

THE LANDING

NEW FOR 2025!



KURT POTTER

ASSOCIATE BROKER

RE/MAX
RIGHT CHOICE

Call or Text

860.604.5348



THE LANDING

Water Views From Every Floor

Open Floor Plan

First Floor Bedroom

9' Ceilings

Expansive Decks

Fireplace

Covered Parking

Award Winning Builder

Upgrades Available

Screened in Porch

Enclosed Lower Level

Introducing for 2025! "The Landing" at Mago Point, just steps away from and overlooking the beautiful Niantic River. Imagine waking up every morning to breakfast on the river, and then anticipating the gorgeous evening sunset you will experience every day of your life! Watch the boats go by & the abundant wildlife that surround this water-front Heaven. A once in a lifetime opportunity to own something SO unique/SO gorgeous, that you will have to pinch yourself! This is a small, 6-unit, planned community with all homes featuring panoramic views of the Niantic River, The Niantic Bay Bridge, and extending over to vibrant Niantic/East Lyme.

Walking paths can take you over the Bridge to enjoy restaurants, shopping, multiple beaches and much more. Mago Point is a wonderful spot with restaurants, boating, endless outdoor activities (pickleball), and one of the coolest vibes in all of the CT shoreline. Secure a nearby dock for your boat steps from your home, and head out to The Sound and Beyond! Walk to the wine shop, renowned Fat Tuna, or the classic seafood "shacks", and enjoy those sunsets. Then walk back to your western facing decks with friends and family to enjoy your nightcap. All to wake up the next day and do it again.

These homes are incredibly well appointed, offering 3 bedrooms, 3 full baths, and nice open floor plans to allow loads of natural light. An entertainer's delight! Award winning TruNorth Construction will build your DREAM home. Get in at our initial pricing NOW!!!

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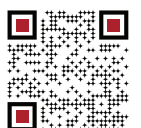
860.604.5348



JEFF SAWYER

Builder/Construction

860.982.4085



THE LANDING



Your New Exclusive Home Site!



Looking From The Niantic River!



Spectacular Mago Point!



Get Yourself A Boat & Dock Space!



Head Over The Bridge To Niantic!

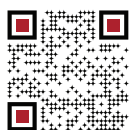


Lots Of Dining Steps Away! Enjoy!

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THE LANDING



Fat Tuna Restaurant



Pickle Ball Club & Event Space

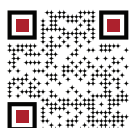


Pickle Ball Club & Event Space

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THE LANDING



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



ELEVATION TOWARDS PARKING
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

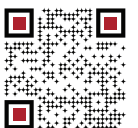


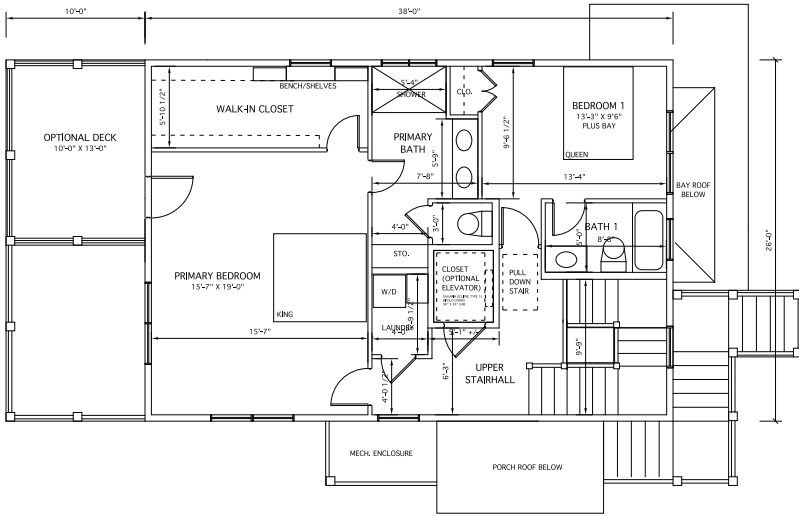
REAR ELEVATION
SCALE: 1/4" = 1'-0"

