

WHERE TRADITION MEETS NEW POSSIBILITIES



[CopperBrookHomesCT.com](http://CopperBrookHomesCT.com)

# Our Developer

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Roswell Development - Jonathan Vosburgh

Our approach is simple —incorporate the unique characteristics of the surrounding area and commit to building the very best home. As a member of the Home Building Industry with numerous awards, we focus on superior craftsmanship and energy efficient homes— our ultimate commitment is to the lifestyle our homeowners enjoy when they move into our homes. For over 25 years, Roswell Associates has earned a reputation as one of the most respected homebuilders in the Farmington Valley

[www.roswell-associates.com](http://www.roswell-associates.com)

## Our Communities



Brighton Park, Bloomfield



Billingsgate, Simsbury



South Pond, Bloomfield



Worthington Ridge, Bloomfield



Thrall, Suffield

## History of the Copper Brook Name

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Of all the settlers who came to the Granby during the onset of copper mining and iron making in 1723, the most notable was Samuel Higley. By the spring of 1733, Samuel Higley had begun mining copper on his own property. Since Colonial times Higley has been associated with the Connecticut copper tokens first produced in 1737 making him the first minter of copper coins in the English America.

Roughly five varieties of Higley Coppers pictured either an antlered deer, broad ax, a trio of sledge hammers with a crown above each, the word Connecticut, a pointing hand, or a combination of these all which are indigenous to the Granby area can still be found on display at the Connecticut State Library.

# Copper Brook Site

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- A community of 34 homes, with 32 newly constructed homes and 2 antique properties with exterior maintenance provided by the homeowner's association.
- Located on over 14 acre site in the center of Granby
- Public water, natural gas
- Community sidewalks



## Models & Floor Plans

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- Five Craftsman style homes all with a 2-car garage
- First floor master bedroom available on selected models
- 2-4 bedrooms homes to choose from
- Customize your home the way you want to live



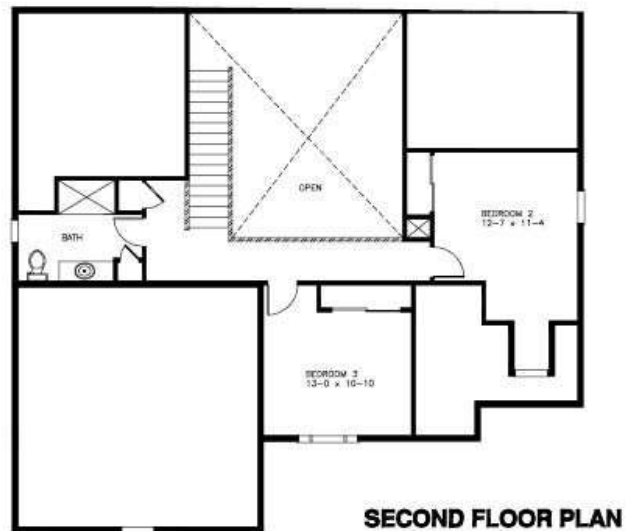
# The McLean



First Floor: 1581 sqft  
Second Floor: 699 sqft  
total: 2280 sqft

Prices starting at  
\$445,000

- Features:
- Flexible open floor plan
  - First floor master suite
  - Formal dining room or study
  - Great room with gas fireplace
  - Granite and stainless kitchen
  - First floor laundry
  - Two bedrooms and full bath on second floor
  - Front porch
  - Patio
  - 2 car garage





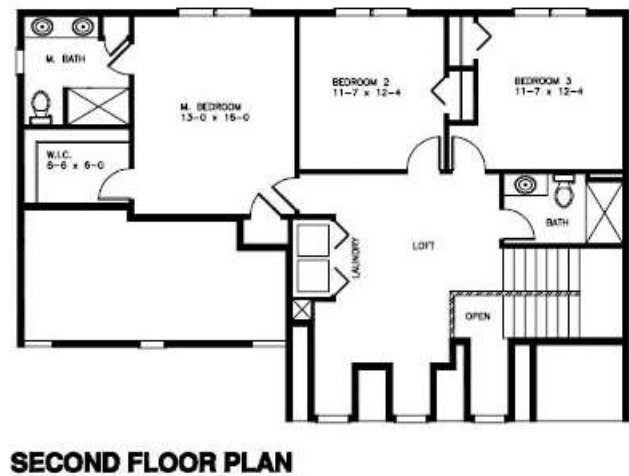
# The Maltbie w/Loft



First Floor: 981 sqft  
Second Floor: 1121 sqft  
total: 2102 sqft

Prices starting at  
\$415,000

- Features:
- Flexible open floor plan
  - Formal dining room or study
  - Master bedroom suite
  - Great room with gas fireplace
  - Granite and stainless kitchen
  - Second floor laundry
  - Three bedrooms w/loft
  - Front porch
  - Patio
  - 2 car garage





# The Higley



First Floor: 1432 sqft  
 Second Floor: 610 sqft  
 total: 2042 sqft

Prices starting at \$429,900

- Features:
- Flexible open floor plan
  - First floor master suite
  - Formal dining room or study
  - Great room with gas fireplace
  - Granite and stainless kitchen
  - First floor laundry
  - Two bedrooms and full bath on second floor
  - Front porch
  - Patio
  - 2 car garage





# The Loomis



First Floor: 1107 sqft  
Second Floor: 906 sqft  
total : 2013 sqft

Prices starting at  
\$389,900

- Features:
- Flexible open floor plan
  - Formal dining room or study
  - Great room with gas fireplace
  - Granite and stainless kitchen
  - First floor laundry
  - Two bedrooms and loft
  - Master bedroom suite
  - Front porch
  - Patio
  - 2 car garage





# The Copley



total : 1830 sqft

Prices starting at \$424,900

- Features:
- Flexible open floor plan
  - Great room with gas fireplace
  - Granite and stainless kitchen
  - Two bedrooms
  - Master bedroom suite
  - Front porch
  - Patio
  - 2 car garage



**FIRST FLOOR PLAN**



# Pricing

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## Pre-Construction

### Base Price

- The McLean \$445,000 (2280 square feet)
- The Maltbie w/Loft \$409,900 (2102 square feet)
- The Higley \$429,900 (2042 square feet)
- The Loomis \$389,900 (2013 square feet)
- The Copley \$419,900 (1830 square feet)

## Lot Premiums

Prime locations are available, please inquire with your sales listing agent

## Non-Binding Reservations \$1000

Prices subject to change without notice



## Now Taking Reservations



*P* Penny  
Gitberg  
*Home is where your story begins*

Broker: Listing Agent

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