

**FULLY APPROVED 55+ HOUSING**

**BRIARWOOD FALLS LLC**

*61 Deerwood Dr, Killingly*



**\$699,000**

- ⇒ 51 Units to be built & sold
- ⇒ 92 Original Units already sold 2006-2018
- ⇒ Close to Killingly Center
- ⇒ Existing 4,000 SF Clubhouse
- ⇒ 1250 SF, 1450 SF, and 1600 SF designs
- ⇒ Road & Utilities \$2,650,000
- ⇒ Total Cost \$65,667/lot
- ⇒ Last 2 units sold in 2025 for \$495,000 and \$525,000 & closed over asking price with less than 20 days on market!

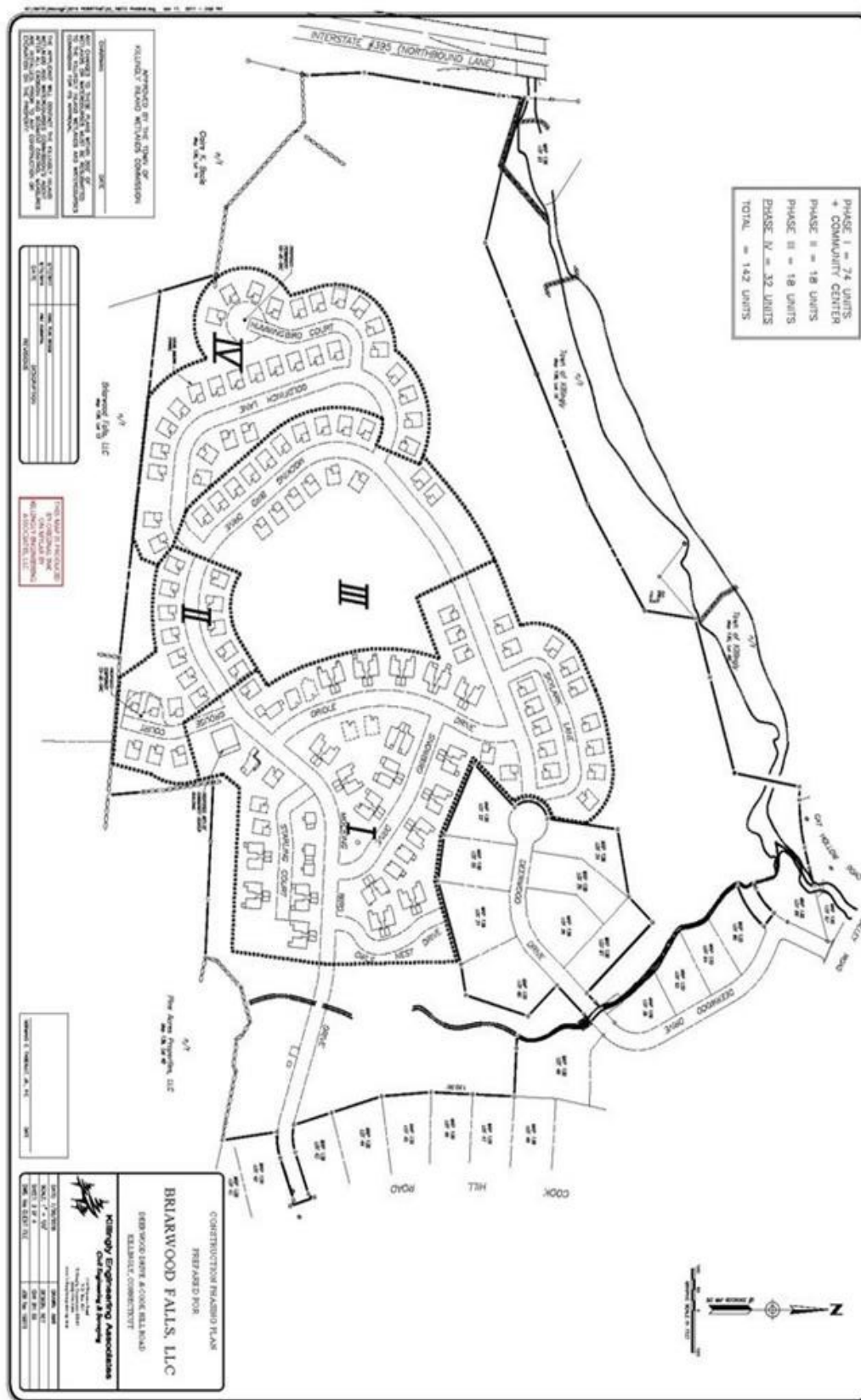
**LYMAN**

**REAL ESTATE BROKERAGE & DEVELOPMENT**

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

**RON LYMAN**

Main Office:  
1160 Boston Post Rd.  
Westbrook, CT 06498  
Mailing Address:  
73 Second Ave.  
Westbrook, CT 06498  
860-887-5000 Office  
[ronl@lymanre.com](mailto:ronl@lymanre.com)



©SmartMLS, Inc. 2021

All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.









