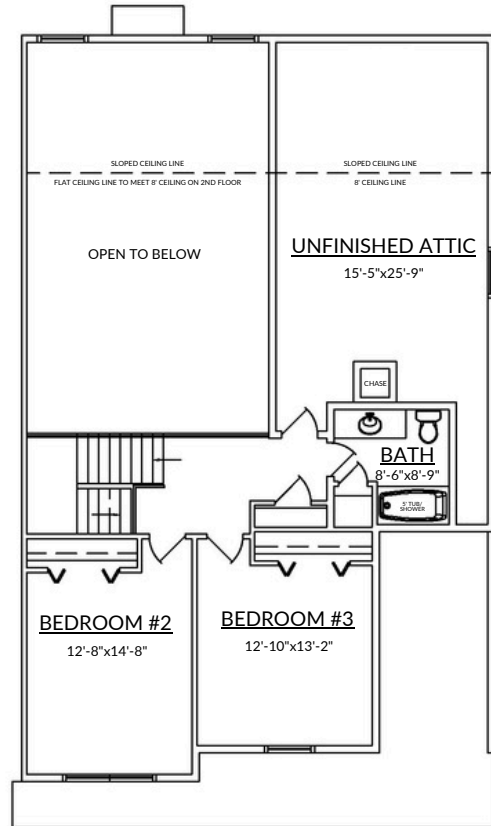
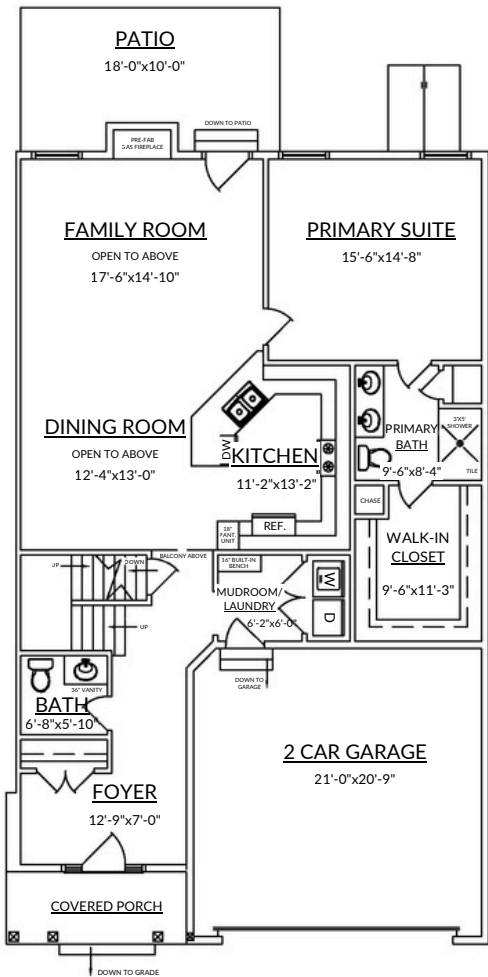
PER UNIT

1ST FLOOR - 1,316 SQ.FT.

2ND FLOOR - 634 SQ.FT. (EXCLUDING UNFINISHED ATTIC)

TOTAL - 1,950 SQ.FT.

GARAGE - 441 SQ.FT.





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: Comcast
Electricity: Eversource 1-800-286-2000
Water: CT Water Company (Set up by Attorneys Prior to Closing)

HOMEOWNERS' ASSOCIATION:

Phone Number: 860-276-8068
Mailing Address: Lovley Development, Inc
710 Main Street, Suite 11
Plantsville, CT 06479

General Inquiries: Tony Valenti
tony@lovleydevelopment.com
Billing Inquiries: Gail Bartholemew
gail@lovleydevelopment.com

STANDARD SPECS



UTILITIES

- City Water, City Sewer
- Underground Utilities
- Natural Gas

FOUNDATION

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

STRUCTURAL

- 18' Ceilings Living & Dining Area, 9' Remaining First Floor, 8' Second Floor
- 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" OSB Board
- Exterior Wall Sheathing 7/16" OSB Board

SIDING

- Vinyl Clap Board Siding
- Vinyl Board & Batton Per Plans
- 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 18' Paver Brick Patio - Gray

INSULATION

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

HEATING, VENTING & AIR CONDITIONING

- 2 Zone Gas Fired HVAC
- Dryer Venting to Outside
- Attic Scuttle
- Soffit and Ridge Vent
- 50 Gallon Electric Hot Water Heater

FIREPLACE

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

PLUMBING

- Kitchen Sink, Single Bowl Stainless Undermount
- Fiberglass Base, Tiled Shower - Primary Bath
- 1/4" Frameless Primary Shower Door
- One Piece Fiberglass Tub and Shower - Upstairs 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
- 1/2 HP WIFI Garage Door Opener
- Smoke Detectors Provided Per Code
- 1 Phone Jack, 4 Cable Jacks
- Fan Lights Located in All Baths
- 7 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 Located in Foyer, Kitchen, Dining Room, Family Room, and 2nd Floor Hall
- Wall to Wall Carpet in Bedrooms, \$18.00 per Yard
- Tile Located in Mudroom & Baths

INTERIOR FINISHES

- 6 Panel Style Interior Doors (Masonite)
- 5-1/4" Neck Baseboard Colonial Type
- 3-1/2" Stafford Cased Openings
- Ceilings Sprayed Flat White
- Walls Painted 2 Coats Flat Latex Eggshell
- Trim Painted 2 Coats White Latex Semi-Gloss
- Moisture Resistant Sheetrock around Tubs
- Stairs to be Oak Treads and Popular Risers

CABINETS

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

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.

TONY VALENTI – DEVELOPER

Tony is a licensed real estate Broker, specializing in commercial real estate. Tony manages and owns mixed-use residential/retail properties. Additionally, Tony is Managing Member and Principal of Newport Realty Brokers, LLC, a real estate brokerage firm and hotel development company established in 2000. He is a business partner in two Hampton Inn by Hilton Hotels here in Connecticut. Alongside Mark Lovley, Tony is at the forefront of Newport Realty Group, LLC as Principal.

Mark and Tony aggressively expanded their real estate portfolio within Connecticut over the past several years, and more recently added property management to their offered services. Mark and Tony currently own and manage commercial and residential properties in Berlin, Farmington, Glastonbury, Plainville, and Southington.



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.

HBA HOBI AWARD WINNERS		
<p>STEELE CENTER BERLIN</p> <p>–</p> <p><i>Best Mixed-use Development in CT</i></p>	<p>WILLOW BROOK ESTATES PLAINVILLE/FARMINGTON</p> <p>–</p> <p><i>Best 55+ Adult Community in CT</i></p>	<p>CHALET IN THE HILLS LITCHFIELD</p> <p>–</p> <p><i>Best Vacation Home in CT</i></p>

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

