

Building upon 25 years of experience in construction and development services, Pickett Brook Properties LLC proudly presents Harwinton's Fox Hunt Way. *Serene, peaceful and secluded, Fox Hunt* is the perfect environment to detach from the stresses of work and connect with *family and nature. Tranquil* views of the Litchfield hills greet residents and access to Roraback State Forest's hiking trails are a short walk away.

FOX HUNT



A Subdivision By: Pickett Brook Properties, LLC
Tel: (860) 309-9906 ~ www.foxhuntliving.com ~ Email: jbraddock@supremeindustries.com, Jared Braddock



Pickett Brook Properties is acutely sensitive to what sets Fox Hunt Way apart from other subdivisions. Each building lot is developed in an economic and ecological manner providing homebuyers a smart investment that is efficient, functional and beautiful.

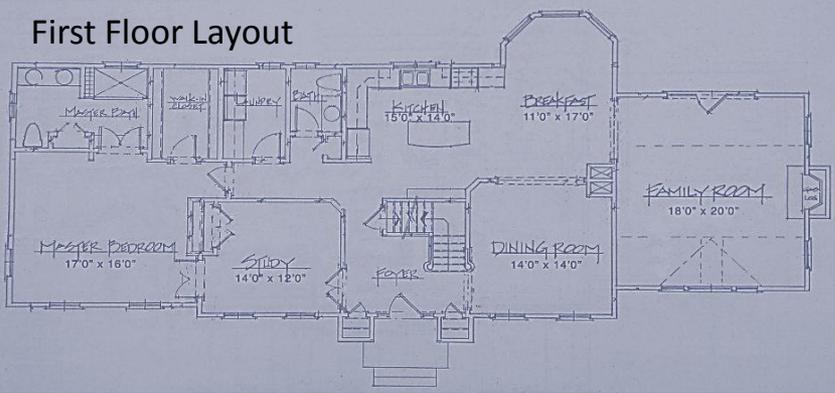
Fox Hunt's latest home, 19 Fox Hunt Way, offers a true New England experience coupled with the efficiencies and healthful benefits of a super-insulated, geo-thermal climate controlled home. The uncertainty of fluctuating home heating oil costs is eliminated.

We are confident you will want to end your house-hunting trail at 19 Fox Hunt Way. Please explore the sub-division and the home. Introduce yourself to the builder and let us help you create your family's perfect sanctuary.

Five + Star Energy Rated Home:
19 Fox Hunt Way, Harwinton, CT
Sale Price: \$499,900



First Floor Layout



Room to Grow: A flexible living layout for new couples starting a family or planning a future for a first-floor in-law apartment.



STANDARD FEATURES



Wake up to sunlight streaming through a large bay window into a warm, cozy breakfast nook. 19 Fox Hunt Way offers spectacular indoor and outdoor living opportunities to enjoy the beautiful landscape all year round.

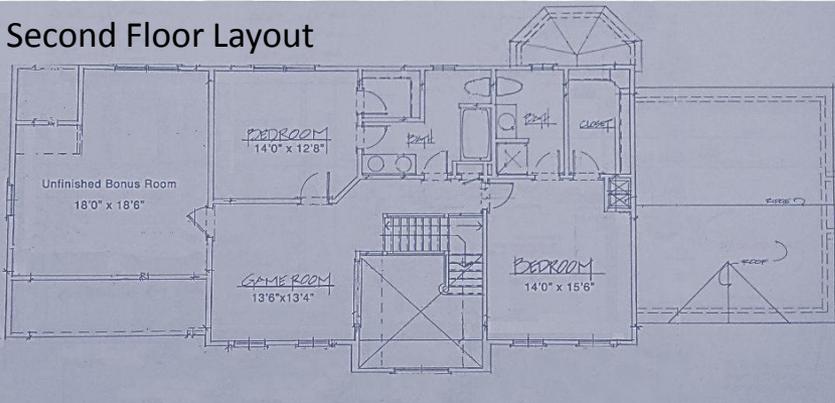
- 2,869 Finished square feet, perched on 3.19 acres of rolling landscape
- 3 Finished bedrooms, unfinished 4th bedroom adds an additional 300 sf
- Private master bedroom suite on first floor with optional sitting room, study, or nursery with custom master shower
- Second floor bedroom with private bathroom
- 3 Full baths and 1 half bath
- Granite surface countertops
- Finish staircases made from locally harvested ash and poplar
- Craftsman trimmed energy efficient windows
- 10' Ceiling height in basement and 9' ceiling height in living spaces
- 200 Amp electrical service
- 2 Car attached garage
- Home theatre audio system ready
- Benjamin More Aura low VOC paint, reducing fumes and toxins
- Central vac ready
- Well and septic system

