



GREENBRIAR CROSSING

*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
- R51 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 front door to 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 bottom of the stairs
- Insulated basement walls per New York State code
- Delta MS waterproofing system with 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 front and rear of house
- 200 amp service with circuit breakers
- Ground fault interrupter for bath, garage, kitchen, basement and exterior outlets
- 220 electric line for dryer & vent installed for dryer

FIREPLACE

- Montigo Delray Gas Fireplace with pilot light

- 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 bank of shelves, two-tiered rods on one side, single rod on 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 undermount sink
- Double Vanity in Master Bath
- Kohler plumbing fixtures and Delta faucets
- Bath 2 One-piece fiberglass tub
- Master Bath 5' fiberglass shower base w/ 7' high tile walls
- Glass shower door in Master 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 with undermount stainless steel sink
- 36" high upper kitchen cabinets
- 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

- 3-1/4" x 3/4" Ash Hardwood Package
- Choice of carpeting for bedroom areas
- Choice of ceramic tile in bathrooms & laundry

POLICY

- Credits issued for standard features not requested by 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.