



Artist Rendering



Patricia Whelan | Lic. Assoc. R.E. Broker | 518-421-5420 | PatriciaWhelan@howardhanna.com

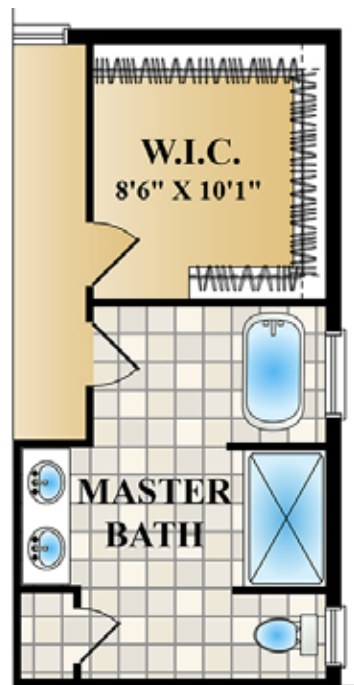
CREEKSIDE
2 Bedrooms | 2 Baths
2-car garage
1976 Sq Ft.





MAIN LEVEL FLOOR PLAN

Optional Features may be shown.
The plans and elevations on these pages are for illustrative purposes only. Floor plans, features, and kitchen designs may vary according to alternative styles selected or modifications to the plan and are subject to change without notice. All dimensions are to be considered approximate. Artist renderings may include options available at additional cost.



OPTIONAL
LUXURY BATH



Artist Rendering



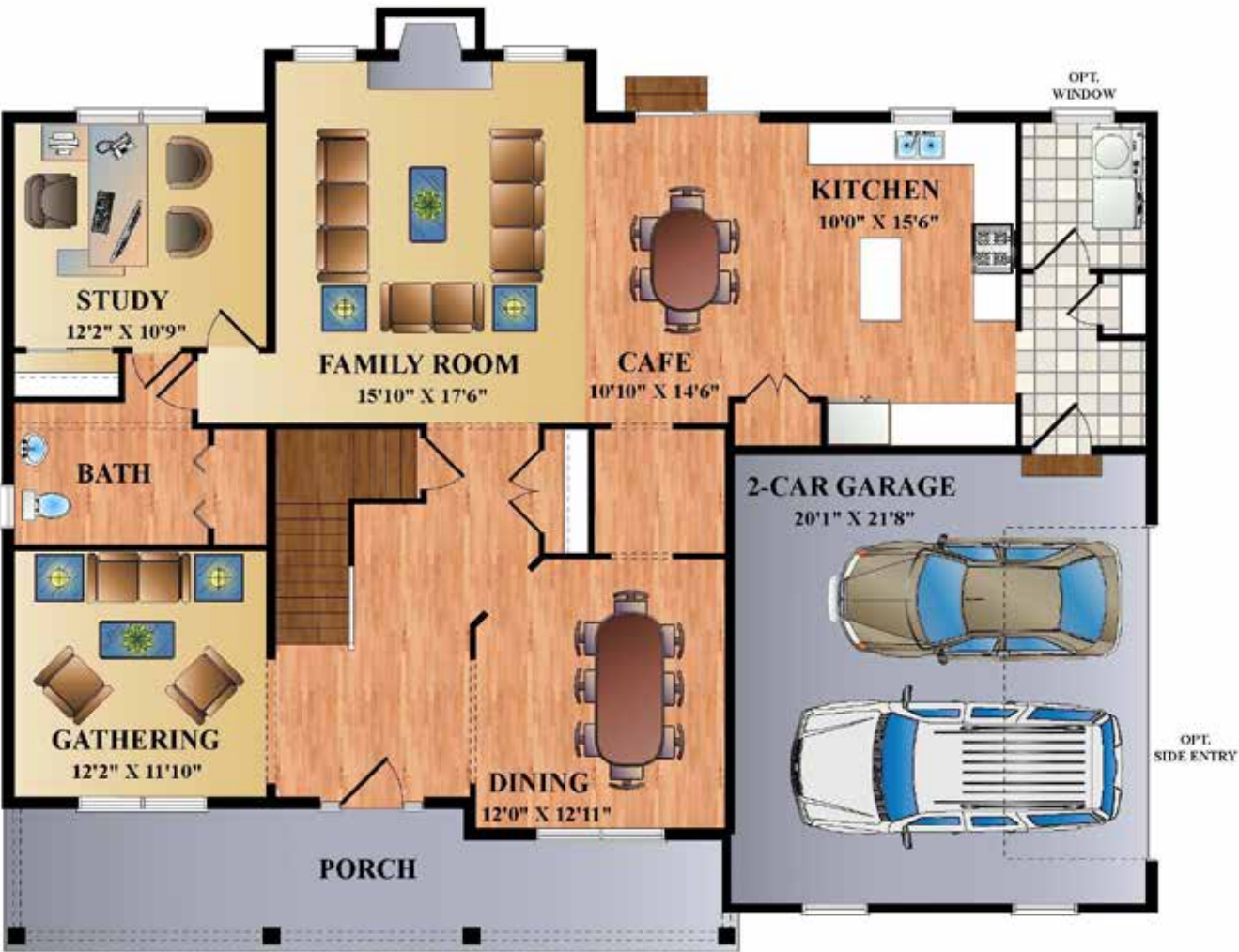
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LINCOLN BONUS ROOM

3 Bedrooms | 2.5 Baths
Bonus Room
2-car garage
3112 Sq Ft.



LINCOLN BONUS ROOM | 3 Bedrooms | 2.5 Baths | 2-car garage | 3112 Sq Ft.



