



A luxury townhome community conveniently located in the Village of Webster.
(on the corner of State Rd & Route 250)

ENERGY SAVING PACKAGE

- United double-hung windows with Low-E glass, screens, grills, and tilt wash feature
- Simonton Low-e sliding glass door
- Therma-tru exterior doors
- R-49 fiberglass ceiling insulation
- Combination of R15/R13 fiberglass wall insulation
- Navien High-Efficiency Tankless Hot Water Heater
- 96% Energy-efficient forced-air gas furnace
- 13 SEER Central air conditioning
- Whole House Humidifier System
- Programmable thermostat
- Whole House Air Exchange System

EXTERIOR

- Complete Hydroseeding and Landscape Package
- Attached 2 Car Garage with opener & two controls
- Carriage Style Insulated steel garage overhead door
- 2 Car wide blacktop driveway with topcoat
- Concrete sidewalk from the front door to the driveway
- Frost-free water faucets in garage and rear of home
- 30-year architectural-style roof
- Attractive stone veneer and low-maintenance vinyl siding
- Maintenance-free vinyl soffits
- Covered deck with low maintenance Timbertech Decking and a traditional style metal railing system per plan

BASEMENT

- 13-course foundation with egress daylight windows
- 100 SF Finished at the bottom of the stairs
- Insulated basement walls per New York State code
- Delta MS waterproofing system with a 10-year warranty

ELECTRIC

- \$1500 lighting allowance & 4 LED Recessed Lights
- 3 phone/cable outlets
- Smoke detector in all bedrooms, carbon monoxide detectors outside bedrooms & basement with battery backup.
- Heat Detector in Garage
- Weather-proof outlets at the front and rear of the house
- 200 amp service with circuit breakers
- Ground fault interrupter for bath, garage, kitchen, basement, and exterior outlets
- 220 electric line for range & dryer & vent installed for dryer

FIREPLACE

- Montigo Delray Gas Fireplace with pilot light & blower
- Pride Mark Signature Mantle with tile surround

INTERIOR FINISH

- 9' first-floor ceilings
- Flexible open floor plans
- Colonial trim on all windows and archways
- Choice of Interior Doors
- Ventilated wire mesh shelving in closets
- Walk-in closets in master bedroom with a bank of shelves, two-tiered rods on one side, single rod on the opposite side
- Choice of any Sherwin Williams 3 wall paint colors
- Choice of contrasting trim paint color
- First-floor laundry w/ shelf above washer and dryer
- Lever Style Hardware in Satin Nickel finish
- Handleset and deadbolt on Front door

BATHROOMS

- Wellborn vanities wood or painted MDF, per Builder Specs
- Choice of granite counters with under-mount sink
- Double Vanity in Primary Bath
- Kohler plumbing fixtures and Delta faucets
- Bath 2 One-piece fiberglass tub
- Primary Bath 5' fiberglass shower base w/ 7' high tile walls
- Glass shower door in Primary Bath
- Full vanity plate glass mirrors
- Exhaust fan/light in all baths

KITCHEN

- Wellborn vanities wood or painted MDF, per Builder Specs
- Choice of granite counters w/ under-mount stainless steel sink
- 36" high upper kitchen cabinets
- \$2000 Appliance package allowance
- Exterior venting for over-the-range microwave
- Insinkerator garbage disposal
- Single lever Kitchen Faucet with pull-out sprayer
- Water line for icemaker

FLOORING

- Engineered Oak Hardwood 7 ½" wide plank package
- Choice of carpeting for bedroom areas
- Choice of ceramic tile in bathrooms & laundry

POLICY

- Credits issued for standard features not requested by the purchaser
- Realtor services available
- Features subject to change without notice
- This list may not be used as part of a contract package

This is not an offering. The complete terms are in an offering plan available from Sponsor.