



TURNBERRY ESTATES

WATERTOWN, CONNECTICUT

Turnberry Estates is a 55+ Adult Community of exceptional beautifully appointed new construction ranch homes in Watertown. This carefully designed neighborhood affords an idyllic setting of 34 home sites bordered by conservation open space.

All Turnberry 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.

NEW 55+ ADULT COMMUNITY

Occupancy Starting Winter 2025

Each home at Turnberry 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, Turnberry Estates offers the best of both worlds, being located within minutes of local amenities and easy access to Interstate-84 and Routes 6 & 8.

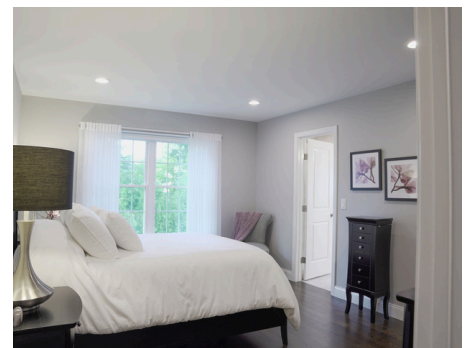
With fitness centers, scenic walking paths, golf courses, premium dining and shopping all within close proximity, along with easy access to top-tier healthcare, residents can enjoy an active and well-rounded lifestyle.

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 Turnberry Estates might be the perfect option for you! Don't miss out on the opportunity to live in Watertown'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
- 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 or 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:

Turnberry 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 Watertown:

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



TURNBERRY ESTATES



ADDISON

1,444 SF



WITHOUT SUNROOM



WITH 12'X12' SUNROOM

BLANTYRE

1,537 SF



WITHOUT SUNROOM



WITH 12'X12' SUNROOM

CHATHAM

1,610 SF

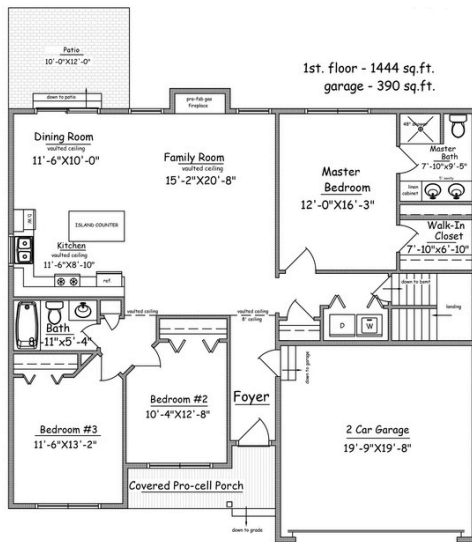


WITHOUT SUNROOM



WITH 12'X12' SUNROOM

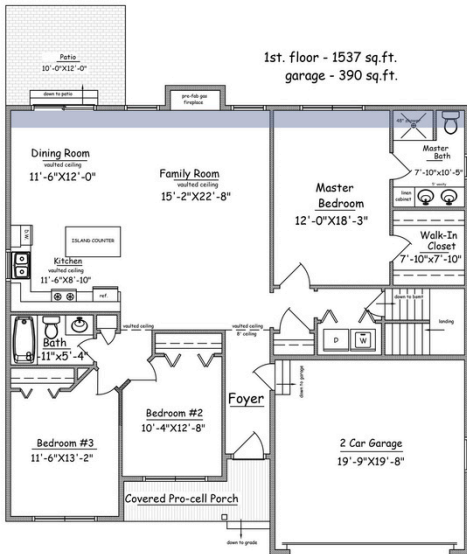
3 FLOOR PLANS TO CHOOSE FROM



ADDISON

1,444 SF

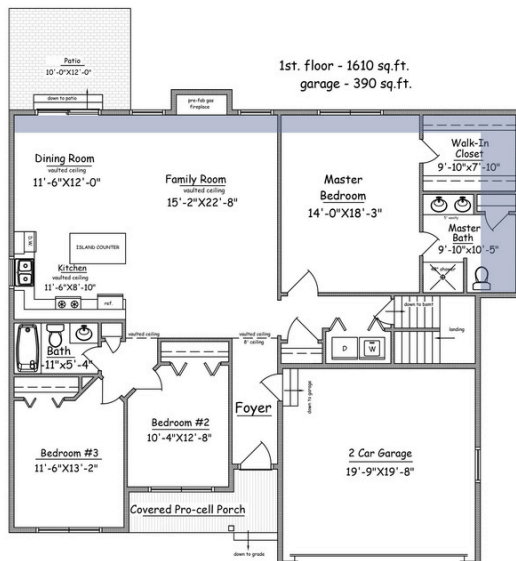
- 3 Bedroom
- 2 Full Bath
- Vaulted Fireplaced Living Room
- Vaulted Dining Room
- Vaulted Kitchen with Island
- Primary Bedroom Suite with Walk-in Closet & Double Sink Vanity
- 2 Car Garage
- Paver Brick Patio or TREX deck
- Paver Brick Front Walk
- Covered Front Porch
- Option to Add 12' x 12' Sunroom



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.



UPGRADE PRICING TURNBERRY 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

TURNBERRY 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
<p><u>PLUMBING</u></p> <p>Modern Plumbing 152 Berlin Turnpike, Berlin</p>	860-829-1778	Dave Berger david@modernplumbing.biz
<p><u>APPLIANCES</u></p> <p>Connecticut Appliance 50 Graham Place, Southington</p>	860-621-9313	Michael Morin mmorin@cafd.com
<p><u>CABINETS & QUARTZ COUNTERTOPS</u></p> <p>Kitchen Cabinet Outlet 931 Queen Street, Southington</p>	860-378-9891	Jimi Clark jjimi@kcoct.com
<p><u>FIREPLACE SURROUND</u></p> <p>Superior Fireplace 1457 Meriden-Waterbury Tpke, Plantsville</p>	203-537-6129	Debra Wolfenson dwolfenson@superiornetwork.com
<p><u>CARPET/TILE/OAK</u></p> <p>Dalene Flooring One 832 Queen Street, Southington</p>	860-276-9564 Ext. 132	Katerina Faulk kfaulk@daleneflooring.com
<p><u>LIGHTING</u></p> <p>Connecticut Lighting 50 Graham Place, Southington</p>	860-621-7585	Jon Lepore jlepore@ctlighting.com
<p><u>SHOWER DOOR</u></p> <p>Plymouth Glass</p>	860-283-0276 Ext. 1306	Kathy Karalius kkaralius@plymouthglass.com
<p><u>PAVER BRICK WALK/PATIO</u></p> <p>Bernardo's Landscaping</p>	203-802-1388	Rodolfo Bernardo

**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.**



STANDARD SPECS TURNBERRY ESTATES



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

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

PLUMBING

- Kitchen Sink, Double 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: Comcast/Xfinity
Electricity: Eversource - 1-800-286-2000
Water/Sewer: Watertown Water & Sewer (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

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 six years, Renée has been recognized as a top listing, top selling, and top producing agent, 2023 and 2024 ranked #1 in Connecticut and top 20 in the Nation by Century 21 for sales production. Renée represents builders, buyers, sellers, business owners, and investors and looks forward to working with you.

HBA HOBI AWARD WINNERS			
STEELE CENTER BERLIN	WILLOW BROOK ESTATES PLAINVILLE/FARMINGTON	CHALET IN THE HILLS LITCHFIELD	WINCHESTER ESTATES SOUTHINGTON
<i>Best Mixed-use Development in CT</i>	<i>Best 55+ Adult Community in CT</i>	<i>Best Vacation Home in CT</i>	<i>Best Single Family Home \$1-2 Million in CT</i>

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