MAIN LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN

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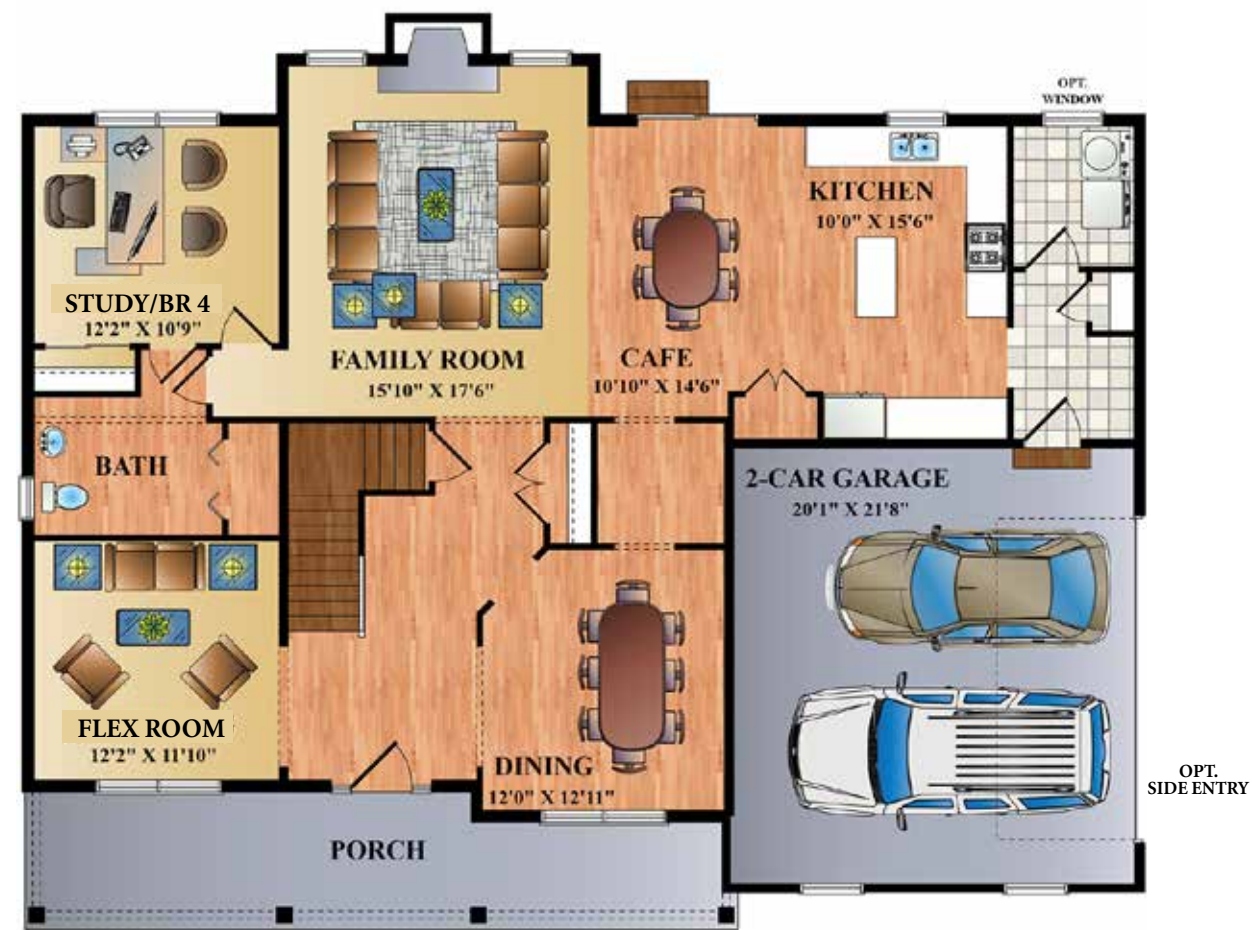


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LINCOLN
3 Bedrooms | 2.5 Baths
2-car garage
2706 Sq Ft.



LINCOLN | 3 Bedrooms | 2.5 Baths | 2-car garage | 2706 Sq Ft.



MAIN LEVEL FLOOR
PLAN



SECOND LEVEL FLOOR PLAN

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NAPOLITANO
4 Bedrooms | 2.5 Baths
3-car garage
2883 Sq Ft.



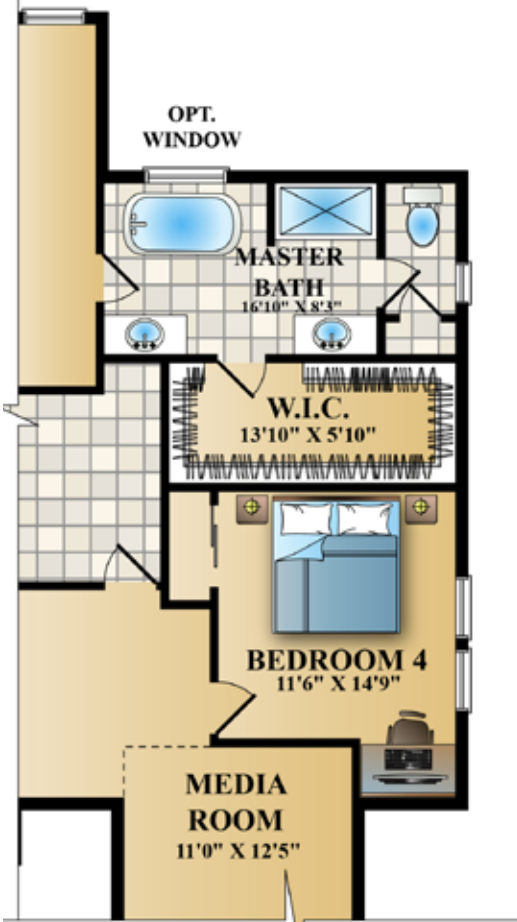
NAPOLITANO | 4 Bedrooms | 2.5 Baths | 3-car garage | 2883 Sq Ft.



MAIN LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN



OPTIONAL LUXURY BATH

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PATROON
3 Bedrooms | 2.5 Baths
2-car garage
2226 Sq Ft.



PATROON | 3 Bedrooms | 2.5 Baths | 2-car garage | 2226 Sq Ft.