ENERGY EFFICIENCY FEATURES

This ENERGY STAR Certified home boasts the following features, truly an investment opportunity to secure yourself from present and future volatile energy prices:

- Geothermal heating and cooling system eliminates your need to purchase oil for heating
- Multi-zoned thermostats for temperature control in different spaces
- Propane fireplace for ENERGY STAR on-demand water heater
- CFL light bulbs in installed fixtures
- Low-flow shower heads
- Super-insulated basement and frame walls to protect against leaks that cause mold and heat loss that contributes to uncomfortable drafts
- Native, random width, ash, hardwood floors which have been harvested, milled, and finished locally in CT

Second Floor Layout



A Room of One's Own: Second floor bedroom with private bath and option for a fourth bedroom.



Welcome to **Fox Hunt** in Harwinton, CT, a newly constructed residential living development that offers old New England charm. Endless tree-lined scenic roads, antique furniture shops, horse barn stables, fresh fruit stands from local farms, hiking trails, striking fall foliage, and gentle winter evenings - these are just a few of Harwinton's natural and cultural delights that erase everyday worries for young and old. A rural town, well connected to Fairfield, New Haven, and Hartford counties, Harwinton is a quick retreat from city bustle while still maintaining top notch school systems and public services for its residents.

Striving to safeguard its pristine hills and reservoirs, the town's Clean Energy Task Force is active in increasing public awareness on the importance of clean, renewable energy. Harwinton receives a free 1kW solar system for every 100 residents or businesses that sign up for Clean Energy Options with their utility. For a town so enriched in history, the Board of Selectmen and town officers are progressive in action, launching recycling and education programs that help their residents lead healthier and happier lives.

Undoubtedly, the present economy and real estate market can feel unsettling, even frightening, making a significant event like buying a home nerve wrecking and complex. Pickett Brook Properties realizes that as a new or even experienced home-buyer, you may hesitate on your decision, waiting for something better to come along. We understand this and that is why we have invested our experience, talent, and skills in providing the best quality home for your investment. We understand what it takes to weather through 25 years of economic ups and downs and emerge as a leader in land development, making these challenging years some of our most successful ever.

Our goal is to build superior, energy efficient homes sensitive to the environment surrounding them. We will work with our clients' budget to maximize efficiency in every way possible.



Harwinton is located in Northwestern CT, easily accessible to major cities in CT as well as Dutchess County, NY and Massachusetts.

CONTACT INFORMATION

Fox Hunt Subdivision

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Premier Homes



Owning a green home proffers its many benefits to the homeowner, family, community, and local environment, ultimately improving economy and ecology at a larger scale. Green building is increasingly becoming the preferred way to construct new buildings for several reasons:

1. Homebuyers are demanding to know how their future home performs in energy efficiency compared to other homes they are considering to purchase.
2. Builders and developers want to satisfy their clients' needs in a way that will minimize environmental impact and maximize overall efficiency and savings.

In a recent national survey performed by ZipRealty in May 2010, over 55% of homebuyers cited green features as important when buying a new home. In this same survey, 89% of home-buyers rated energy efficiency as the most critical green feature in a home.

What Does Green Mean?

According to the National Association of Home Builders, green building means incorporating environmental considerations and resource efficiency into every step of the home building and land development process to minimize environmental impact. It's a practical response to a variety of issues that affect all of us – like increasing energy prices, waning water resources, and changing weather patterns. (www.NAHBgreen.org)

Pickett Brook Properties believes that building will only get greener from here. Architects, developers, builders, contractors, realtors and homeowners are collaborating together because it is a cooperative effort to design a healthier home that will also save you money. We have designed 19 Fox Hunt Way not only with our best green intentions, but through research, analysis, cost comparisons, and energy audits to provide actual numbers of efficiency performance compared to other similar homes to support our idea that green isn't only better, but is the best building method.

