



Marina Village
at Goodsell Point



We are pleased to introduce Marina Village, a new single family community by award winning Oakwood Development. Overlooking Goodsell Point Marina and the Branford River, there will be 15 elegantly designed homes in a variety of styles and floorplans ranging in size from 2,400 to 3,000 square feet.

The location is spectacular! Beautiful Branford is one of the shoreline's most iconic towns; we are located minutes from 1-95, Yale and Branford's Metro North/Amtrak train station. The river and surrounding area is dotted with multi-million dollar homes, great restaurants, and water-based activities.

Boaters will have access to a private dock reserved for owners of Marina Village. The marina is minutes from Long Island sound. The pool and recreation area sits right on the river and will become a gathering place for our residents.

Extraordinary care has been taken to site the homes and landscape to maximize water views. The walkways will be lit with gas lanterns to create an old world feel and complement homes built with the latest smart technology and energy efficiency.

The proposed water taxi will take you and your guests to the beautiful beach at Branford Point or one of many restaurants along the river.

Marina Village will be professionally maintained so your only chore will be to enjoy the lifestyle.



Now taking reservation for Summer 2023 delivery.

**Please call to arrange a site visit
& plan review, 203-675-7492**







Marina Village Lots 1 - 7

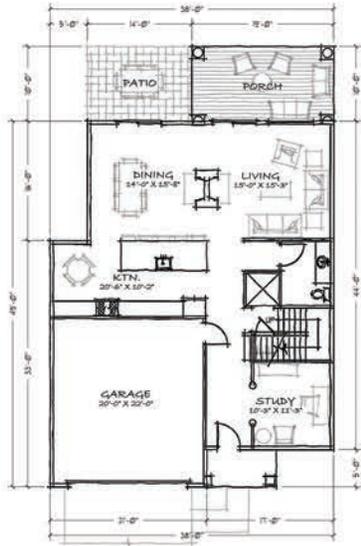


FRONT ELEVATION STUDY

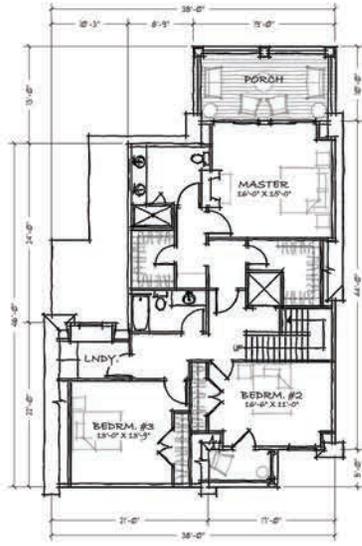


REAR ELEVATION STUDY

Marina Village Lots 1 - 7



GROUND LEVEL
 AREA: 1,212 SF.
 AREA GARAGE: 480 SF.



SECOND FLOOR
 AREA: 1,367 SF.

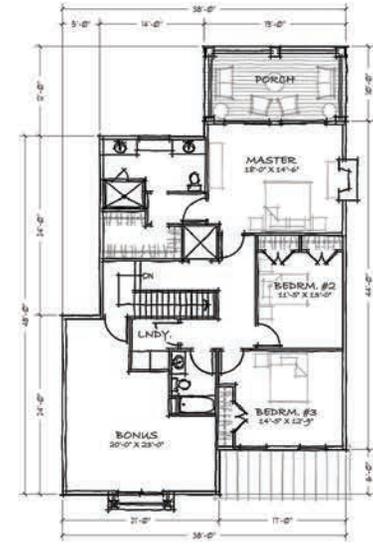
TOTAL AREA:
2,585 SF.

ELEVATIONAL SCHEME 'A'



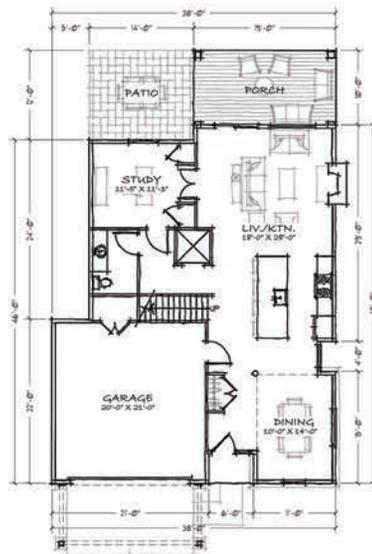
GROUND LEVEL
 AREA: 1,139 SF.
 AREA GARAGE: 459 SF.