MAIN LEVEL FLOOR PLAN



OPTIONAL CAFE



OPTIONAL SECOND FLOOR BONUS ROOM

OPTIONAL LUXURY BATH



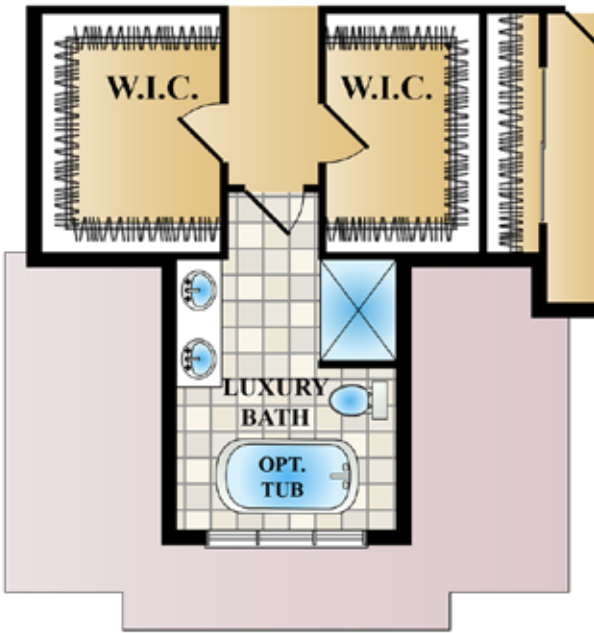
OPTIONAL 5' SHOWER



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OPTIONAL BEDROOM 2 BATH



OPTIONAL LUXURY BATH
BEDROOM 2 BATH



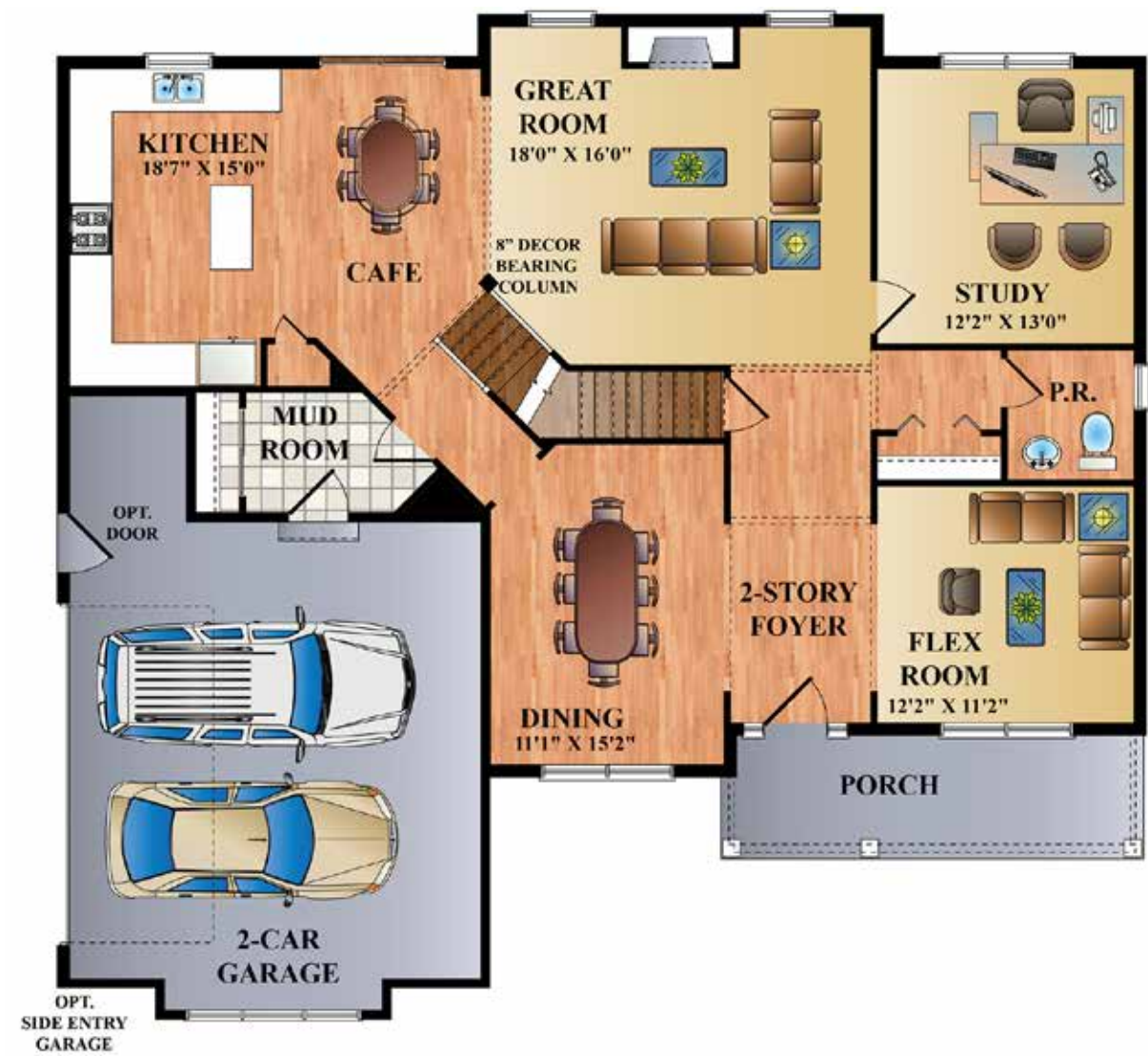
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PORTSMOUTH
4 Bedrooms | 2.5 Baths
2-car garage
2862 Sq Ft.