Green homes deliver tremendous financial, health, and environmental benefits:

1. Lower utility bills : A super-insulated building envelope and air sealing will reduce heating and cooling needs. Efficient lighting and ENERGY STAR appliances will lower electricity bills.
2. Lower ownership costs: High quality, durable building materials reduces the need for future repairs.
3. As the market demand for green homes rises, the future value of green property also increases.
4. Using low VOC materials like paints and carpets eliminates toxins and fumes that can linger in a home for years.
5. Better occupant / family health and reduction of allergies and asthma .
6. More comfortable indoor living environment due to reduction in drafts and air leaks, as well as noise reduction.
7. Eligibility for an Energy Efficient Mortgage (EEM) and Tax credit incentives.
8. Reduce dependence on fossil fuels which contribute to greenhouse gases in the environment.
9. Using local materials requires less shipping costs which also reduces the building's carbon footprint.
10. Pure enjoyment – Cleaner, quieter, safer home and peaceful neighborhood.



19 Fox Hunt Way is a “locally-grown” home. This means that the wood used for the basement and first floor staircases are harvested from local forests, milled, and fabricated in CT. The floors are also made of salvaged wood planks. By using this reclaimed wood, less trees were cut down and these planks were saved from being sent to the landfill to decay. Pickett Brook Properties also minimized the use of non-local construction materials by utilizing aggregate, stone, and fill directly from the site. Not many homes can boast a superior, structurally-sound home made with local timber that also contributes to the character of the home and building local economy.

it would require significantly more financial investment to upgrade insulation, improve the home’s HVAC efficiency, replace old, leaky windows, and switch out existing appliances to ENERGY STAR rated appliances.

19 Fox Hunt Way is already furnished with all of these features and will continue to save you money on utility costs in future years. Pickett Brook Properties wants you to feel confident that you made the right decision and a lasting investment.

19 Fox Hunt Way was built with community in mind. By using less energy, you are reducing your need of burning fossil fuels, which contribute to smog and acid rain. Simply put, the less energy used in our homes, the less air pollution generated.

In addition to energy and cost savings, 19 Fox Hunt is expected to reduce its carbon footprint by the following amounts:

Type of Emissions

Carbon Dioxide (CO₂) – 5.6 tons/year
Sulfur Dioxide (SO₂) – 6.3 lbs/year
Nitrogen Oxides (NO_x) -- 10.9 lbs/year

The average U.S. household, with 4 people, generates between 30-40 tons of carbon dioxide per year, depending on elements such as type of heating fuel, according the Federal EPA’s carbon calculator. Denver Post, August 2007

Green starts from the ground up by super insulating the entire frame and foundation.



In this recession-weary market home-buyers are concerned that the home they buy today will decrease in value tomorrow. Green homes, however, continue to increase in value even in a down-market. **In a recent study, released on August 1, 2011, performed by the Earth Advantage Institute, third party certified green homes sold up to 30% more on average than a conventional home.**

Existing homes on the market that are as young as three years old, as well as foreclosed homes, simply are not built to the same green standards. Even though they may initially be a less expensive option,

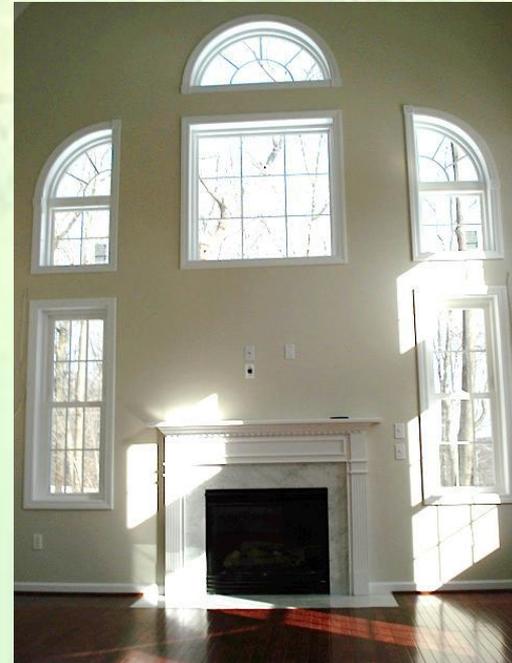
When a home is super-insulated, it is less prone to air leaks and infiltration, which translates to less energy use for heating and cooling. The home is also more protected from mold growth, which in turn creates a healthier indoor air quality.



