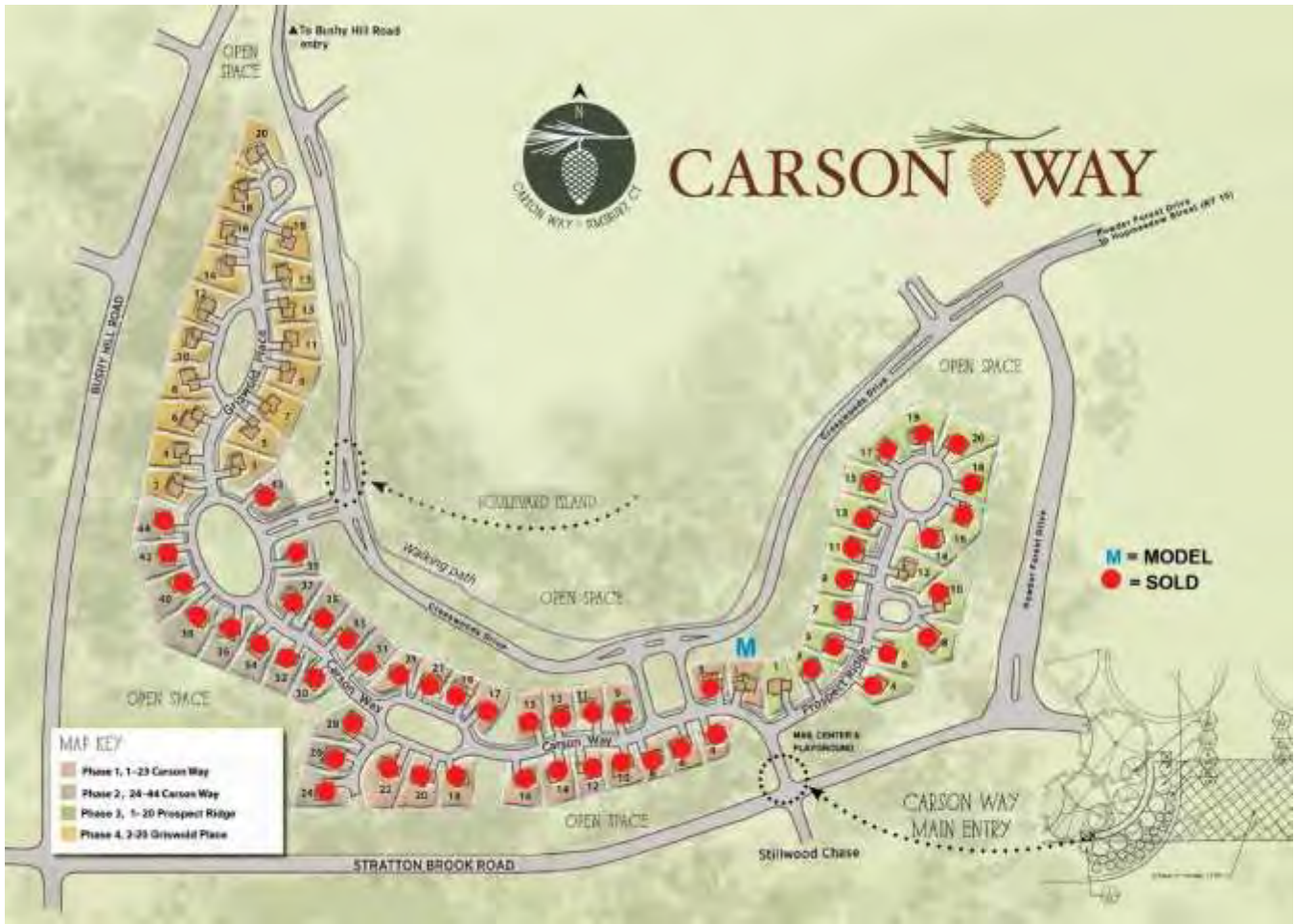


*It's All In The Details*

# CARSON WAY

CARSONWAYHOMES.COM

# SITE MAP



# CARSON WAY

## THE ARDEN



**First Floor:** 856 sqft  
**Second Floor:** 955 sqft  
**Total:** 1811 sqft

**AMENITIES INCLUDE:**

- 3 Bedroom, 2.5 Bath
- Den or Office
- Hardwood and crown molding
- Elegant fireplace with custom mantel
- Gourmet kitchen with granite and stainless-steel appliances
- Owners Suite with walk-in closet
- 2nd floor laundry
- 2-car garage
- Energy efficient green home with gas heat
- Low maintenance living
- Neighborhood community



Subject to change without notice. Renderings, floor plans, square footages and measurements are approximate and may vary. ©Equal Housing Opportunity