44 Bates Pond Road Canterbury, CT 06331  
Phone: (860) 996-8766

Date:

To:

For: Briarwood Falls at Killingly

---

**Revised Proposal to Include:**

The following is a list of services that will be performed by Roma Construction, Inc., in accordance with the Construction Plans dated 6/2/2022. Please any Items in the list of exclusions that are not incorporated into the price of this proposal.

<b>Base Bid</b>	<b>\$ 2,650,000.00</b>
-----------------	------------------------

1. **Project Startup**
  - a. Mobilization
  - b. Demobilization
  - c. Site Layout
  - d. Site Supervision
2. **Erosion & Sedimentation Control:**
  - a. Silt Fence
  - b. Tracking Pad(s)
3. **Site Prep:**
  - a. Clear & Grub (Small Brush only)
  - b. Tree and Stump Removal Phase iv
  - c. Saw Cut

**4. Earth Excavation:**

- a. Strip & Pile Topsoil
- b. Cuts
- c. Fills
- d. Import Fill
- e. Leave Excess Material on Site (topsoil/subsoil)

**5. Sewer:**

- a. Sewer Manhole(s)
- b. 8" SDR/PVC
- c. 3" Force Main
- d. 51-4" Laterals to 5 ft from edge of road

**6. Water:**

- a. 8" DIP Water Pipe Main Line only
- b. Install New Fire Hydrant(s)
- c. Relocate Existing Hydrant(s)
- d. 51- 1" Water Service Line Plastic PVC to 5 ft Edge of Rd with Curb Stop

**7. Drainage:**

- a. 15" HDPE Pipe(s)
- b. 15" Flared End(s)
- c. 18" HDPE Pipe(s)
- d. 36" RCP Pipe(s)
- e. Catch Basin(s)
- f. Double Catch Basin(s)
- g. Rip Rap Splash pad(s)

**8. Paving:**

- a. Gravel Sub-base
- b. Process Base
- c. Fine Grade
- d. Bituminous Paving

**9. Curbing:**

- a. Bituminous Curbing

**10. Concrete Base and Prep Only:**

- a. Prep for Sidewalk(s) (base material and prep only)
- b. HD Concrete Pad(s) (base and prep only)

**11. Concrete Flat Work Labor and Material:**

- a. Furnish and Install 5" Sidewalk(s) (Labor and Material)

**12. 36" Head Wall only, (no Block/retaining walls) Prep Only:**

- a. Prep base for Retaining Walls
- b. Prep base for Block Walls

**13. 36" Head Wall only (No Block/retating walls), Labor and Material:**

- a. Prep base for Retaining Walls
- b. Prep base for Block Walls

**14. Loam:**

- a. 4" Loam (using existing onsite material only)

**Base Bid**

**\$ 2,650,000.00**

**ALTERNATES :**

**Alt. Add:**

**"Based on Poten Partners Ecscalation at Time of Bid"**

**Allowances:**

Site Lighting Trenching                      ft

**Above Pricing based on following condtions:**

- 1. Material on Site being Suitable for Structural Fill Unless Called out for above
- 2. All Utilities Within 5 ft. of Building

**Exclusions, Unless Called out above:**

- 1. Bonding, Taxes and Permitting

2. Dewatering
3. Blasting & Ledge Removal
4. Site Furnishings
5. Stairs, Crib Walls and Sound Walls
6. Gates, Guardrail, Fencing (Permanent & Temporary) or Timber Rail
7. Light Fixtures and Anchor Bolts for Bases
8. Site Lighting Circuits Not Shown.
9. Electrical Conduit, Wiring & Light Poles
10. Electrical Meters, Vaults & Transformers
11. Gas Meters, Piping Materials & Installation
12. Gas Service Excavation in Main Rd
13. Removal & Disposal of Contaminated Material
14. Over excavation and Replacing Unsuitable Material
15. Pavement Markings and Signage not Included Above
16. Landscaping, Erosion Control Matting, Sod, Mulch, Final Raking & Plantings
17. Winter Conditions
18. Rigid Foam Insulation
19. Engineering
20. Global Stability Engineering
21. Landscaping
22. Sheet Piling
23. Interior Pipe/Mechanical Trenching
24. No Concrete
25. Electrical Vaults

### **PROPOSAL VALID FOR 30 DAYS FROM PROPOSAL DATE**

#### **Standard Conditions:**

All tax exempt sales must be accompanied by tax exempt certificate. No bonds will be supplied. Quantities on Proposal are Estimates and are subject to change. Buyer will pay for all materials, even if over the original Proposed quantity based on tonnage and actual materials used. Contractors will commence and complete work within a mutually agreed upon schedule and will not be responsible for delays caused by weather or by force of nature, or other causes beyond its direct control. Payment terms are "10 Days " with permitted at agreed upon milestone completion points unless stated above. Balances not paid will be subject to default interest at 1.5% per moth. In the event the account is overdue, or Buyer is otherwise in breach, or placed for collection, Buyer agrees to reimburse Contractor all collection costs including attorney fees, disbursements, default interest and court costs. Contractor reserves all rights to file lawfully permitted liens and other remedies. Asphalt based On Current Ct DOT Escalation rate at time of bid for asphalt.

