

# *36 Bennington Place*

New Canaan, CT

This new custom masterpiece by R·R Builders, an award-winning firm, epitomizes uncommon elegance and superb luxury. Over 2 level acres situated on a serene cul-de-sac in a much sought neighborhood within walking distance to West school. The lavishly appointed, five-bedroom, Shingle-Style Colonial is distinguished by timeless classic grandeur, exceptional design and the ultimate in state-of-the-art amenities. This home boasts over 8700 square feet with fifteen rooms of sumptuous living space with an opportunity to custom finish an additional 2000 sq ft of living space.

## **Exterior Features:**

- Sweeping Belgian block lined driveway
- Formal front entrance portico detailed with bluestone
- Cedar shingle siding
- Thermal pane divided light windows
- Elegant exterior elevations with classic trim detailing
- Custom copper gutters and downspouts
- Stone masonry chimneys with decorative caps
- Cedar (#1 Perfections) shake roof
- Three-car garage with barn style doors
- Architecturally designed grounds
- Boundary landscaping
- Automated irrigation system with rain sensor
- Over two flat acres
- Underground utilities

## **Interior Features:**

### **Foyer:**

- Detailed entry with solid custom-crafted mahogany door detailed with millwork,
- Grand staircase set in sweeping turret accompanied by windows and millwork
- Wood paneled wainscoting
- Deep formal crown mouldings and pediment casing
- Gently voluted staircase to upper level family quarters
- Select and better oak plank flooring (3 ½”) with herringbone pattern; inlay borders
- Formal powder room and cloak room
- Gallery with wet bar and French doors leading to terrace

**Living Room:**

- Formal living room
- Masonry fireplace-custom marble surround and detailed mantle
- Select and better oak flooring (3 ½") herringbone pattern; inlay borders
- Electrical outlets located in baseboard
- Coffered ceiling with mouldings

**Library:**

- Full bright solid cherry paneling
- Coffered ceiling with mouldings
- Select and better oak plank flooring (3 ½"); inlay borders
- Electrical outlets located in baseboard

**Dining Room:**

- Wood paneled wainscoting
- Custom tray ceiling
- Elegant crown and ceiling mouldings
- Select and better oak plank flooring (3 ½"); inlay borders
- Electrical outlets located in baseboard

**Butler's Pantry:**

- Custom cabinetry with slab countertop
- Subzero wine cooler
- Asko or Bosch dishwasher
- Bar sink
- Under cabinet Halogen lighting
- Elegant crown mouldings
- Select and better oak plank flooring (3 ½")
- Electrical outlets located in baseboard

**Kitchen:**

- Designer, state-of-the-art gourmet workspace
- Custom cabinetry
- Granite countertop
- Center island with detailed turnings, granite countertop with farm sink
- Professional appliances: Wolfe gas oversized range, Asko or Bosch dishwasher, two Subzero refrigerators/freezers, GE microwave
- Tile backsplash
- Custom hardware and fixtures
- Halogen under cabinet lighting
- Detailed crown mouldings
- Select and better oak plank flooring; varying widths
- Electrical outlets located in baseboard

**Mudroom:**

- Beaded panel walls

- Closet for storage and coats
- Full bathroom with Kohler fixtures and beaded panel walls
- Service staircase to family bedrooms
- Additional entrance from garage
- Detailed crown mouldings
- Pantry
- Built-ins
- Tile flooring
- Electrical outlets located in baseboard

**Breakfast Room:**

- Large windows overlooking terrace
- Select and better oak plank flooring; varying widths
- Electrical outlets located in baseboard
- Detailed crown mouldings

**Family Room:**

- Floor-to-ceiling Connecticut fieldstone fireplace
- Beamed ceiling
- French doors to terrace
- Select and better oak plank floors; varying widths
- Electrical outlets located in baseboards

**Computer Room:**

- Select and better oak plank flooring; varying widths
- Electrical outlets located in baseboard
- Select and better oak plank flooring
- Wired for computer network
- Detailed crown mouldings

**Master Bedroom Suite:**

- Detailed pediment door entry; deep crown mouldings and pediment casing
- Spacious master bedroom and bath, two walk-in closets
- Masonry fireplace-custom marble surround
- Select and better oak plank flooring (3 ½")
- Tray ceiling with mouldings
- Finely crafted custom-designed vanity with marble and his and her sinks; separate make-up vanity
- Spacious steam shower with detailed tile; multiple shower heads, body spray and handheld shower spray
- Kohler whirlpool tub
- Marble flooring

**Separate sitting room (off Master):**

- Select and better oak plank flooring (3 ½")

- Electrical outlets located in baseboard
- Crown mouldings

**Bedroom & Baths:**

- Crown mouldings
- Walk-in closets
- Bright and natural light
- Select and better oak plank flooring (3 ½")
- Electrical outlets located in baseboard
- Designer bathrooms with custom vanities, marble countertops with under-mount sinks and/or pedestal sinks; tile and marble flooring