MAIN LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN

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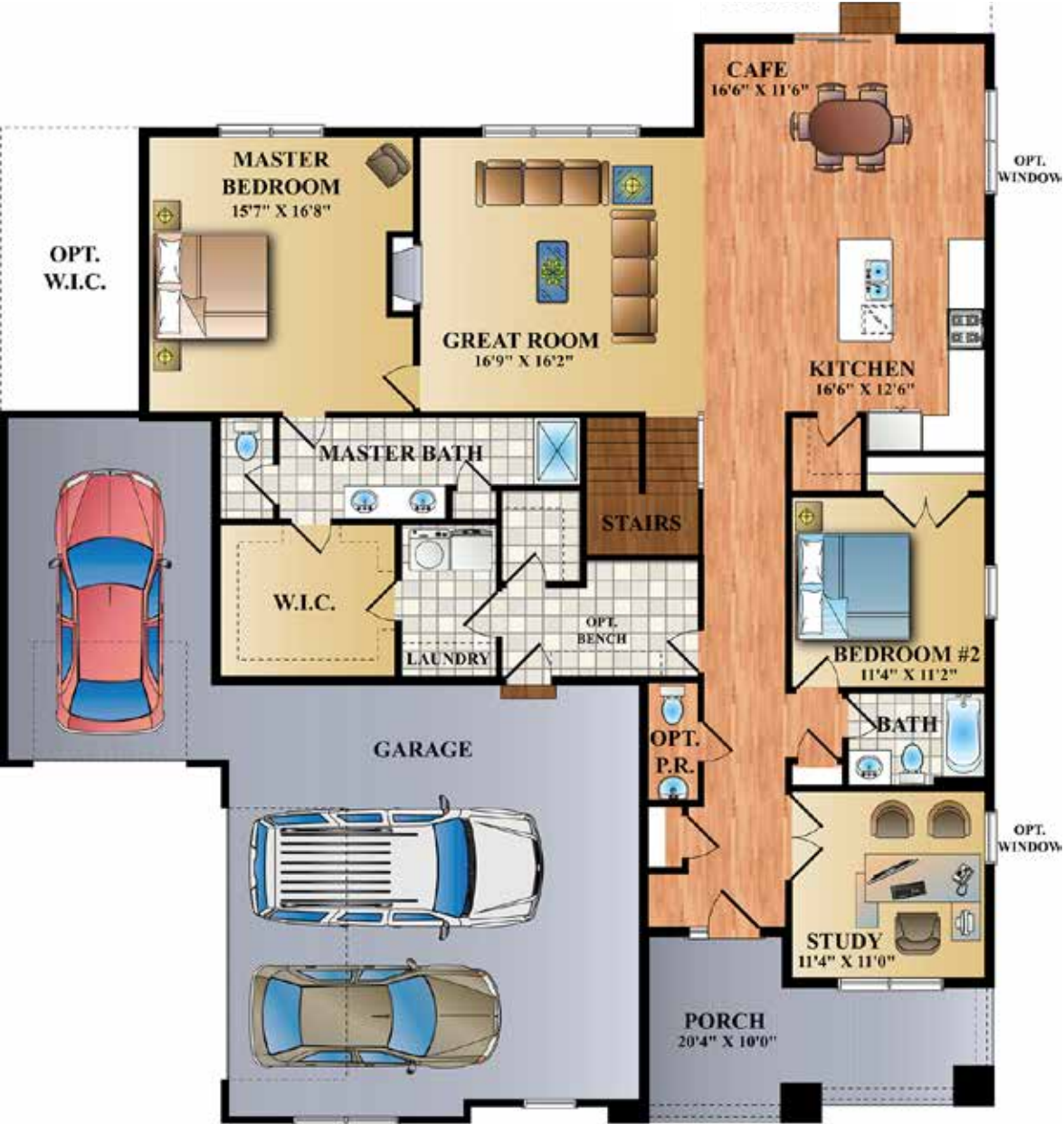


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SIENA FARMHOUSE
STANDARD ELEVATION
2 Bedrooms | 2.5 Baths
3-car garage
2011 Sq Ft.



MAIN LEVEL I
PLAN



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**SIENA MID CENTURY MODERN
OPTIONAL ELEVATION**
2 Bedrooms | 2.5 Baths
3-car garage
2011 Sq Ft.



