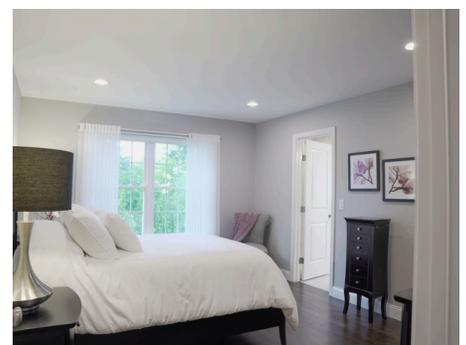


FEATURES

- 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.