



**SAMPLE OF AMENITIES AND STANDARD FEATURES
INCLUDED IN THE LEYLAND BUILDING FLATS**

The Neighborhood:

- A short walk to downtown Storrs Center, UConn, and walking trails
- Public transportation available at the Nash-Zimmer Transportation Center to Hartford and surrounding region
- Compact, pedestrian-friendly master plan
- Resident clubhouse for entertaining and events
- Pocket parks with professional landscaping
- Street parking, and parking garage nearby for guests

Building Features:

- Traditional molding and exterior trim details
- Architectural roofing shingles
- Simulated divided lite insulated tilt-in vinyl windows with "Low E" glazing
- Low maintenance HardiePlank® clapboard siding
- Decorative exterior lighting fixtures
- Elevator with furnished and decorated lobby areas
- Fireproofing and fire sprinkler system
- Double emergency staircase exits
- Sound insulation
- Single-car garage with direct building access
- Premium insulated steel garage door and electric door opener
- Paved parking courtyard and pedestrian canopy
- Secured individual storage area
- Personal security access
- Town utilities – water, sewer, and natural gas

Structural Quality and Energy Efficiency:

- R21 insulation in exterior walls
- R38 insulation in attic
- Homewrap moisture barrier
- Ice and water shield on eaves and valleys
- Color coordinated heavy-gauge aluminum seamless gutters and downspouts
- 200 amp electric service
- Underground utilities
- High efficiency forced air heating and air conditioning
- Tankless, continuous flow, hot water heater

Interior Features:

- Open floor plans with 9' ceiling heights
- Two-panel interior doors
- Wall to wall carpet
- Gas fireplace with painted mantel, slate hearth and slate surround
- Energy efficient insulated recessed lights (plan specific)
- Decorator-coordinated lighting fixtures
- Pre-wired for UST Future Proof telephone and cable in 2 locations
- Front door chime
- Hard-wired smoke and carbon monoxide detectors
- Washer and dryer hookups
- Wire shelving in all closets

Bathrooms for Pampering the Senses:

- Decorator coordinated accessories
- Choice of ceramic tile flooring
- Full bath cabinetry with spacious vanities
- One-piece cultured marble countertop vanity in full baths
- Low flow plumbing fixtures
- Soaking tub in master bath
- Easy maintenance master bath shower unit with built-in shelves

A Kitchen Outfitted for Convenience:

- Premium kitchen cabinetry
- Granite countertops with under-mount sink
- Kohler faucet
- Stainless steel GE range, built-in microwave with recirculating exhaust fan, dishwasher

Main Street Homes at Storrs Center will be a green neighborhood with features that are compliant with the Storrs Center Design and Sustainability Guidelines.