**Acceptance of Proposal:**

The above prices, specifications and conditions are satisfactory and are hereby accepted. Payments will be made as outlined above. In the event of default by Buyer, Buyer agrees to pay all costs of collection including reasonable attorney's fees in addition to other damages incurred by seller. You, the Buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. This instrument is based upon a Home Solicitation Sale, which sale is subject to the provisions of the Home Solicitations Sales Act. This instrument is not negotiable.

**Signature:** \_\_\_\_\_ **Signature:** \_\_\_\_\_  
Buyer



**4 Skylark Lane, Unit# 4, Killingly****Status: Closed**MLS: **24111037****Condominium For Sale**DOM: **17****\$495,000**Closed: **09/12/2025** List Price: **\$495,000**Style: **Ranch**  
Total Sq Ft: **1,613**  
Pets: **Allowed**Year Built: **2017**  
Dir Waterfront: **No**Rms/Bdrms: **4/2** Baths: **2 Full**  
Garage/Park: **2 Car/Attached Garage**  
Property Tax: **\$6,233** Assoc Fee: **\$372**

Public Remarks: **Welcome to Briarwood Falls, a desirable 55+ community offering the ease of single-family living with all the benefits of a condo lifestyle. This well-maintained 2-bedroom, 2-bath ranch features an open floor plan with vaulted ceilings, a spacious applianced kitchen with breakfast bar, and a walk-in pantry. The generously sized primary suite offers comfort and convenience with a private bathroom, walk in shower and private toilet area. Enjoy year-round comfort with natural gas heating and air conditioning. Additional highlights include a separate laundry room, full walk-out basement, and a 2-car garage all set on a corner lot. Residents enjoy access to a 4,000 sq ft community center and beautifully maintained grounds-ideal for relaxed, low-maintenance living.--**

**32 Mockingbird Drive, Unit# 32, Killingly****Status: Closed**MLS: **24111076****Condominium For Sale**Complex: **Briarwood Falls**DOM: **16****\$525,000**Closed: **08/18/2025** List Price: **\$519,900**Style: **Ranch**  
Total Sq Ft: **2,246**  
Pets: **Allowed**Year Built: **2018**  
Dir Waterfront: **No**Rms/Bdrms: **5/2** Baths: **2 Full**  
Garage/Park: **2 Car/Attached Garage, Driveway, Paved**  
Property Tax: **\$6,973** Assoc Fee: **\$408**

Public Remarks: **Welcome to 32 Mockingbird Drive - A Stunning Home in the Sought-After Briarwood Falls 55+ Community! Located on a desirable corner lot, this beautifully maintained single-level home offers comfort, convenience, and an ideal layout for easy living. Featuring 2 spacious bedrooms and 2 full bathrooms, including a primary suite with a walk-in closet and private bath with walk-in shower, this home blends functionality with style. The open floor plan showcases a fireplaced living room, a generous applianced kitchen with center island, and a sun-filled 14x16 sunroom that opens to a private \*\*concrete patio-perfect for enjoying peaceful mornings or taking in the gorgeous sunset views. Additional highlights include a mudroom/laundry room, central air, a 2-car garage, and a finished basement offering extra space for hobbies, guests, or storage. As part of the vibrant Briarwood Falls 55+ community, residents enjoy access to a 4,000 sq ft community center, walking paths, and a welcoming neighborhood atmosphere. Don't miss the opportunity to enjoy low-maintenance living in one of Danielson's most desirable active adul**

**24 Mockingbird Drive, Unit# 24, Killingly****Status: Closed**MLS: **24095165****Condominium For Sale**Complex: **Briarwood Falls**DOM: **15****\$425,000**Closed: **06/27/2025** List Price: **\$435,000**Style: **Ranch, Single Family Detached**  
Total Sq Ft: **1,574** Year Built: **2018**  
Pets: **Allowed** Dir Waterfront: **No**Rms/Bdrms: **4/2** Baths: **2 Full**  
Garage/Park: **2 Car/Attached Garage, Paved**  
Property Tax: **\$4,922** Assoc Fee: **\$367**

Public Remarks: **Welcome to Easy Living At BRIARWOOD FALLS! This 55+ Single-Family HomeIs a Stunner! Located in a beautifully maintained condo community, this charming 2-bedroom, 2-bathroom home offers the perfect blend of comfort, style, and low-maintenance living. Step inside to an inviting open floor plan featuring vaulted ceilings, a gourmet kitchen which is designed with white cabinetry, quartz countertops, stainless appliances and a spacious walk-in pantry. The floor plan flows seamlessly into the living and dining spaces - ideal for entertaining or relaxing in style. The dedicated laundry/mud room offers added convenience with easy access to the attached 2-car garage. Enjoy year-round comfort with air conditioning, radiant floor natural gas heating and the ease of city utilities. As part of a vibrant 55+ community, you'll also have access to a 4,000 sq ft community center - perfect for socializing, activities, community events or your own private events. Don't miss this opportunity to enjoy easy, upscale living in a peaceful, active-adult neighborhood!**