No detail is overlooked - wainscoting trim, natural hardwood floors, and energy efficient lighting fixtures furnished with CFL bulbs provide a warm feeling as soon as one enters the foyer. 19 Fox Hunt Way offers the best of tradition with modern efficiency.



Spacious cooking area with custom wood cabinetry, counter bar area for extra seating and preparation space, generous storage. Perfect for home entertaining. Pickett Brook recommends all kitchen and other home appliances, such as washer and dryer units, to be ENERGY STAR qualified for additional savings in energy and money.



19 Fox Hunt Way boasts cathedral ceilings in its great room with large picture windows that illuminate the space with natural light and look out to a tranquil landscape. A cozy fireplace in the center – a perfect place to share and create family stories and traditions.

19 Fox Hunt Way offers a host of other additional features, including a two-car attached garage, 3.5 bathrooms, granite countertops, private master bedroom suite, a professionally landscaped yard with stone walls and pathways, and so much more. But perhaps, the features that deserve the most attention, when it comes to energy efficiency, are some that can't be seen. NOTE: These photos are of previously completed homes by Pickett Brook Properties and show a sample of finishes and materials and may feature additional upgrades.



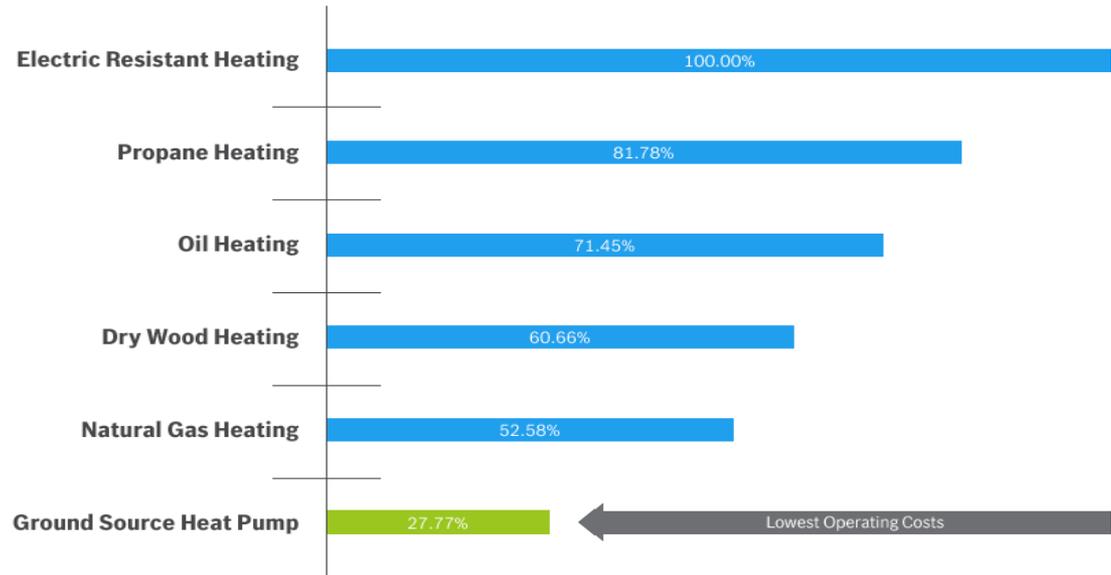
Becoming energy efficient is a process that begins with design. Pickett Brook Properties has collaborated with architects, auditors, and energy contractors to guarantee 19 Fox Hunt Way is designed not only to be beautiful but also comfortable, and efficient.

19 Fox Hunt Way is insulated with blown-in fiberglass in the ceilings and walls. Blown-in fiberglass fills cavities, gaps, and irregularly shaped areas tightly so that the home is seamlessly insulated, minimizing air leaks and energy loss. In older homes, and even other newly constructed homes, often times, the garage is left uninsulated. Because the garage is attached to the home, Pickett Brook has insulated both the garage ceiling and walls with fiberglass batts to provide further protection from an area that could create uncomfortable heat transfer in summer and cold drafts in winter. By making the home airtight, you significantly reduce air leakage, which ultimately reduces the need for more heating and cooling.

