



### CLUETT

4 Bedrooms | 2.5 Baths  
2-car garage  
1929 Sq Ft.



optional railing shown

Artist Rendering



**Diane Eichel** | Lic. Assoc. R.E. Broker  
c: **518-495-8380** | [dianeeichel@howardhanna.com](mailto:dianeeichel@howardhanna.com)

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





**DAKOTA**

3 Bedrooms | 2.5 Baths  
2-car garage  
2223 Sq Ft.



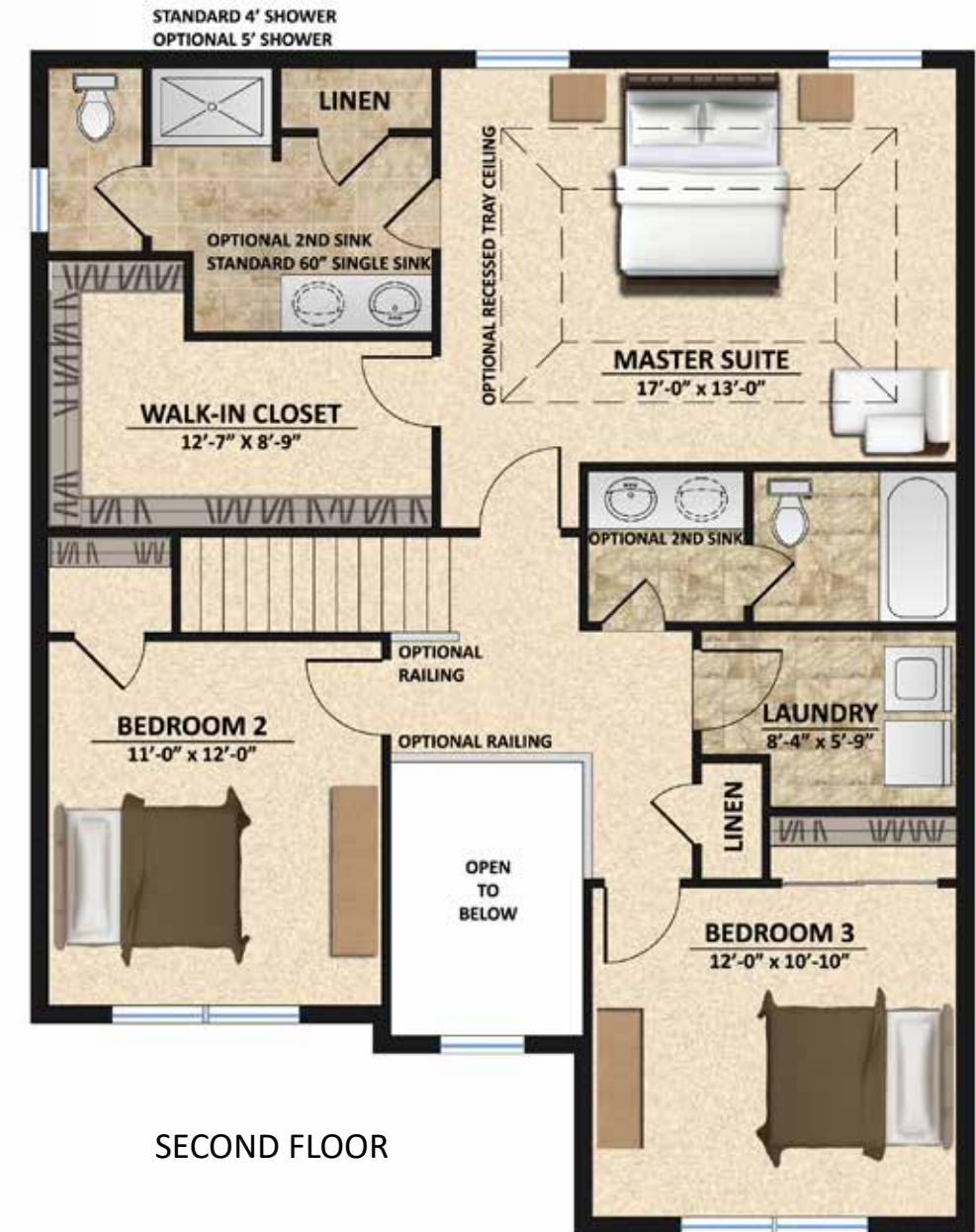
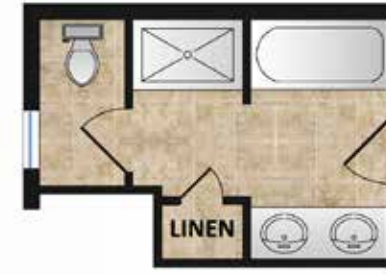
optional railing shown

Artist Rendering



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### DAKOTA

4 Bedrooms | 2.5 Baths  
2-car garage  
2496 Sq Ft.



optional railing shown

Artist Rendering



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**FIRST FLOOR**  
Expanded Kitchen/Pantry Option



