



### CANTON

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



Artist Rendering

Optional Features may be shown.

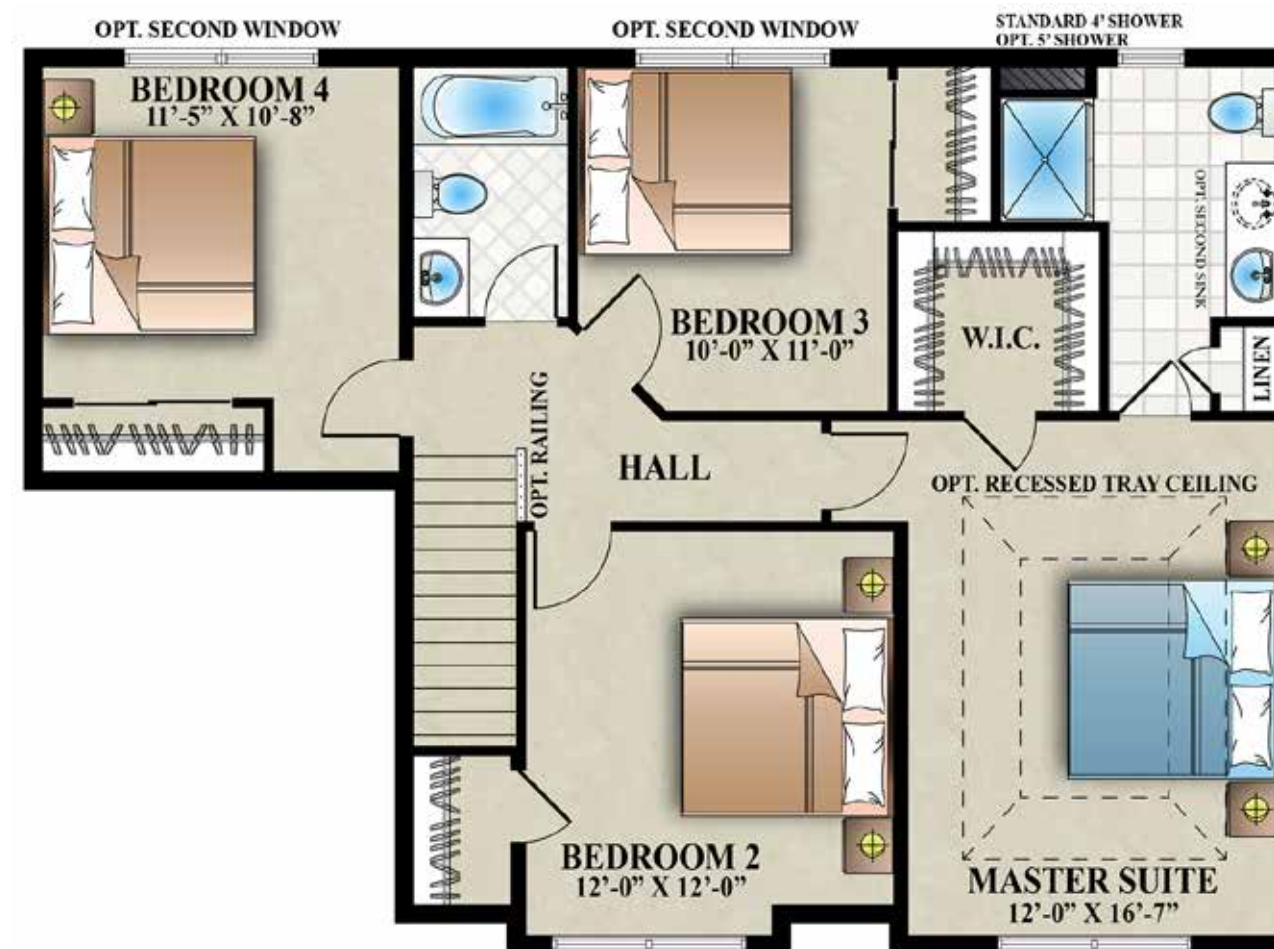