SIENA | 2 Bedrooms | 2.5 Baths | 3-car garage | 2011 Sq Ft.
MID CENTURY MODERN

MAIN LEVEL FLOOR
PLAN



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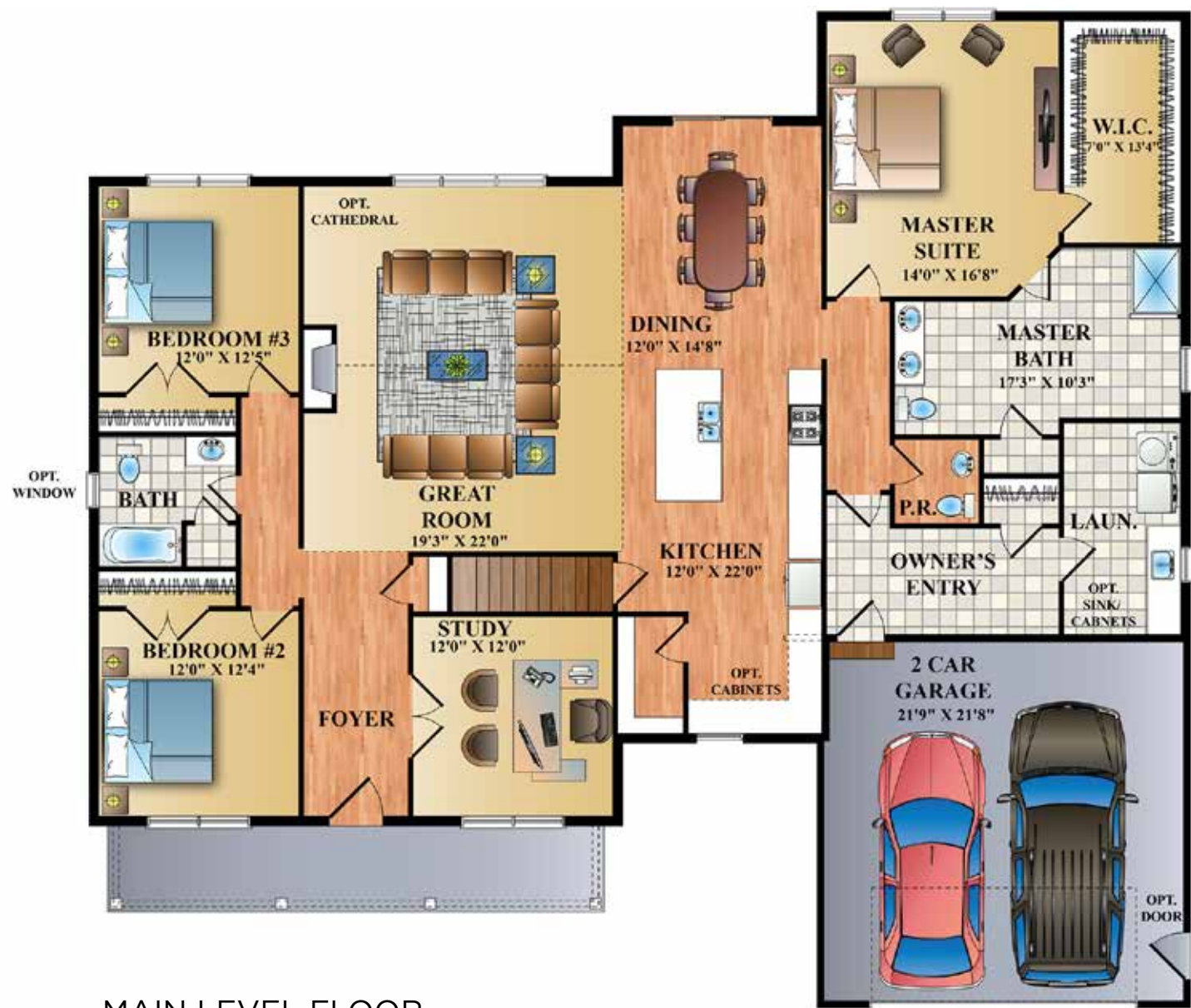
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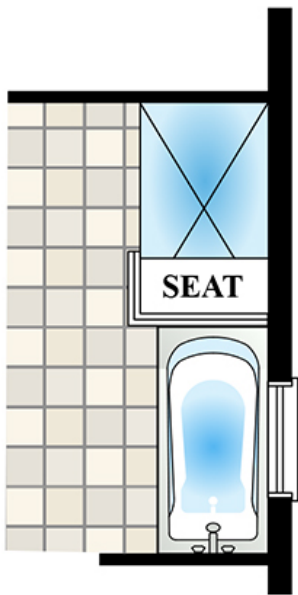
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TRUMAN III
3 Bedrooms | 2.5 Baths
2-car garage
2554 Sq Ft.





MAIN LEVEL FLOOR
PLAN



OPTIONAL LUXURY
MASTER BATH

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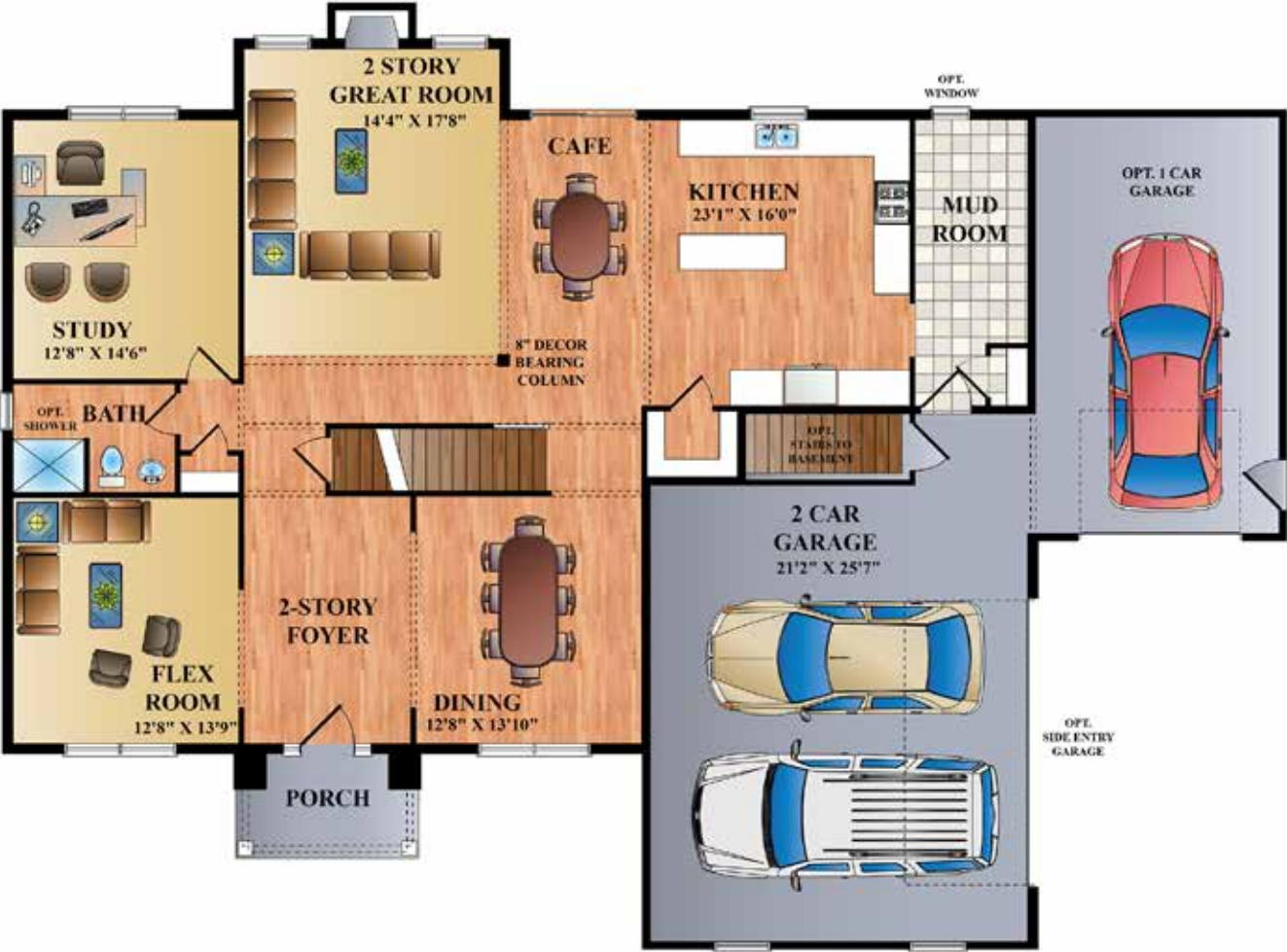
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WASHINGTON
4 Bedrooms | 3.5 Baths
3-car garage
3569 Sq Ft.