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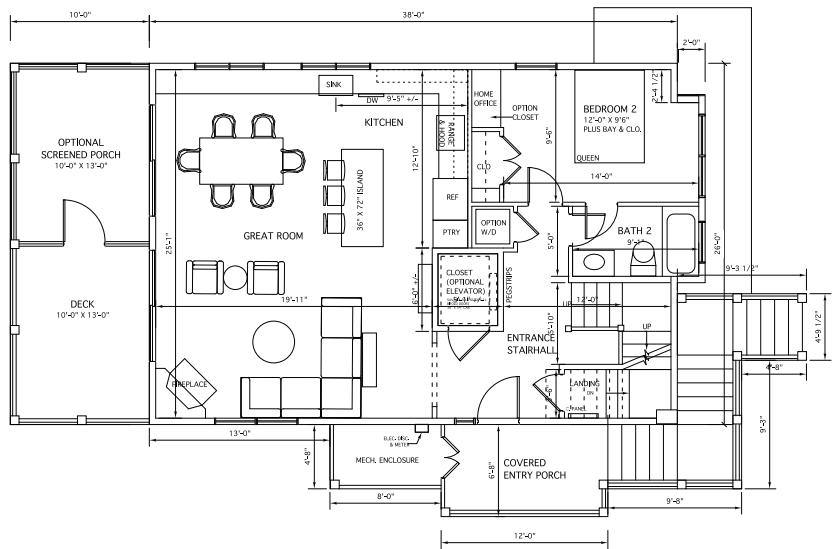


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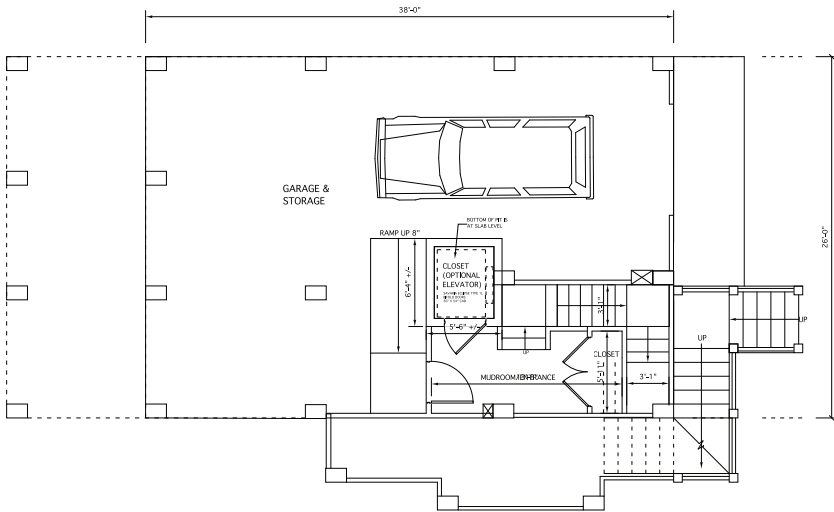




THIRD FLOOR PLAN (APPROX. ELEV. 27.25')
990 GSF (NOT INCLUDING DECK)



SECOND FLOOR PLAN (APPROX. ELEV. +/-17.25')
1011 GSF (NOT INCLUDING DECK, OR PORCHES)

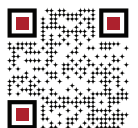


GROUND LEVEL PLAN (APPROX. SLAB BASELINE ELEV. +/-6.0')

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EXTERIOR SPECIFICATIONS

Exterior Materials

Vinyl siding & aluminum trim per elevation
 Architectural Asphalt roofing/ with Metal standing seam accents per elevation
 Anderson Vinyl windows 400 series (white- interior and exterior)
 Wolf decking
 Steel cable railing on rear decks and white vinyl railings on front entry stairs
 Color of siding to be determined by Developer
 Break away walls on first floor priced as an option
 Screen porch is priced as an option
 Exterior lighting - Two sconces at garage, two exterior sconces at first floor deck,
 one sconce on second floor deck - Total allowance \$2500

INTERIOR SPECIFICATIONS

MISCELLANEOUS

| | |
|------------------------|---|
| Ceiling Heights | 9ft ceilings on first floor and 9ft ceilings height on second floor |
| Drywall | Ceilings and walls |
| Framing | All walls, floors & ceilings are framed with wood |
| Elevators | Elevators are priced as an option |