# CARSON WAY

## THE BICKFORD



**First Floor:** 1002 sqft  
**Second Floor:** 998 sqft  
**Total:** 2000 sqft

### AMENITIES INCLUDE:

- 3 Bedroom, 2.5 Bath
- Den or Office
- Hardwood and crown molding
- Elegant fireplace with custom mantel
- Gourmet kitchen with granite and stainless-steel appliances
- Owners Suite with walk-in closet
- 2nd floor laundry
- 2-car garage
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## THE CURTIS

**First Floor:** 1003 sqft  
**Second Floor:** 1178 sqft  
**Total:** 2181 sqft



**AMENITIES INCLUDE:**

- 3 Bedroom, 2.5 Bath
- Den or Office
- Hardwood and crown molding
- Elegant fireplace with custom mantel
- Gourmet kitchen with granite and stainless-steel appliances
- Owners Suite with walk-in closet
- 2nd floor laundry
- 2-car garage
- Energy efficient green home with gas heat
- Low maintenance living
- Neighborhood community



## THE DRAKE



**First Floor:** 1053 sqft  
**Second Floor:** 1278 sqft  
**Total:** 2331 sqft

### AMENITIES INCLUDE:

- 3 Bedroom, 2.5 Bath
- Den or Office
- Hardwood and crown molding
- Elegant fireplace with custom mantel
- Gourmet kitchen with granite and stainless-steel appliances
- Owners Suite with walk-in closet
- 2nd floor laundry
- 2-car garage
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- Low maintenance living
- Neighborhood community



# CARSON WAY

## THE ENSIGN



**First Floor:** 1055 sqft  
**Second Floor:** 1332 sqft  
**Total:** 2387 sqft

### AMENITIES INCLUDE:

- 3 Bedroom, 2.5 Bath
- Den or Office
- Hardwood and crown molding
- Elegant fireplace with custom mantel
- Gourmet kitchen with granite and stainless-steel appliances
- Owners Suite with walk-in closet
- 2nd floor laundry
- 2nd floor loft
- 2-car garage
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# CARSON WAY

## THE FULLER


**First Floor:** 1131 sqft  
**Second Floor:** 1397 sqft  
**Total:** 2528 sqft



### AMENITIES INCLUDE:

- 3 or 4 Bedroom, 2.5 Bath
- Den or Office
- Hardwood and crown molding
- Elegant fireplace with custom mantel
- Gourmet kitchen with granite and stainless-steel appliances
- Owners Suite with walk-in closet
- 2nd floor laundry
- 2nd floor loft
- 2-car garage
- Energy efficient green home with gas heat
- Low maintenance living
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# CARSON WAY

## THE GRIFFIN



**First Floor Owners Suite**  
**First Floor:** 1411 sqft  
**Second Floor:** 761 sqft  
**Total:** 2172 sqft

**AMENITIES INCLUDE:**

- 3 Bedroom, 2.5 Bath
- Den or Office
- Hardwood and crown molding
- Elegant fireplace with custom mantel
- Gourmet kitchen with granite and stainless-steel appliances
- 1st floor Owners Suite with walk-in closet
- 1st floor laundry
- 2nd floor loft
- Mudroom
- 2-car garage
- Energy efficient green home with gas heat
- Low maintenance living
- Neighborhood community