MAIN LEVEL FLOOR PLAN

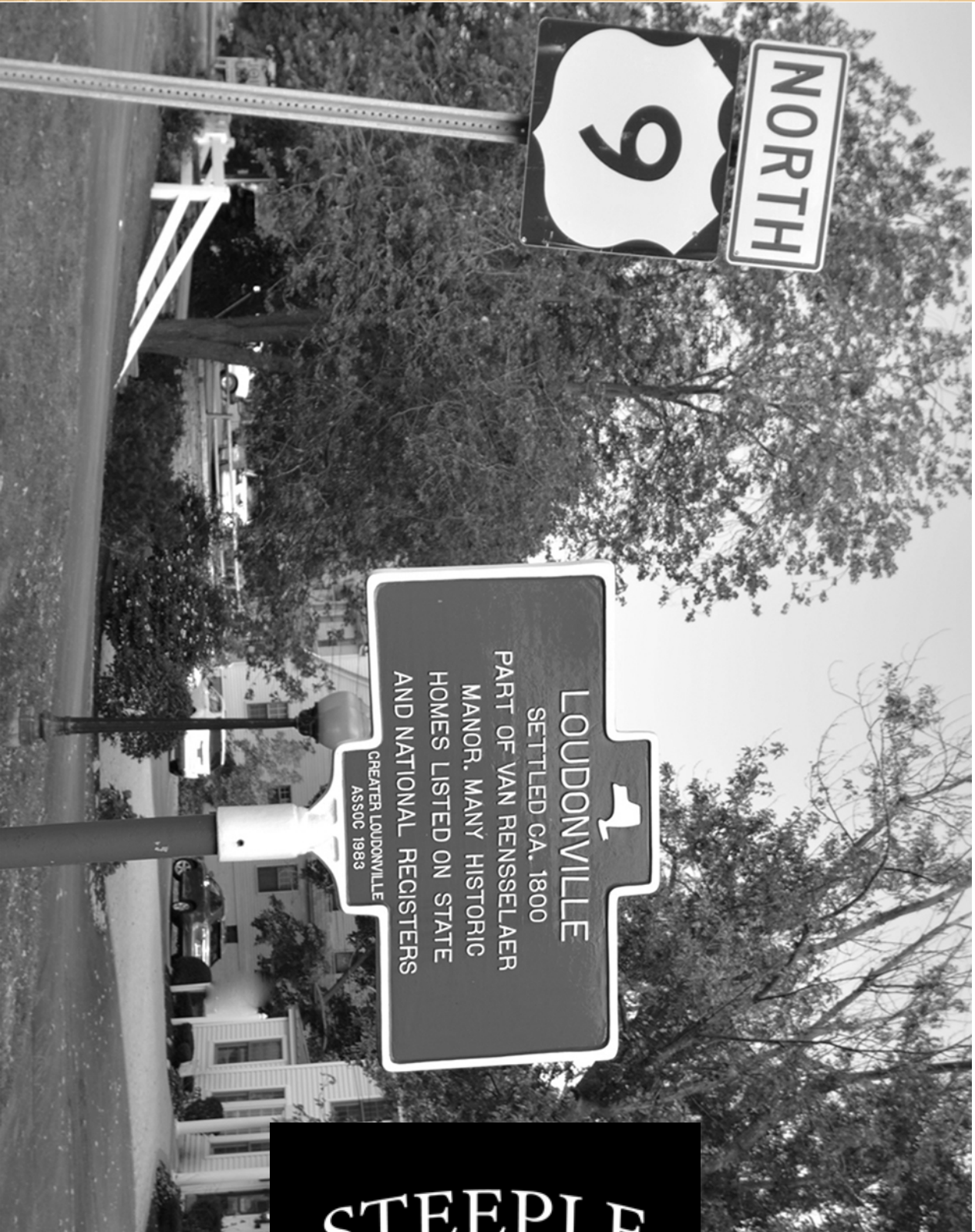


SECOND LEVEL FLOOR PLAN

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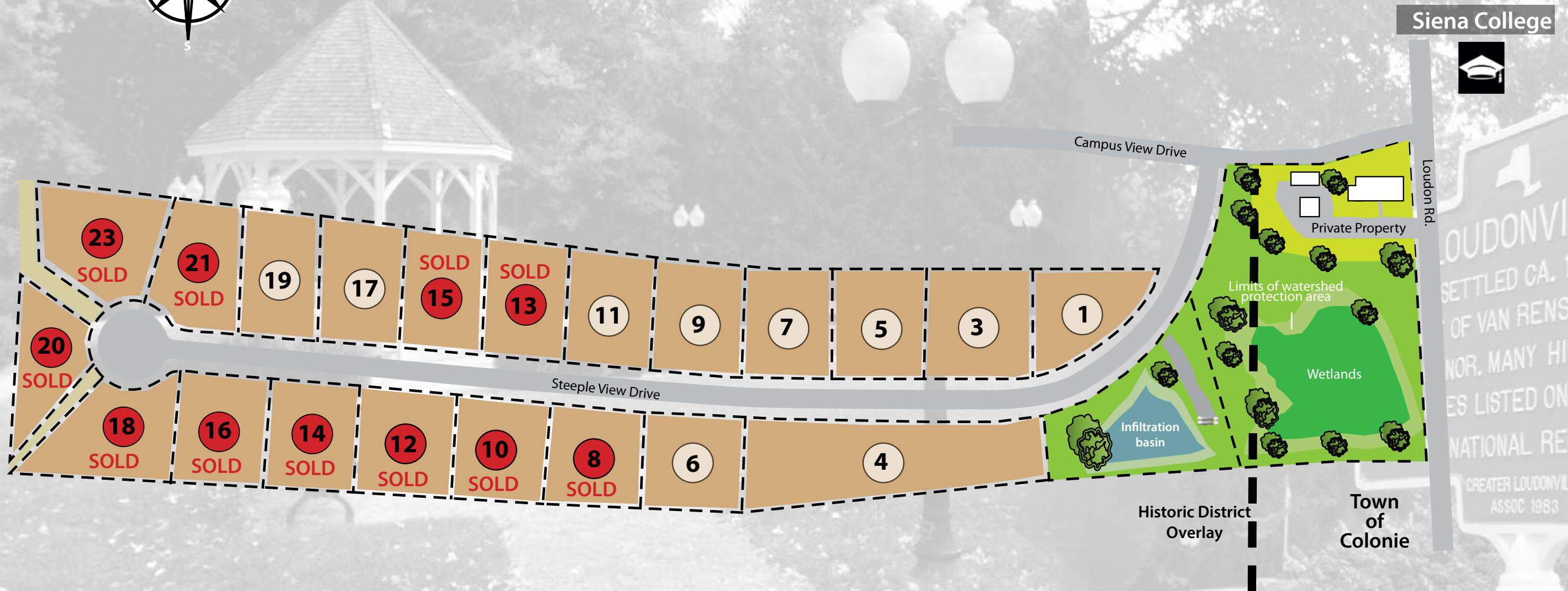
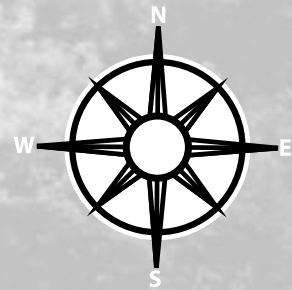


STEEPLE
—VIEW—



STEEPLE
—VIEW—

STEEPLE VIEW



Artist Rendering

INCLUDED FEATURES



LIGHTING AND ELECTRICAL

Interior lighting fixture allowance Ranch \$1,000
Interior lighting fixture allowance Colonial \$1,300
(4) Recessed lights with (1) switch in Kitchen
Traditional Leviton Tamper-Resistant Receptacles and Toggle Switches
Switched outlets in all bedrooms
(1) Front yard lamppost and coach lights to plan | 3 Styles to select from
(3) CAT 5 Telephone outlets
(3) RG 6 cable outlets
Doorbell with chime
(2) outdoor GFI outlets
220 volt connection for dryer and range
Washer and Dryer connection to plan
Dryer Box connection- reduces fire hazzard
Smoke detectors hard wired in bedrooms to code
Carbon Monoxide detector to code
200 AMP electrical service

INTERIOR DESIGN

Appliance selections | John D Marcella Appliances
Kitchen and Bath cabinetry design consultation | Builders Kitchen
Design Center | Interior design services provided by Blairhouse Interiors | 3 hrs.
Closet shelving | Shower Door | Bath Accessories consultation | Precision Upstate

BUILDING EXPERIENCE

Lot walk with Project Manager
Pre-construction meeting
Structural Orientation
 Framing
 Kitchen and bath layout
 Mechanical layout
Electrical consultation
Progress reports from Site Coordinator
Pre-closing home delivery orientation
Manufacturer product warranty documents
NYS limited warranty | 10 year structural warranty
Full time customer service personnel | Personal Customer Portal

YOUR LOCAL COMMUNITY

Albany County | Town of Colonie | Loudonville, NY
North Colonie School District
Shaker High School
Shaker Jr. High School
Loudonville or Southgate Elementary School | District will confirm at time of Registration
Natural Gas | Municipal Sewer | Municipal Water

KITCHEN