ELECTRICAL

| | |
|--------------------------------|--|
| Service | 200 amp services |
| Outlets | Per code |
| Lighting | LED Recessed lights with white trim kits installed in all areas except - Mechanical Room and closets (number and location determined by developer) |
| Restroom lighting | Installed in each bathroom - fan, one recessed light over shower/tub and one over head light in vanity |
| Data & Phone Wiring | One Cat6 data line in the following rooms- Kitchen, great room and all bedrooms (5 total) location TBD |
| Cable TV Wiring | One cable outlet will be installed in the following rooms - kitchen, great room and all bedrooms |

Miscellaneous

Exit lighting, smoke detector, switching and emergency lighting located per code

PLUMBING

Water heater

On Demand gas water heater located in closet on first floor

Piping

All piping to be PEX

FLOORING

Hardwood flooring

2 1/4 in white oak flooring installed in the following rooms - Kitchen, Great room, Entrance, all bedrooms and hallways. Stairs to be white oak treads with painted white risers - Finished natural with flat finish. Staining to be priced as an option.

Tile

Tile to be installed in all bathrooms and Laundry room

HVAC

System

American standard Silver 14 Air conditioner with S9x1 gas furnace and American standard platinum indoor coil or equal

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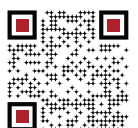
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| | |
|--------------------------------------|---|
| Supply & Returns | Located per code |
| Thermostat | WIFI Programmable thermostat located per code |
| Trim | Paint Sherwin Williams - Bright White - medium gloss finish |
| Walls | Sherwin Williams - matte finish - Colors to be determined by customer |
| Ceilings | Sherwin Williams - Standard white ceiling paint |
| Closets & Mechanical Room | Painted white |
| TRIM - HARDWARE | |
| Doors | Masonite solid - two panel - wood |
| Base | 5 1/4 inch wood base |
| Door & Window Casing | 3 1/2 inch colonial casing |
| Crown Molding | 3 1/2 inch wood crown molding in all rooms except closets |
| Door Hardware | Schlage Lever Handle & hinges (Color selected by owner) |
| Hand Railings | Hand rails to have white oak newel posts and railing with white pickets |
| Pull Down Stairs | To be located by TN (second floor only) |
| Elevator | If no elevator is installed the room will be a pantry with 4 selves on second floor and a closet with shelf and rod on second floor |

FIRST FLOOR (GROUND LEVEL)

MUDROOM

| | |
|---|---------------------------------------|
| Flooring | LVT allowance \$5 sq ft |
| Closet to have one shelf and rod | Allowance \$700 |
| Lighting | Two recessed cans layout by developer |

SECOND FLOOR

KITCHEN

| | |
|---------------|-----------------|
| Sink | Allowance \$600 |
| Faucet | Allowance \$700 |

| | |
|--------------------------------|--|
| Cabinets | White painted MDF cabinets (allowance \$32,300) |
| Countertops | Allowance \$7,400 includes bathroom vanities |
| Backsplash tile | Allowance \$11 per sf |
| Undercabinet lighting | Included in base price |
| Inside cabinet lighting | Priced as an option |
| Appliances | All appliances supplied by Homeowner - Refrigerator, dishwasher, stove, oven and hood vent |
| Lighting | Four recessed and two pendants over island (allowance for two pendants \$1500) |

DINING ROOM

| | |
|-----------------|---|
| Lighting | 4 recessed cans figured (placement by developer) and 1 dining room light (allowance \$1000) |
|-----------------|---|

GREAT ROOM

| | |
|------------------|--|
| Lighting | 6 recessed cans figured (placement by developer) |
| Fireplace | Priced as an option |

BATHROOM

| | |
|--------------------------------|---|
| Lighting | One light over vanity (allowance \$500), one recessed can light over tub/shower and one fan |
| Tub base | Allowance \$2200 |
| Vanity cabinet | Allowance \$1600 |
| Vanity countertop | Allowance \$550 |
| Toilet | Allowance \$600 |
| Faucet | Allowance \$600 |
| Tile floor | Allowance \$14 Sq FT |
| Tile walls | Allowance \$14 Sq FT |
| Niche tile | Allowance \$14 Sq FT |
| Accessories | one toilet paper, one hand towel and one towel holder - allowance \$400 |
| Mirror | Mirror by Homeowner |
| No shower glass figured | Glass shower priced as an option |

BEDROOM

| | |
|-----------------|--|
| Lighting | Four recessed layout to be determined by developer |
| Closet | One shelf with rod |

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