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# CARSON WAY

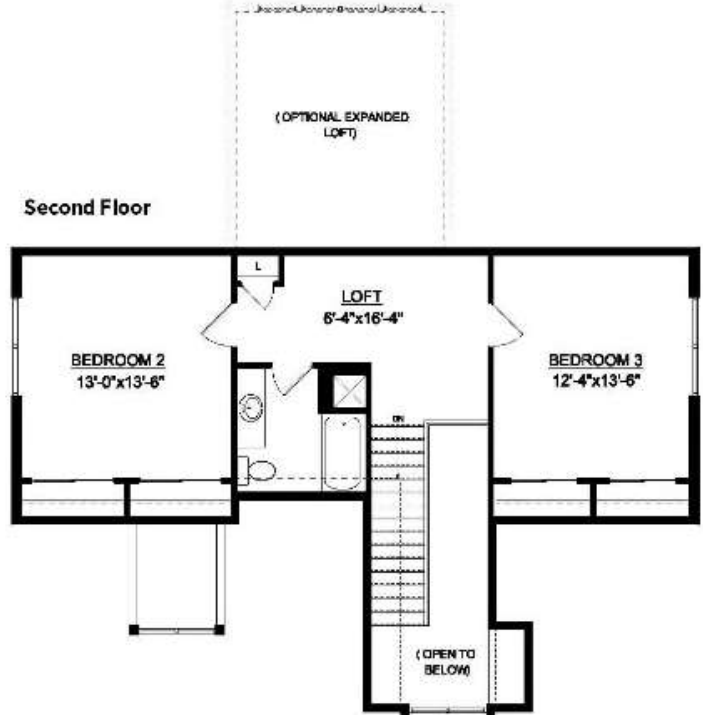
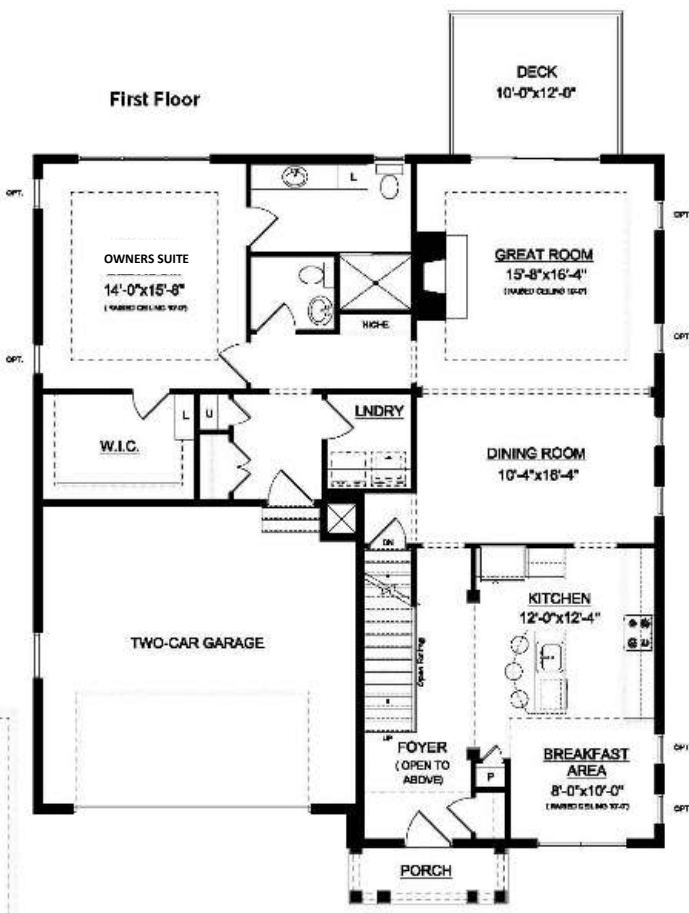
## THE HAYES



**First Floor Owners Suite**  
**First Floor:** 1540 sqft  
**Second Floor:** 751 sqft  
**Total:** 2291 sqft

**AMENITIES INCLUDE:**

- 3 Bedroom, 2.5 Bath
- Hardwood and crown molding
- Elegant fireplace with custom mantel
- Gourmet kitchen with granite and stainless-steel appliances
- 1st floor Owners Suite with walk-in closet
- 1st floor laundry
- 2nd floor loft
- Mudroom
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# CARSON WAY

## THE INWOOD



### First Floor Owners Suite

**First Floor:** 1564 sqft

**Second Floor:** 895 sqft

**Total:** 2459 sqft

### AMENITIES INCLUDE:

- 3 Bedroom, 2.5 Bath
- Den or Office
- Hardwood and crown molding
- Elegant fireplace with custom mantel
- Gourmet kitchen with granite and stainless-steel appliances
- 1st floor Owners Suite with walk-in closet
- 1st floor laundry
- Mudroom
- 2nd floor loft
- 2-car garage
- Energy efficient green home with gas heat
- Low maintenance living
- Neighborhood community



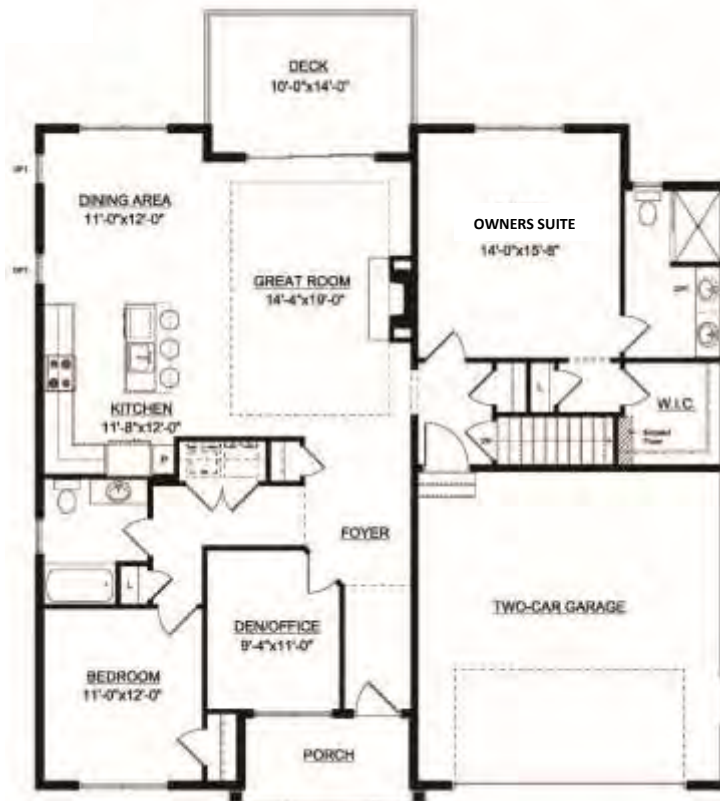
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**Ranch Model**  
**First Floor: 1650 sqft**