Personal kitchen design consultation
36" Schrock® Group 7 cabinets | Dovetail + Full extension Smart Stop™ Drawers | Select styles
1 Set Sliding Shelves | 1 Set Stack Drawers | Twin wastebaskets | Crown Molding | Select hardware styles
Granite or Quartz countertop with 4" backsplash and pencil edge | Series I
Blanco® stainless steel under mount sink | Select styles
Delta® Essa® Chrome single handle pull-down kitchen faucet
Recessed light at kitchen sink
Ice maker connection valve for refrigerator
Insinkerator® Badger 5 | 1/2 hp Dura-Drive® Garbage Disposal
Exterior venting for standard microwave or range hood < 400 CFM
BOSCH® Stainless Steel Appliances
 800 Series Electric Slide-in Range
 Ascenta® Dishwasher
 300 Series Over-the-Range Microwave

INTERIOR

First floor (9') Nine foot ceiling height | (10') Ten Per Plan
Heat-N-Glo SL-7 SLIMLINE FUSION 36" zero clearance gas fireplace
Heat-N-Glo gas logs | 4-sided black trim surround | fireplace is set 12" above finished floor
Rough sawn and stained floating Fireplace Mantel
Oak treads with carpet runner for main stair case | Natural finish
Oak Colonial rail and balusters | First Floor | Natural finish | Per Plan
Half wall with painted wood cap | Second floor
Transitional 5 1/4" MDF Baseboard Molding
Transitional 3 1/2" Window and Door Casing
Transitional Chair Rail 3" in Dining Room
Base shoe molding for hard surface flooring
Smooth finish walls and ceilings
Sherwin-Williams® Flat wall/ceiling paint | Dover White
Sherwin-Williams® CASHMERE™ interior acrylic latex Pearl | Extra White
Sherwin-Williams® A-100® exterior acrylic latex Satin | Extra White
Garage interior finish tape and paint
Basement stairwell finish tape and paint
Masonite® Heritage Series 2-panel Logan style smooth interior doors | Satin Chrome 3 hinge design
 Kwikset® Hancock® series Satin Chrome door hardware
ClosetMaid® ventilated shelving system | Bedrooms | Closets | Pantry
ClosetMaid® ExpressShelf™ White laminate single row shelving system | Master Suite