**SECOND FLOOR**



## BUCHANAN

3 Bedrooms | 2.5 Baths  
2-car garage  
2159 Sq Ft.



Artist Rendering



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FIRST FLOOR



OPTIONAL GUEST SUITE & BATH



LUXURY BATH OPTION



OPTIONAL BATH LAYOUT



SECOND FLOOR





## ROOSEVELT

3 Bedrooms | 2.5 Baths  
2-car garage  
2430 Sq Ft.



optional railing shown

Artist Rendering



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### LINCOLN

3 Bedrooms | 2.5 Baths  
2-car garage  
2707 Sq Ft.



optional railing shown

Artist Rendering



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## PORTSMOUTH

4 Bedrooms | 2.5 Baths  
2-car garage  
2761 Sq Ft.



optional railing shown

Artist Rendering



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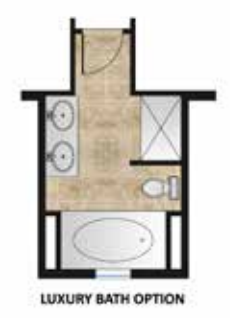
FIRST FLOOR



SECOND FLOOR



SECOND FLOOR  
Main Bath Option





## WASHINGTON

4 Bedrooms | 3.5 Baths  
2-car garage  
3380 Sq Ft.



Artist Rendering



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FIRST FLOOR



SECOND FLOOR





### ONEIDA

3 Bedrooms | 2.5 Baths  
2-car garage  
2185 Sq Ft.



optional railing shown

Artist Rendering



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FIRST FLOOR



FIRST FLOOR  
Cafe Expansion



SECOND FLOOR



### JEFFERSON

3 Bedrooms | 2 Baths  
2-car garage  
1555 Sq Ft.



optional railing shown

Artist Rendering



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### TRUMAN

3 Bedrooms | 2.5 Baths  
2-car garage  
1984 Sq Ft.



optional railing shown

Artist Rendering



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### TRUMAN II

3 Bedrooms | 2.5 Baths  
2-car garage  
2092 Sq Ft.



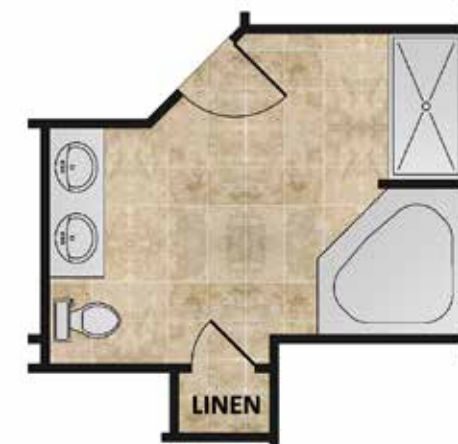
optional railing shown

Artist Rendering



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LUXURY BATH OPTION



# SITEMAP



# PRICING



MODELS	BEDROOMS	BATHS	SQ FT	PRICE
<b>COLONIAL</b>				
Sage	3	2.5	1680	\$369,900
Cluett	4	2.5	1929	\$384,900
Dakota	3	2.5	2223	\$404,900
Dakota	4	2.5	2496	\$424,900
Buchanan	3	2.5	2159	\$379,900
Roosevelt	3	2.5	2430	\$409,900
Lincoln	3	2.5	2707	\$439,900
Portsmouth	4	2.5	2761	\$449,900
Washington	4	3.5	3380	\$499,900
<b>MASTER DOWN</b>				
Oneida	3	2.5	2185	\$394,900
<b>RANCH</b>				
Jefferson	3	2	1555	\$359,900
Truman	3	2.5	1984	\$399,900
Truman II	3	2.5	2092	\$414,900



# INCLUDED FEATURES

## LIGHTING AND ELECTRICAL

Interior lighting fixture allowance \$800  
Front yard lamppost and coach lights to plan  
Switched outlets in all bedrooms  
CAT 5 telephone outlets  
(2) RG 6 cable outlets  
Doorbell with chime  
(2) outdoor GFI outlets  
220 volt connection for dryer and range  
Washer and Dryer connection per plan  
Dryer Box® connection - reduces fire hazard  
Smoke detectors hard wired in bedrooms to code  
Carbon Monoxide detector to code  
200 AMP electrical service

## INTERIOR DESIGN

Appliance selections at John D Marcella Appliances  
Kitchen and bath consultation  
Design Center | Interior design services provided by Blairhouse Interiors  
Closet shelving consultation  
Landscape consultation

## BUILDING EXPERIENCE

Lot walk with Project Manager  
Pre-construction meeting with Production Manager  
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

## YOUR LOCAL COMMUNITY

Saratoga County | Town of Ballston  
Shenendehowa School District  
Chango Elementary  
Gowana Middle School  
Shenendehowa High School  
Natural Gas | Municipal Sewer | Municipal Water  
e|one low pressure sewer system | Cisterns | Gutters | Required on select lots