Low-e double glazed operable windows also reduce heat gain from the sun while minimizing heat loss.

Pickett Brook Properties has installed a state of the art Bosch geothermal closed-loop water-to-air system, providing heat and air conditioning. The heat pump will serve the home in two zones (upstairs and downstairs), each with its own thermostat for individual temperature control. When either zone calls for heating or cooling, the heat pump operates in the most efficient 'part load' mode. If both zones are calling concurrently, for more than 7 minutes, the heat pump ramps up to 'full load'. When operating in part load, the heat pump operates at a COP (efficiency) of 4.0 to 1. At full load, its COP is 3.6.

Geothermal is a clean fuel source alternative since the technology uses the earth's constant temperature or thermal energy to provide heating, cooling, and hot water. Geothermal systems are reliable, efficient, quiet, and flexible. Compared to rising oil prices, geothermal is a secure and low cost fuel source that will continue to pay back your investment in years to come.

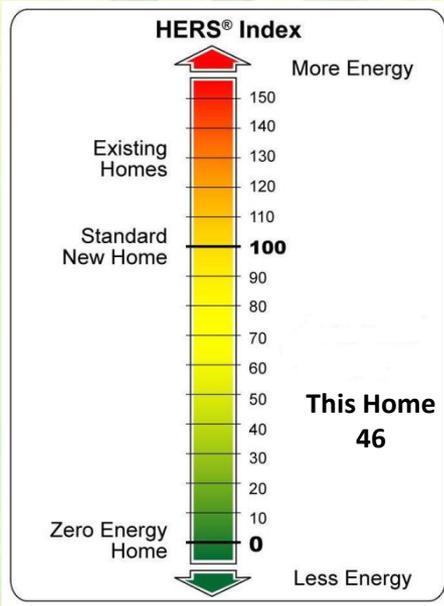


Geothermal is cost-effective, saving up to 70% of your energy bill compared to a conventional system. Source: camairrefrigeration.com

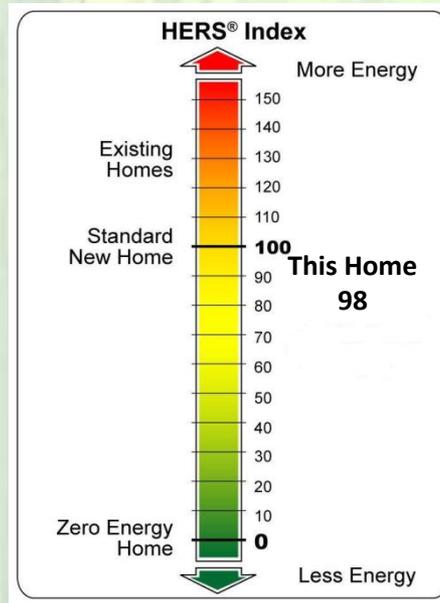


RPM Energy Solutions, LLC performed energy testing services to verify that 19 Fox Hunt Way could qualify as an ENERGY STAR home. This testing included: insulation and thermal bypass inspection, a blower door test, duct blast, and energy modeling using advanced REMRate software. These tests measure air leakage and estimate performance based on: the home's size and space configuration, construction method and materials, percentage of glazing surfaces, type and size of HVAC system, as well as type of lighting and appliances. 19 Fox Hunt Way surpassed ENERGY STAR requirements with a HERS rating of 46. ENERGY STAR's minimum HERS rating requirement is 85. RPM Energy Solutions provided energy reports for two similar type homes: one newly constructed built to code and the other, a 10-year old home built to code. The following pages show the results in performance and provide an estimate of what expected annual utility bills will be for each home type.