**Bonus Room:**

- Crown mouldings
- Select and better oak plank flooring (3 ½")
- Electrical outlets located in baseboard

**Laundry Room:**

- Crown mouldings
- Tile flooring
- Whirlpool washing machine and dryer
- Marble top with undermount sink
- Built-in ironing-board
- Electrical outlets located in baseboard

**Lower Level:**

- Poured concrete walls, high ceilings
- Utility, furnace and storage, optional space to custom finish

**Comfort & Energy:**

- State of the art mechanicals
- Multi-zoned oil hydro-air heating and cooling
- Full thickness insulation
- Tyvek thermal house wrap
- Humidification for health and comfort
- High efficiency air filters

**Special Features:**

- Custom milled 1 ¾" two-paneled doors
- Baldwin interior door hardware
- Custom cabinetry, tile and fixtures
- Security system with low temperature and heat sensor
- Hot water re-circulation system
- Electric garage door openers and remote keypad
- Electronic smoke and fire detection

- Six rooms wired for music with speakers and wired for controllers
- Front and back staircases
- Staircase to third floor, two staircases to lower level
- Central vacuum system
- Electrical outlets located in baseboard
- All bathrooms have exhaust fans
- Lawn sprinkler/irrigation system

### **Construction Specifications:**

#### **Site Work:**

- Excavation includes driveway and house clearing, backfill and grading around the house
- Reasonable effort is made to minimize the disruption of existing landscape and natural vegetation
- Extent of tree removal, backfilling and trenching varies depending on the home site and building plans

#### **Waste Disposal:**

- Engineered five bedroom septic system included
- Engineered stringent state and local health code requirements
- Our professional engineers locate the house, taking into account the placement of the primary septic system and reserve septic system areas

#### **Utilities:**

- Underground utilities will be installed from curbside to the house

#### **Water Supply:**

- City Water

#### **Foundation:**

- Foundation walls are approximately 9'0" (exact height is determined by builder) and 10" thick, 2500 PSI poured continuous concrete and set on a concrete spread footing
- Basement floor has a minimum thickness of 4" 3000 PSI poured concrete and machine trowel finish
- Exterior footing drains (using 4" perforated PVC with 4" to 6" of 1" stone surrounding) are installed to protect the basement area from water seepage
- Asphalt tar sealer and insulation is applied by hand below grade
- Exterior foundation ties are hand-sealed

#### **Slabs, Steps, Decks, & Terraces:**

- Front steps are poured continuous concrete capped with bluestone and stone
- Bluestone walk is installed from the driveway to the front entrance(s)-the exact size and layout is determined by the builder in the field
- Terrace(s) will be bluestone in concrete, exact measurement will be determined by builder in the field

**Framing:**

- Construction grade lumber is Douglas fir
- All spans and lumber sizes are in strict accordance with the local building code
- Exterior walls are constructed of 2" x 6" studding, 16" on center with 6 ½" fiberglass insulation (R-19)
- Interior walls are constructed with 2" x 4" and/or 2" x 6" studding, 16" on center; garage house walls and all carrying partitions are framed with 2" x 6" studding and are insulated with 6 ½" fiberglass (R-19); gable ends are constructed with 2" x 4" studding, 16" on center
- Exterior wall sheathing is ½" CDX plywood and Tyvek or barricade or similar building paper
- Sub-flooring is ¾" tongue-and-groove Advantech and is nailed and glued
- Sills will be 2" x 6" pressure treated wood, and insulated and have termite barrier
- Ceiling heights: 1<sup>st</sup> floor-10ft, 2<sup>nd</sup> floor-9ft, and lower level will be 9 ft, and 3<sup>rd</sup> floor-8 ft where applicable.

**Siding:**

- Cedar shakes
- Exterior trim to be all pine 5/4" boards

**Entrance Unit:**

- Mahogany front door unit allowance of \$10,000 including hardware and kick plates, transoms and sidelites, door(s) and interior and exterior trim
- Interior doors are raised three-panel solid-core Masonite. Door between the garage and living area must be fire rated.
- Door schedule per plan
- Door hardware per plan
- Garage doors are overhead Type 3 doors from builder's selection; including garage door openers that are electric type

**Windows & Patio Doors:**

- Windows and doors are LePage divided lite double-hung, insulated and including extension jambs, traditional mutins, and white screens-features easy tilt for cleaning
- Window schedule per plan

**Roofing:**

- Cedar roof (#1 Perfections) with copper flashings

**Gutters:**

- Gutter and leaders to grade are copper
- Exact location and number are determined by builder

**Insulation:**

- Tyvek or barricade or similar house wrap by hand around the exterior as energy-saving air filtration barrier
- Walls are 6 ½” (R-19) fiberglass insulation
- Attic contains 9 ½” (R-30) fiberglass insulation
- Bathrooms are sound-proofed with 4” insulation
- Basement per code

### **Chimneys & Fireplaces:**

- Residence has four rooms with fireplaces and three chimneys
- All flashing is copper
- Raised or flush hearth, marble slab surrounds and stone surrounds