MASTER BATH

Schrock® Entra™ cabinetry
Cabinet hardware | Select hardware styles
60" double bowl vanity
Quartz vanity top | 4" backsplash | 6 colors | White undermount sink
Delta® WOODHURST™ two handle centerset chrome faucet
4' Tile shower | Acrylic shower floor base | 2 ceramic soap dishes
Semi Frameless sliding shower door | Chrome
Delta® WOODHURST™ chrome shower fixture
Flush mount wall mirror
Kohler® Highline® Comfort Height® elongated toilet
Contemporary Chrome bath accessories
Automatic ENERGY STAR® vent fan

INCLUDED FEATURES



MAIN BATH

Schrock® Entra™ cabinetry
Cabinet hardware | Select hardware styles
One piece single bowl cultured marble vanity top, per plan
Delta® WOODHURST™ two handle centerset chrome faucet
5' fiberglass one piece shower and tub with tension rod
Delta® LINDEN™ Monitor® 14 series chrome tub and shower fixture
Flush mount wall mirror
Kohler® Wellworth® White round front toilet
Contemporary Chrome bath accessories
Exhaust fan with ceiling light

POWDER BATH

Kohler Tresham® 24" Pedestal sink | White
Delta® WOODHURST™ two handle centerset chrome faucet
Oval mirror
Kohler Tresham® Comfort Height® elongated toilet | White
Contemporary Chrome bath accessories
Exhaust fan with ceiling light

FLOOR SURFACES

Hardwood (Oak 3 1/4" pre-finish) | Select Colors - Kitchen | Breakfast nook | Dining room | Entry foyer | Powder bath
Ceramic Tile - Master bath | Main bath | Mudroom | Laundry
Carpeting - Series I

EXTERIOR

Boral Cultured ProStone® | Select colors and styles from Carolina Collection | Per Plan
Standing Seam metal roofing | Select colors | Per Plan
GAF® Timberline® HD® Architectural shingles | lifetime limited warranty | Select Colors
GAF® Cobra® Ridge Vent attic ventilation system or comparable
Synthetic Roofing Underlayment
Ice and Water guard for eaves and valleys
James Hardie® HardiPlank® Lap Siding Select Cedarmill | 5" exposure | Color Plus® Technology
James Hardie® Staggered Edge Shakes, per plan | Cedarmill Finish | Color Plus® Technology
James Hardie® Beaded Porch Panel
Boral® Board & Batten, per plan
Boral® KLEER TrueEDGE® Trimboards | Painted Artic White
Venitlated Vinyl Soffit and Aluminum Fascia
Square Fiberglass porch columns | Per Plan
Raised panel shutters | Per plan
Pella® Lifestyle Series sliding glass door | Excludes steps to grade
Therma-Tru® SmoothStar™ 2 Panel Square Shaker entry door | SSF120 | Sidelights Per Plan
Kwikset® Hawthorne® Satin Nickel keyed entry level lockset | Exterior Deadbolt
Amarr® Stratford 2000 Overhead Garage Door | Stockton Glass | White
LiftMaster® Garage door opener with two (2) remotes + wireless keypad

OUTDOORS

Landscape package designed by installer
Inground irrigation system | 20 Heads | Control Panel
Concrete sidewalk from entry door to driveway 36"
Hydro seed starter lawn for areas disturbed during construction
Paved Asphalt driveway
Two frost free exterior faucets

WINDOWS

Pella® Lifestyle Series Energy Star® rated Double Hung EnduraClad® windows
White Exterior Color | White Interior Finish + Hardware | Grilles-Between-Glass (front only)
InView™ screen | Exterior of Grille matches exterior EnduraClad™ color

CONSTRUCTION TECHNOLOGY

Egress Basement Window | Safety Ladder | Plastic Cover | 'Stacked Stone' finish | Per lot basis
*Garden Level Basements will have (2) Double Hung Vinyl windows to meet Egress Code
*Walk-Out Basements will have (1) Double Hung Vinyl window and (1) 6' Vinyl Sliding Patio Door
Garden Level and Walkout Basements do not include Egress Basement window unit
Vapor Barrier House wrap
Foundation drainage system
Asphalt sealant on exterior foundation walls
Interior and exterior footing drain
Sump pump system for non gravity connections
Saw cut expansion joints in concrete floors
Full basement - 8' foundation height
2 x 6 exterior wall construction
Attic space access hatch
Moisture Resistant sheetrock in areas of master and main bath
1/2" OSB roof sheathing
3/4" Huber AdvanTech™ Sub Flooring
Engineered I-Joist floor system

ENERGY EFFICIENCY

Lennox® direct vent high efficiency gas furnace
Lennox® Healthy Climate® Ventilation Control System
1- Zone Heating and Cooling System
Lennox® 13 SEER air conditioner
Lennox® Humidifier
R-21 fiberglass side wall insulation
R-38 cellulose loose fill ceiling insulation and fiberglass batt, per design
R-15 FSK insulation blanket for basement wall insulation to code
50 gallon Power vent hot water heater
Programmable LED thermostat
Water saving plumbing fixtures
Pressure balancing shower valves
Sealed supply ductwork to promote performance and efficiency

ENERGY STAR

ENERGY STAR® certified windows
R-38 insulation in ceiling of living areas with raised heel truss (energy truss)
Automatically controlled ENERGY STAR® bath fans

COLONIALS	BR	BATH	SQ FT	PRICE
Lincoln	3	2.5	2,706	\$627,900
Lincoln	3	2.5	3,112	\$669,900
Portsmouth BONUS ROOM	4	2.5	2,862	\$629,900
Napolitano	4	2.5	2,883	\$659,900
Washington	4	3.5	3,569	\$749,900
RANCHES				
Creekside	2	2	1,976	\$559,900
Siena	2	2.5	2,011	\$599,900
Patroon	3	2.5	2,226	\$649,900
Truman III	3	2.5	2554	\$669,900
SIENA MID CENTURY MODERN				\$614,900

STEEPLE
VIEW



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