19 Fox Hunt Way

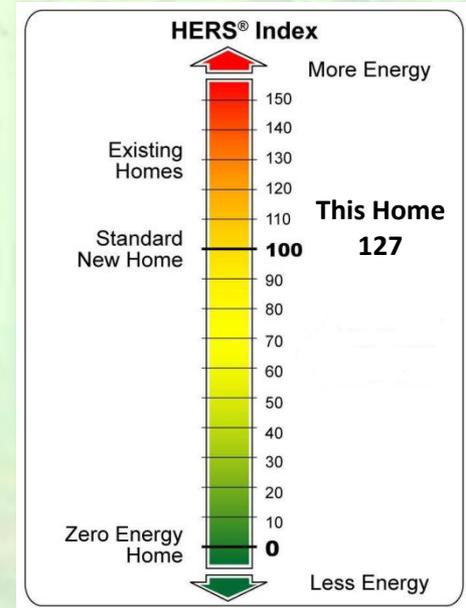


2011 Home Built to Code



Does not meet ENERGY STAR.

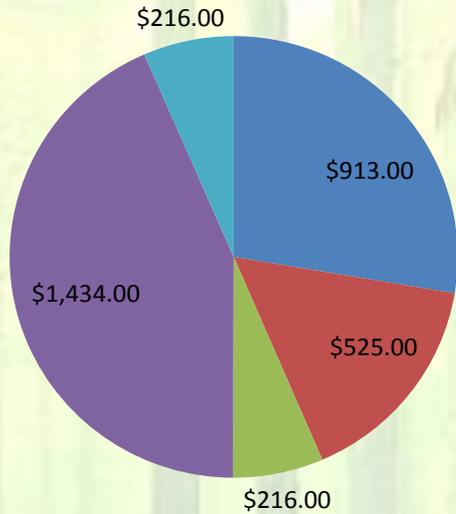
2000 Home Built to Code



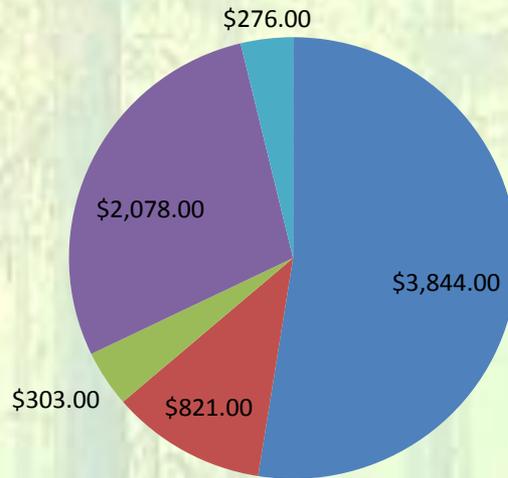
Does not meet ENERGY STAR.



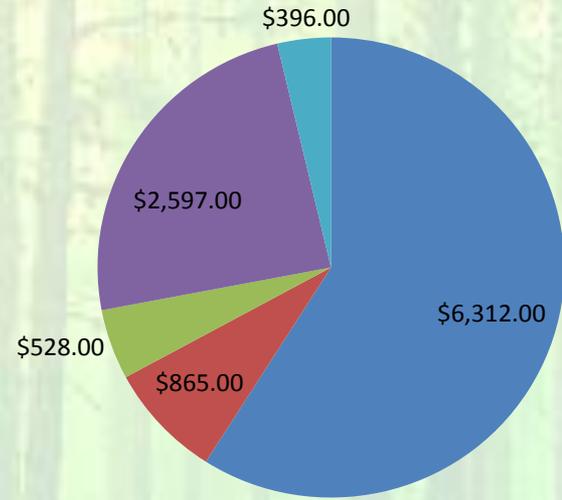
19 Fox Hunt Way



2011 Code Home



2000 Code Home



	19 Fox Hunt Way HERS: 46	2011 Code Home HERS: 98	2000 Code Home HERS: 127
UTILITY	ESTIMATED ANNUAL UTILITY COSTS		
Heating	\$ 913.00	\$ 3,844.00	\$ 6,312.00
Water Heating	\$ 525.00	\$ 821.00	\$ 865.00
Cooling	\$ 216.00	\$ 303.00	\$ 528.00
Lights & Appliances	\$ 1,434.00	\$ 2,078.00	\$ 2,597.00
Service Fees	\$ 216.00	\$ 276.00	\$ 396.00
TOTAL:	\$ 3,304.00	\$ 7,322.00	\$ 10,698.00

Note: These figures are based on calculated estimates produced by energy management software and industry standards.