ELEVATIONAL SCHEME 'B'



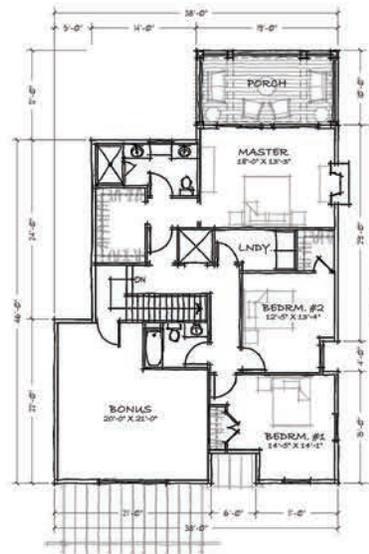
SECOND FLOOR
 AREA: 1,640 SF.

TOTAL AREA:
2,779 SF.



GROUND LEVEL
 AREA: 1,175 SF.
 AREA GARAGE: 459 SF.

ELEVATIONAL SCHEME 'C'



SECOND FLOOR
 AREA: 1,634 SF.

TOTAL AREA:
2,809 SF.

Marina Village Lots 8 - 15



SCHEME 'A'

SCHEME 'B'

SCHEME 'C'

FRONT ELEVATION STUDY



SCHEME 'D'

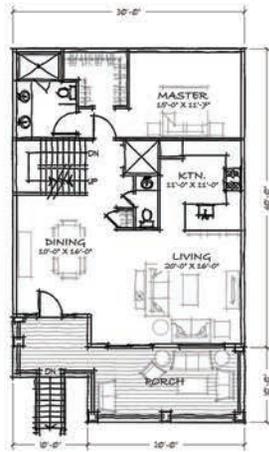
SCHEME 'E'

Marina Village Lots 8 - 15



GROUND LEVEL

AREA: 686 SF.
AREA GARAGE: 477 SF.



SECOND FLOOR

AREA: 1,164 SF.

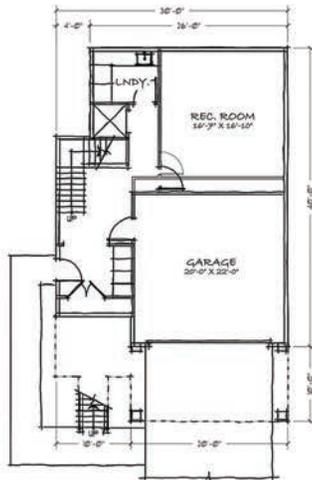


THIRD FLOOR

AREA: 1,057 SF.

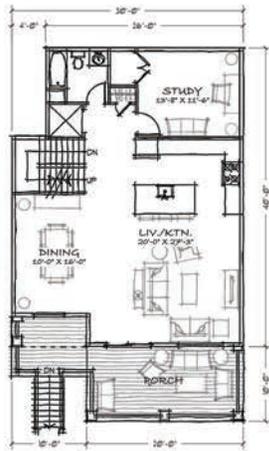
TOTAL AREA:
2,907 SF.

ELEVATIONAL SCHEME 'C' OPTION 1



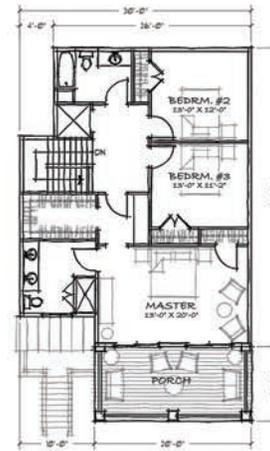
GROUND LEVEL

AREA: 646 SF.
AREA GARAGE: 477 SF.



SECOND FLOOR

AREA: 1,122 SF.



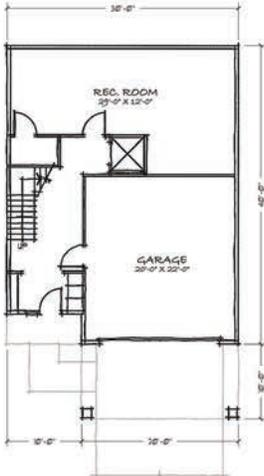
THIRD FLOOR

AREA: 1,122 SF.

