

## 36 – 38 CASSIDY PARK, GREENWICH

- New Construction Completed May 2020
- 2 Unit Self-Managed Condo Association
- 4,000 +/- Square Feet (9-foot ceilings -1st 2<sup>nd</sup> 3<sup>rd</sup> and lower level floor 7ft
- 5 Bedrooms (3 beds on 2nd floor) (1 bed on 3rd floor) 1 bed on LL
- 5 Full Baths
- 1 Powder Rooms
- 2 Gas Fireplaces (Living room and Master Bedroom)
- Outdoor Fireplace (Wood burning) with sitting area
- .13 of an Acre a unit (.26 of an Acres - Entire property)
- Attached 2 Car Open Garage (Electric Vehicle Charging Hub)
- 2 parking spots in courtyard
- Town Sewer
- Town Water
- Exterior Siding: Shingle (Board and Batten Hardie Plank)
- Roof: Davinci Roofscapes composite shake shingles
- Gutters: 5-inch gutter 4 inch down spout (black galvanized gutters)
- Private cul-de-sac street
- Elementary: North Street
- Middle: Central
- 8-inch baseboards (6 to 8-inch crown moldings)
- Floors: 4-inch White oak stained hardwood throughout 1st and 2nd Levels
- Bathrooms: Moen and Kohler fixtures
- Windows are Pella Proline double pane windows (Custom Black Trim)
- Doors are Brosco Pine 2 panel wood (8-foot doors)
- Spray foam insulation throughout
- Generator (installed only in Unit 36 for both units attached to sub pumps)

Wiring: prewire phone/data/cable

Living room fireplace, family desk, gym, family room, master bedroom, second floor bedrooms, lower level bedroom, and third level

Speaker prewire:

Living room, dining room, kitchen, master bath and outdoor patio



## MAIN LEVEL

- 9-foot ceilings
- Windows throughout
- Kitchen, Living Room, Dining Room, Mud Room
- 1 powder room

## ENTRY FOYER

- 22-foot grand entrance
- Paneled walls
- Shiplap and custom millwork
- Chandelier
- Coffered Ceiling

## KITCHEN

- Quartz Countertops (heat & stain resistant Clean with soft scrub)
- Old England Cabinets with custom lighting
- Center Island with Bar Seating
- Viking Appliances (Refrigerator, 6 burner gas range, dishwasher, microwave)
- Speakers prewired

## LIVING ROOM

- Recessed lighting
- Gas fireplace
- Custom Wood Moldings
- 8-inch baseboards / 6 to 8-inch crown moldings
- 2 Closet
- Built in library, desk
- Batten Wall
- Prewired for speakers / Prewired data – cable above fireplace and desk

## DINING ROOM

- Custom Millwork / Coffered ceiling
- Sliding Glass Doors to Outdoor living space
- Speakers prewired



## MUD ROOM

- Access to garage with powder room
- Coat closet with sitting bench
- Porcelain Tiles
- Quartz sink

## OUTDOOR LIVING SPACE

- Professionally Landscaped
- Fully Fenced & Gated
- Outdoor Fireplace with Sitting Area
- Prewired for Speakers
- Irrigation System

## SECOND LEVEL

- 9' ceilings
- Master bedroom 2 ensuite bedrooms
- Laundry room

## MASTER BEDROOM SUITE

- Gas fireplace
- His & hers walk in closets
- Batten Wall
- Prewired for data and cable

## MASTER BATH

- Separate water closet
- Large rain shower with body sprays
- Free standing soaking tub
- His & her sinks
- Herringbone Carrera marble tile
- Quartz sink
- Porcelain tile shower
- Prewired for speakers



## BEDROOM 2

- Ensuite Bathroom
- Octagon Carrera marble tiles
- Full Tub with Shower (porcelain tiles)
- Quartz sink
- Closet
- Prewired for data and cable

## BEDROOMS 3

- Ensuite Bathroom
- Weave Carrera marble tiles
- Shower (porcelain tiles)
- Quartz sink
- Closet
- Prewired for data and cable

## LAUNDRY ROOM

- Custom cabinetry
- Large sink

## THIRD LEVEL

- Bonus Room
- Storage
- 1 Bedroom
- Full Bath with Shower (porcelain tiles)
- Herringbone Carrera marble tiles
- Quartz sink
- Prewired for data and cable

## LOWER LEVEL

- Family Room
- 9-foot ceilings
- Wood flooring
- Storage



## Bedroom 5

- 1 Bedroom with Large egress window
- Closet
- Prewired for data and cable

## Bathroom

- Full Bathroom - Tub with shower (Porcelain tiles)
- Carrera marble titles
- Quartz sink

## Gym / Exercise Room

- Padded floors
- Prewired for data and cable

## Mechanicals

- Separate Mechanical Room Lower Level
- Tankless Navien hot water heater
- Ameristar & Rudd central air / forced air heat system
- Generator (generic)
- 5 Heat / Cooling zones
- First floor
- Master bedroom suite
- Remainder of second level
- Third floor
- Lower level