This table shows estimated monthly homeownership expenses. Even though 19 Fox Hunt Way's home selling price may be slightly higher than a 2011 home built to code or an older home, when you take lower utility costs into consideration, the cost of owning an ENERGY STAR qualified, newly constructed home actually costs less than other market alternatives from day one. Undoubtedly as oil and gas prices rise and fluctuate, you are protected from these uncertainties. 19 Fox Hunt Way truly is an investment worth making, guaranteed to save you money.

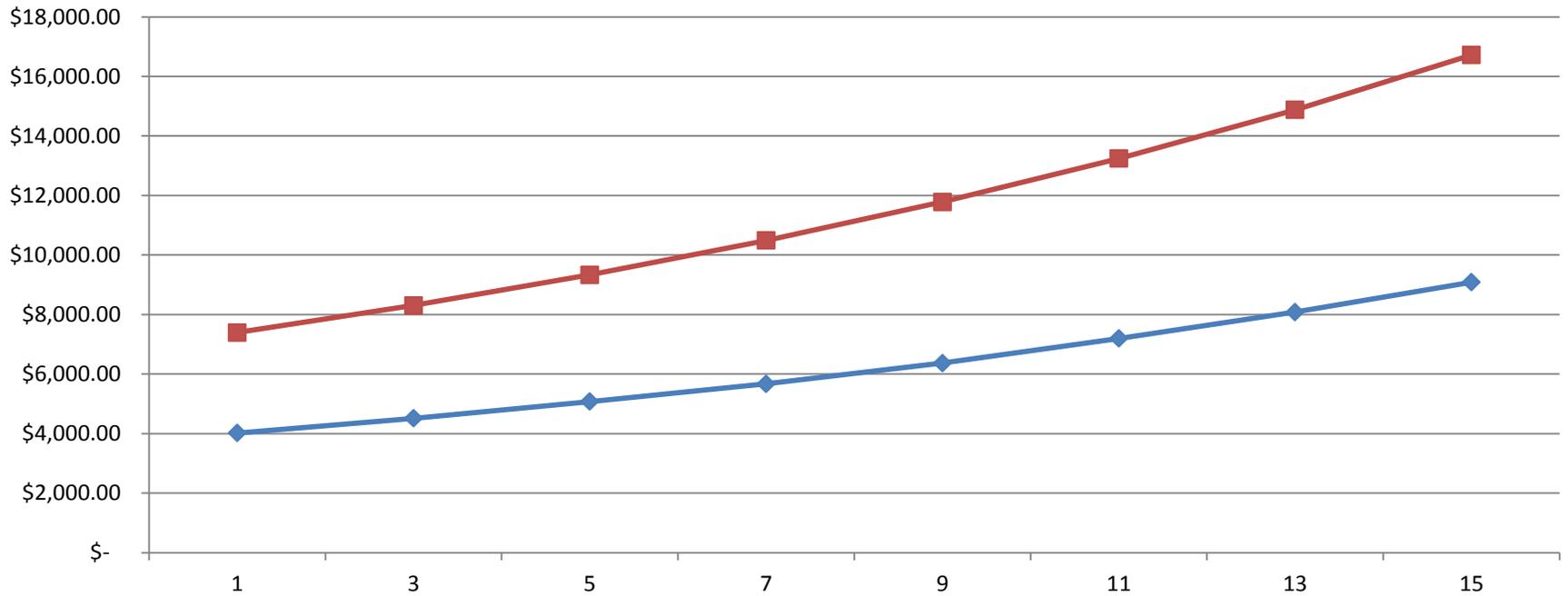
	19 Fox Hunt	2010 Code Home	2000 Code Home
Purchase Price (Value)	\$ 499,900.00	\$ 470,000.00	\$ 440,000.00
Down Payment	\$ 149,970.00	\$ 141,000.00	\$ 132,000.00
Loan Amount	\$ 349,930.00	\$ 329,000.00	\$ 308,000.00
Length of Mortgage (years)	30	30	30
Yearly Mortgage Interest Rate	3.75%	3.75%	3.75%
Mortgage Amount	\$ 1,571.34	\$ 1,523.65	\$ 1,426.40
Insurance	\$ 233.33	\$ 200.00	\$ 191.67
Property Tax	\$ 625.00	\$ 608.33	\$ 600.00
Heating	\$ 76.08	\$ 320.33	\$ 526.00
Water Heating	\$ 52.08	\$ 68.42	\$ 72.08
Cooling	\$ 18.00	\$ 25.25	\$ 44.00
Lighting & Appliances	\$ 125.92	\$ 173.17	\$ 216.42
Service Charges	\$ 18.00	\$ 23.00	\$ 33.00
ESTIMATED TOTAL MONTHLY COST:	\$ 2,719.76	\$ 2,942.15	\$ 3,109.56