### AMENITIES INCLUDE:

- 2 Bedroom, 2 Bath
- Den or Office
- Hardwood and crown molding
- Elegant fireplace with custom mantel
- Gourmet kitchen with granite and stainless-steel appliances
- Owners Suite with walk-in closet
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**First Floor Owners Suite**

**First Floor:** 1221 sqft

**Second Floor:** 680 sqft

**Total:** 1901 sqft

**AMENITIES INCLUDE:**

- 3 Bedroom, 2.5 Bath
- Hardwood and crown molding
- Elegant fireplace with custom mantel
- Gourmet kitchen with granite and stainless-steel appliances
- 1st floor Owners Suite with walk-in closet
- 1st floor laundry
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# CARSON WAY

## HOMES & COMMUNITIES BUILT FOR LIFE

Developer Ron Janeczko and builder Chris Nelson are partners in Landworks Development, LLC. Together they combine land planning and site development skills with the construction experience and knowledge of a second-generation builder.

The results has been a series of highly successful communities in the Farmington Valley. Since 1995 The Landworks/Nelson Construction team has garnered 38 awards from the National and Connecticut Home Builders Association and the local Chamber of Commerce, receiving recognition for every one of their developments.

A short list of these awards include:

- 2016** **Community of the Year**  
*for Highcroft Apartments, Simsbury, CT*
- 2014** **Business Leader of the Year**, Simsbury CT Chamber of Commerce
- 2013** **Community of the Year**  
*For The Mill at Hop Brook, Mill Commons  
and Mill Pond Crossing, Simsbury, CT*
- 2010** **National HBA Gold Energy Value Housing Award**  
*for Hamilton Way, Farmington, CT*
- 2009** **Best Commercial Rehab/Adaptive Re-use**, Farmington, CT
- 2008** **Best Energy Efficient/Green Community**  
*for Hamilton Way, Farmington, CT*
- 2007** **Citizen of the Year**, Farmington, CT
- 2004** **Developer of the Year**
- 2004** **Best Attached Community**  
*for Bradford Walk, Farmington, CT*
- 2003** **Best Traditional Community**  
*for Garden Gate, Farmington, CT*
- 2000** **Community of the Year**  
*for Somersby, Farmington, CT*
- 1998** **Best Active Adult Home**  
*for Summerfield, Simsbury, CT*
- 1996** **Builder of the Year**
- 1995** **Community of the Year**  
*for Cornerstone, Farmington, CT*

Quality materials, fine craftsmanship and superior design guarantee each home's lasting beauty and with lower maintenance. Sensitive site design and generous landscaping ensure old-fashion charm in each neighborhood they create.





## STOP BY AND SEE US!

Our Sales Model is By Appointment Only.  
Please call our Sales Agent for more information.  
1 Carson Way, Simsbury, CT 06070



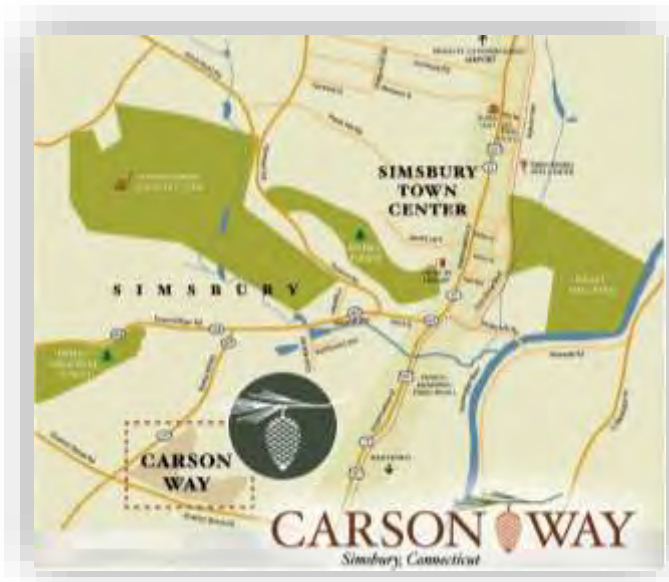
**GARY EMERITO**  
860-716-7601



**SUSIE OUELLETTE**  
860-462-8200



**JEN PETRON**  
860-558-1880  
**KAREN MENDES**  
860-944-8585



[www.carsonwayhomes.com](http://www.carsonwayhomes.com)

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