## KITCHEN

Personal kitchen design consultation  
36" Schrock® entra™ cabinetry | Dovetail + Full extension Smart Stop™ Drawer | Select styles  
Crown Molding | Cabinet hardware | Select hardware styles  
Granite or pentalquartz® countertop with 4" backsplash and pencil edge - Series I  
Blanco® stainless steel under mount sink - select choices  
Delta® Linden Chrome single handle kitchen faucet with spray  
Recessed or fixture light at kitchen sink  
Ice maker connection valve for refrigerator  
Exterior venting for standard microwave or range hood  
    Whirlpool® Stainless Steel Appliances  
    Whirlpool® Electric Smooth top range  
    Whirlpool® Dishwasher  
    Whirlpool® Microwave hood

## INTERIOR

First floor nine foot ceiling height  
Heat-N-Glo SL-750 SLIMLINE FUSION 36" zero clearance gas fireplace  
Heat-N-Glo gas logs | 4-sided black trim surround | fireplace is set 12" above finished floor  
Fireplace Mantel  
Oak Colonial rail and balusters, per plan  
Colonial 5 1/2" MDF first and second floor baseboard  
Colonial 3 1/4" first and second floor window and door casing  
Base shoe molding for hard surface flooring  
Smooth finish walls and ceilings  
Sherwin-Williams® MASTER HIDE® 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 taped with one coat  
Basement stairwell finish tape and paint  
2 panel smooth interior doors | Satin Chrome 3 hinge door design  
Weiser® Beverly series Satin Chrome interior locksets  
ClosetMaid® single row ventilated shelving system

## MASTER BATH

Schrock® entra™ cabinetry  
Cabinet hardware | select hardware styles + finishes  
60" one piece single bowl cultured marble vanity top  
Delta® Classic Chrome single handle center set lavatory faucet  
4' fiberglass one piece shower with tension rod  
Delta® Classic Chrome 13 Series shower head  
Flush mount wall mirror | Contemporary Chrome bath accessories  
Kohler® Wellworth® White round front toilet  
Automatic ENERGY STAR® vent fan



# INCLUDED FEATURES

## MAIN BATH

Schrock® entra™ cabinetry  
Cabinet hardware | select hardware styles + finishes  
One piece single bowl cultured marble vanity top, per plan  
Delta® Classic Chrome single handle center set lavatory faucet  
5' fiberglass one piece shower and tub with tension rod  
Delta® Classic Chrome 13 Series tub and shower trim  
Flush mount wall mirror  
Kohler® Wellworth® White round front toilet  
Contemporary Chrome bath accessories  
Exhaust fan with ceiling light

## POWDER BATH

Kohler® Veer™ White pedestal bathroom sink  
Delta® Classic Chrome single handle center set lavatory faucet  
Oval mirror  
Kohler® Wellworth® White round front toilet  
Contemporary Chrome bath accessories  
Exhaust fan with ceiling light

## FLOOR SURFACES

Hardwood (Oak 2 1/4" Pre finish) select colors  
Kitchen | Breakfast nook | Dining room | Entry foyer | Powder bath  
Ceramic Tile  
Master bath  
Carpeting  
Beaulieu® Series I with 6lb padding  
Armstrong™ Series I featuring CleanSweep® no-wax wear surface  
Main bath | Laundry and Mud room

## EXTERIOR

GAF® Architectural HD® shingles |lifetime limited warranty | select colors  
GAF® Cobra® Vent attic ventilation system  
Ice and Water guard for eaves and valleys  
Royal® Residential® series vinyl siding collection  
White 4" vinyl corner posts with 3" lineal vinyl window trim, front elevation  
White Frieze board, fascia, and soffits, J Block to match siding color, per plan  
Cedar-grain vinyl shakes, per plan  
8" square porch columns, per plan  
Raised panel shutters, per plan  
Pella® Encompass vinyl sliding glass door | Does not include steps to grade  
Therma-Tru® SmoothStar™ 4 panel entry door, sidelights per plan  
WeiserBolt® Beverly Satin Chrome entry door lockset  
Amarr® Stratford 2000 overhead garage door  
Overhead garage door opener with two (2) remotes + wireless keypad

## WINDOWS

Pella® Encompass Energy Star® rated double hung vinyl windows

## CONSTRUCTION TECHNOLOGY

Egress basement window  
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  
Full basement - 8' foundation height  
2x6 exterior wall construction  
Attic space access hatch  
Moisture Resistant sheetrock in areas of master and main bath  
1/2" OSB roof sheathing  
3/4" OSB sub floor  
Engineered I-Joist floor system

## OUTDOORS

Landscape package designed by installer  
Concrete sidewalk from entry door to driveway 42"  
Hydro seed starter lawn for areas disturbed during construction  
Paved Asphalt driveway  
Two frost free exterior faucets

## ENERGY EFFICIENCY

Lennox® MLI934UH direct vent high efficiency gas furnace  
Lennox® 13 SEER air conditioner  
Humidifier  
R-21 fiberglass side wall insulation  
R-38 cellulose loose fill ceiling insulation and or fiberglass batt  
R-15 FSK insulation blanket for basement wall insulation to code  
50 gallon A.O. Smith® 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  
ENERGY STAR® light fixtures and high efficiency light bulbs (LED/CFL)