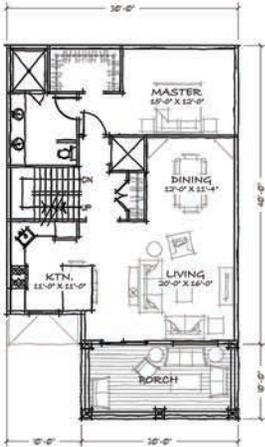
TOTAL AREA:
2,930 SF.

ELEVATIONAL SCHEME 'C' OPTION 2

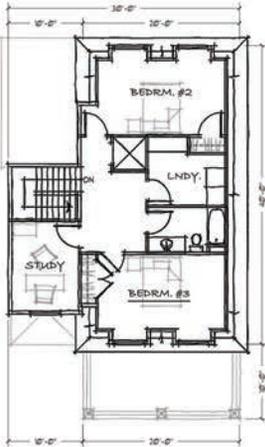
Marina Village Lots 8 - 15



GROUND LEVEL
 AREA: 686 SF.
 AREA GARAGE: 477 SF.



SECOND FLOOR
 AREA: 1,164 SF.



THIRD FLOOR
 AREA: 916 SF.

TOTAL AREA:
 2,766 SF.

ELEVATIONAL SCHEME 'E'



Marina Village

at Goodsell Point

SCHEDULE A: PROJECT SPECIFICATIONS

Revised 8/17/22

SITWORK

- a. Underground utilities
- b. City water, natural gas, and sewer

LANDSCAPE

- a. Landscape package per Landscape Designer plans
- b. Paver walkway at entryway and optional patios
- c. Paved common driveways and common parking area
- d. Blue stone patio per individual plans
- e. Optional blue stone patios. Please request quote

FOUNDATION

- a. Full basements
- b. Walls to be 10 in., footing 10x20 in. using 3,000 lb. concrete
- c. Bituminous waterproof coating on foundation walls
- d. 4 in. thick concrete slabs at basement over compacted material

ROUGH FRAMING

- a. Exterior walls 2x6 @ 16 in. o/c
- b. Interior walls 2x4 @ 16 in. o/c
- c. Floor joist 9 ½" engineered joist @ 16 in. o/c
- d. Ceiling joist 2x10 @ 16 in. o/c
- e. Subflooring ¾ in. Advantek t&g plywood; glued and nailed
- f. Wall and roof sheathing ½ in. cdx plywood

SIDING

- a. Siding per individual plans: CertainTeed Double 5" Monogram siding or CertainTeed Cedar Impressions Triple 5" Straight Edge Sawmill Vinyl
- b. Air infiltration barrier between siding and wall sheathing to be Tyvex House wrap or equal

EXTERIOR TRIM

- a. Architectural profiles and exterior trim per individual unit plans
- b. Material to be Versatex PVC or equal

INTERIOR TRIM

- a. Interior doors to be 4 panel-molded solid-core pre-hung, with Schlage satin nickel hardware. Other door styles available
- b. Door and window trim to be 3 ½" Stafford casing or optional 3 ½" flat casings with 6" flat pediment heads
- c. Base molding to be 5 ½" neck base standard or equal
- d. Dining room, kitchen, and master bedroom to have crown molding, where applicable
- e. All main floor window casings shall be trimmed with stool and aprons
- f. Shoe molding hardwoods and tile floor area

Note: Optional interior architectural details are available upon request.

SHELVING – CLOSET

- a. Closet shelves to have wood shelves with round clothing rod

FINISHED STAIRS

- a. Finished stair to be poplar risers and stringers, white oak treads, paint grade 4 ½" Reeded Panel Posts with Recessed Top Panels and Heavy Cap, 2 ½" #2100 (400) white oak handrail, with square 1 ¼" poplar balusters

CABINETS & VANITIES

- a. Cabinets to be made of solid plywood construction, over-layed paneled doors and drawers by Shiloh Cabinetry or equal
- b. 36" lower cabinets and 42" wall cabinets with crown moulding
- c. Solid surface tops. Per builders selection
- d. Kitchen cabinets, vanities, and counter tops per individual unit plans

ROOFING

- a. Lifetime architectural shingle
- b. Ice & waters shield entire roof
- c. Aluminum flashing and drip edge