Note: These figures are based on calculated estimates produced by energy management software and industry standards. Due to the changing nature of oil and gas prices, as well as mortgage rates, we have attempted to provide as accurate estimated numbers as possible. Utility usage will also vary according to number of occupants and frequency of use and preferences. 3.75% Mortgage rate is based on lowest rate available for Litchfield County (<https://www.google.com/advisor/home>) for 9/23/11. 19 Fox Hunt Way may be eligible for a lower rate or Energy Efficient Mortgage (EEM).



19 Fox Hunt Way Savings	Compared to a 2011 Code	Compared to a 2000 Code
Average Monthly Utility Savings (Year 1)	\$ 334.83	\$ 616.17
Initial Annual Energy Savings (Year 1)	\$ 4,018.00	\$ 7,394.00
Cumulative Energy Savings by Year 15	\$ 60,270.00	\$ 110,910.00

—■ Accumulated savings compared to a 2000 Code Home
—◆ Accumulated savings compared to a 2011 Code Home



As the economy waivers and recovery grows slowly, energy and commodity prices have decreased slightly from previous years' spikes. Yet, compared to last year, oil prices have increased approximately \$2.50 to \$89.93 per barrel of oil. In the past, we have witnessed dramatic spikes in the cost of oil and we can be certain that prices will rise again beyond inflationary rates. The chart above shows annual utility savings of owning 19 Fox Hunt Way versus a 2011 Code or 2000 Code built home, considering an unexpected spike of 15% per year.

Over the course of this 15 year period, the 19 Fox Hunt Way homebuyer can realize an accumulated savings of \$60-110K!



Thank you for taking the time to visit 19 Fox Hunt Lane. Pickett Brook Properties welcomes any questions you may have regarding purchasing an energy efficient home. It may feel overwhelming to consider so many features when researching green and affordable options for your new home. We'd like to highlight some of the most important benefits of owning 19 Fox Hunt:

- State of the art energy efficiency systems in place to save money on your heating and cooling bills in the long run
- Locally grown and harvested wood from sustainably managed CT forests
- Tremendous investment opportunity in green real estate that will guarantee a strong return in future years
- Litchfield County Schools have been granted Blue Ribbon Awards in Excellence by the state
- Raise a family in a healthy, safe, tranquil community environment that offers four season recreational and cultural opportunities.

We would be happy to further discuss this investment opportunity with you.

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Jared Braddock

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www.foxhuntliving.com

Realtor::

Becky Greico

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Manual Created By:

Michelina Docimo, CSBA

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Pickett Brook Properties, LLC
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Indoor airPLUS Qualified Home

This home built at
Lot #3 Fox Hunt Way
Harwinton, CT
was verified by
V. Castellon / R. Matto

to meet Indoor airPLUS construction
specifications as established
by the
U.S. Environmental Protection Agency.



Indoor airPLUS qualified homes are
designed to contribute to improved
indoor air quality.



Indoor airPLUS Features

- Moisture and Mold Control
- Radon Resistant Construction
- Pest Barriers
- Effective Heating, Ventilating, and Air-Conditioning Systems
- Safe Combustion
- Healthier Building Materials

Not all features are required in all cases. To learn more about indoor air quality features in your home, ask your builder to review the Indoor airPLUS verification checklist with you, or visit www.epa.gov/indoorairplus.



An ENERGY STAR® Version 2 Qualified Home

This home built at

LOT#3 FOX HUNT WAY, HARWINTON, CT

by PICKETT BROOK PROPERTIES LLC.

has been verified by RPM ENERGY SOLUTIONS LLC., an independent professional or organization, to meet or exceed strict energy efficiency guidelines set by the U.S. Environmental Protection Agency.

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7/24/11

A handwritten signature in black ink that reads "Sam Rashkin".

Sam Rashkin
National Director
ENERGY STAR for Homes

www.energystar.gov