### **Interior Finish:**

- First, second and third floor ceiling heights are: 10’0”, 9’0” and 8’0” respectively
- Interior walls and ceilings are covered with ½” sheetrock and 3 coats of mud-taping compound
- Garage is covered with 5/8” sheetrock and 3 coats of mud-taping compound
- Sheetrock is nailed, screwed and well-taped. Water resistant Greenboard and Durarock where required by builder is included

### **Flooring:**

- 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> floors are 1” x 3 ½” select and better plank red oak flooring installed, sanded, sealed and poly-sealed coat system. Satin is included; extra coat each is \$2.00/square foot
- Master bath is marble; allowance is \$12.00/square foot
- Service, baths and laundry are ceramic tile; allowance is \$8.00/square foot

### **Interior Trim:**

- Standard builder’s trim package and architectural trim package is included; per plans
- Trim is 4 ½” casing and 8” base on 1<sup>st</sup> and 2<sup>nd</sup> floors
- Main entry staircase and stair hall staircase will have architectural (mahogany) rails, and paint grade balusters and newel posts. Staircase will have oak treads and poplar or cottonwood risers, volute and first stair bull nose

### **Kitchen Cabinets & Bathrooms Vanities:**

- All cabinets and vanities are per plan with builder. Upgrades can be coordinated through builder’s cabinet designer
- Bathroom accessory allowance is \$200.00 per bathroom for materials and installation
- Mirrors are included and shall be installed over each bathroom vanity

### **Paint:**

- Exterior trim is stained with 2 coats from builders selection of stain by Benjamin Moore or Devoe
- Exterior siding is stained with 2 coats from builder’s selection of stain by Benjamin Moore or Devoe

- Interior walls receive 1 coat of primer and 2 coats of finish of Benjamin Moore or Devoe latex white wall paint, or buyer's choice from builder's selection of colors
- Interior ceilings receive 1 coat of primer and 2 coats of finish of Benjamin Moore or Devoe latex white ceiling paint
- Interior trim and doors receive 1 coat of primer and 2 coats of Benjamin Moore or Devoe oil-based interior white paint

**Plumbing:**

- Five full baths, one half baths; schedule per plan
- Hot and cold water line are copper, drain lines and stack vents are SCH 40 PVC
- Kohler plumbing fixtures or similar builder's products and colors are included
- Faucets are buyer's choice of builder's products and colors.
- Plumbing fixtures and faucet allowance is \$20,000.00
- Laundry room is provided with electrical hookups form washer/dryer; auto shut-off valve for washer and exterior dryer vent in provided; floor drain is also included
- Three outdoor freeze spigots are provided

**HVAC:**

- Hydro-Air system with five zones and two 330 gallon oil tanks, air conditioning, 120 gallon hot water storage tank, and programmable thermostats are included
- Size and configuration of heating and cooling system are the sole responsibility of the builder's heating and cooling sub-contractors, and their professional judgment is final in all aspects

**Electrical:**

- 400 amp service with circuit breakers and Romex style wiring; standard wiring per code
- Smoke detectors are provided for all floors and bedrooms which are hard-wired to the security system.
- Three GFI –ground fault interrupters are provided for the exterior of the home; all other outlets are per code
- Decora switches and covers are provided
- Lighting allowance is \$12,000.00 for fixtures, recessed lighting and installation

**Appliances:**

- Professional appliances include: Wolfe oversized range; Asko dishwashers, two Subzero refrigerators/freezers and a Subzero mini-wine cooler

**Security & Convenience:**

- Central hard-wired security system providing break-in protection; hard-wired windows and doors on 1<sup>st</sup> floor and basement; interior motion detector(s) and central keypad(s) in three locations; monthly monitoring estimate is \$45.00/month

**Driveway:**

- Standard size Belgium block border and aprons at street plus asphalt are included.

**Landscaping:**

- Fill, loam, shrubs, trees, sprinklers and yard topsoil/seeded are included on site

**Telephone:**

- Residence will be pre-wired for 10 telephone jacks

**Cable:**

- Residence will be pre-wired for 10 cable jacks

**Blueprints:**

- Both builder and buyer will sign blueprints and each receives a copy

**Change Orders:**

- Additional work or changes requested by the buyers must be approved by the builder in writing; a change order together with price quote must be signed by builder and buyer prior to commencement of work, except as required by builder; change orders will be paid at time of signing change order; designer times are optional and extra

**Non-Warrantable Items:**

- R.R. Builders, llc adheres to standards of National Association of Home Builders and is a member in good standing

**Sub-contractors and Suppliers:**

- It is necessary to involve outside sub-contractors and suppliers for the construction of the residence. The builder's selection of such suppliers is principally based on valued, long-standing working relationships, and the builder's judgment that they will provide competitively priced, reliable, high quality materials and service. It should be understood that the builder's judgment regarding the use of suppliers and subcontractors is final.

Another fine home constructed by:

**R.R. Builders, LLC**

Listed and presented by

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