INSULATION

- a. Insulation to be fiberglass batt
- b. Sound insulation at all bathroom walls
- c. All insulation to meet or exceed the Model Energy Code

EXTERIOR DOORS

- a. Front entry door to be Therma Tru Smooth Star series or equal
- b. Patio door to be Andersen 400 Series or Marvin Elevate Series, Frenchwood Sliding Doors
- c. Patio doors to be white fiberglass exterior and pre-painted white wood interior
- d. Coachman style overhead garage doors with openers, remote and keypad

WINDOWS

- a. All windows to be Marvin Elevate Series or equal
- b. Windows to be white fiberglass exterior and pre-painted white wood interior
- c. Windows to have full, fiberglass mesh, screens

- d. Grills to be colonial contour style, simulated divided light, design per individual plans
- e. Window locks to be sash-mounted type, standard

DRYWALL

- a. Interior walls and ceilings to be ½" G.W.B. taped
- b. Bathrooms to be ½" "green board" G.W.B. taped
- c. Cement board baths tub wall for tile
- d. Garage ceiling and walls to be 5/8" Type X
- e. Spackle to be three (3) coats – sanded and primed

FINISHED FLOORS

- a. 4" Oak flooring with three coats of semi-gloss polyurethane finish. Stain options available. Other hardwood flooring options available upon request
- b. Ceramic tile at bathroom floors
- c. Ceramic tile at master bath shower floor and walls
- d. Ceramic tile at bathtub walls
- e. Tile material allowance: \$7.00 sq. ft.

PAINTING

- a. Exterior doors: two coats exterior latex paint
- b. Interior painting: Walls to be one coat primer and two coat finish. Trim to be one coat primer and two coats finish. Ceilings to be one coat primer two coat smooth finish, white. Up three colors standard
- c. Paint to be Benjamin Moore or Sherwin Williams

APPLIANCES

- a. BOSH 800 series counter depth refrigerator model # B36CT80SNS
- b. BOSH 800 series dishwasher model # SHXM78Z55N
- c. Viking 36-inch range model VGIC53626BSS. Z-Line also available per builder selection
- d. Sharp in draw microwave model #KB6542P
- e. Z-Line range hood model # KL3CRN36
- f. Appliance budget: \$14,000.00

Note: With supply change uncertainties some appliance may have long lead times or not available at time of selection, other lines will be available and costs will be adjusted against the budget.

PLUMBING

- a. All water piping to be PEX
- b. All water and vent to be ABS plastic
- c. Two exterior silcocks
- d. Rinnai gas fired on demand hot water heater
- e. Fixture allowance per individual house plans

HEATING & AIR CONDITIONING

- a. Gas fired American Standard or Trane furnaces, 96% efficiency rating
- b. Central air conditioning
- c. Programmable thermostats
- d. 2 zones

ELECTRICAL

- a. Lighting plan per Electrical Designer
- b. 200-amp underground services
- c. Outlets per code
- d. 16 - 5" LED recessed lights
- e. Washer, dryer, stove, dishwasher, microwave, and refrigerator receptacles
- f. Smart home, special sound systems and home theater. Please request quote
- g. Cable T.V.
- h. Phone jacks
- i. Fan lights in bathrooms.
- j. Exterior ground fault plugs
- k. Smoke detectors and carbon monoxide detectors as required per building code. l. Exterior lights at each door per design
- m. Garage door openers with remote control and keypads
- n. Wire for security system
- o. Optional 20,000 KW Generac whole house generator, addition 12,500.00

ELEVATOR (OPTIONAL)

- a. Optional custom wood cab, 3 stop elevator by Custom Elevators, INC. additional \$46,000.00. Subject to price change at time of order.

NOTE: All specifications are subject to change. Supply chain issues have had impact on certain items such as appliances, windows, and flooring. Some of those items have changed since the original spec sheet was published.



PRICING

LOTS 1-7 base price is \$1,360,000

Floorplan A, additional \$48,000 (finished bonus room)

LOTS 8-15 base price is \$1,390,000

Floorplan C, additional \$18,000 (two decks on waterside elevation)

Lot 15, additional \$40,000

Note: Prices subject to change. 8/1/22



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*Enjoy this virtual tour
of Marina Village.*

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