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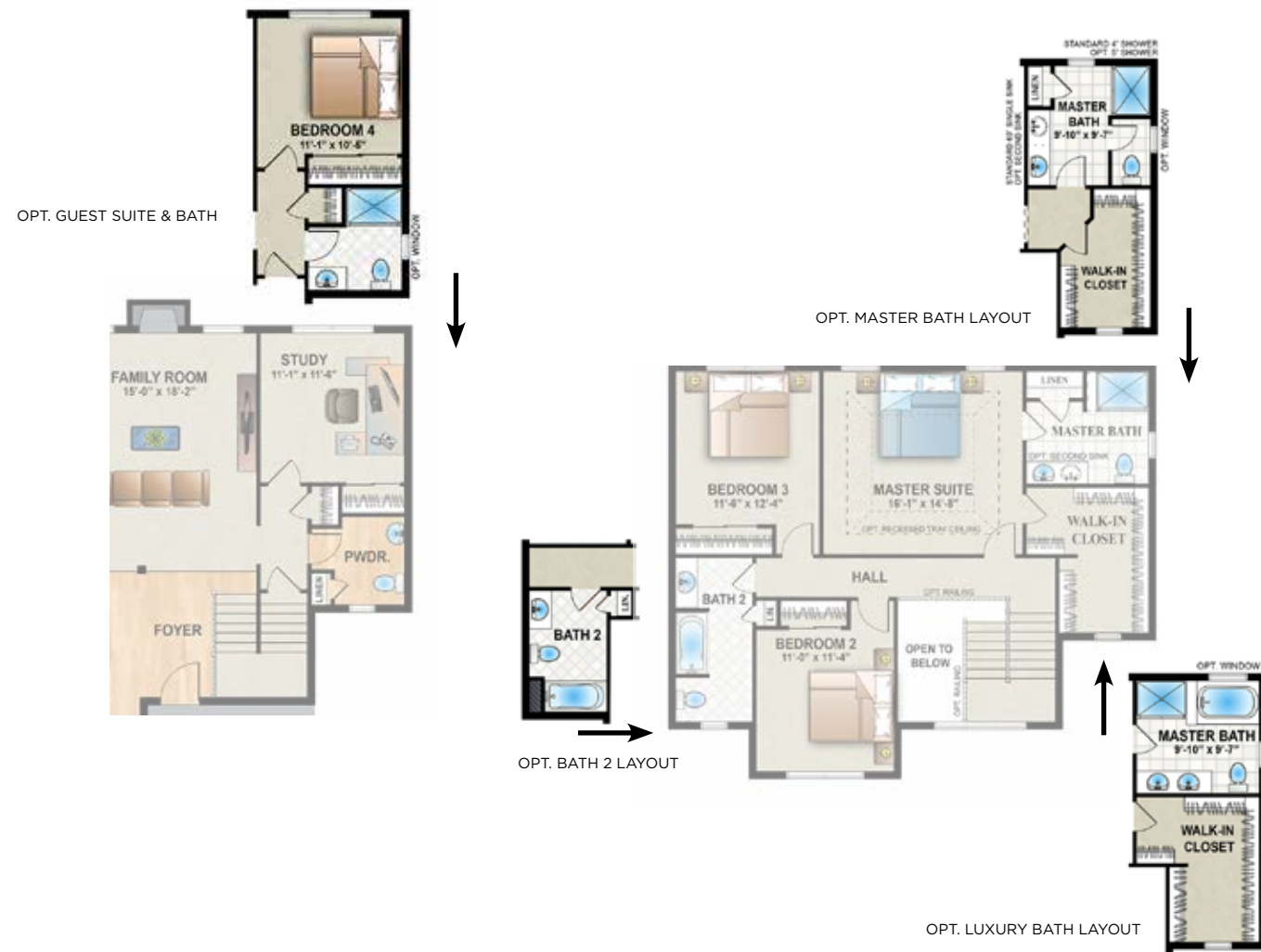
FIRST FLOOR



SECOND FLOOR

### BUCHANAN

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



Artist Rendering

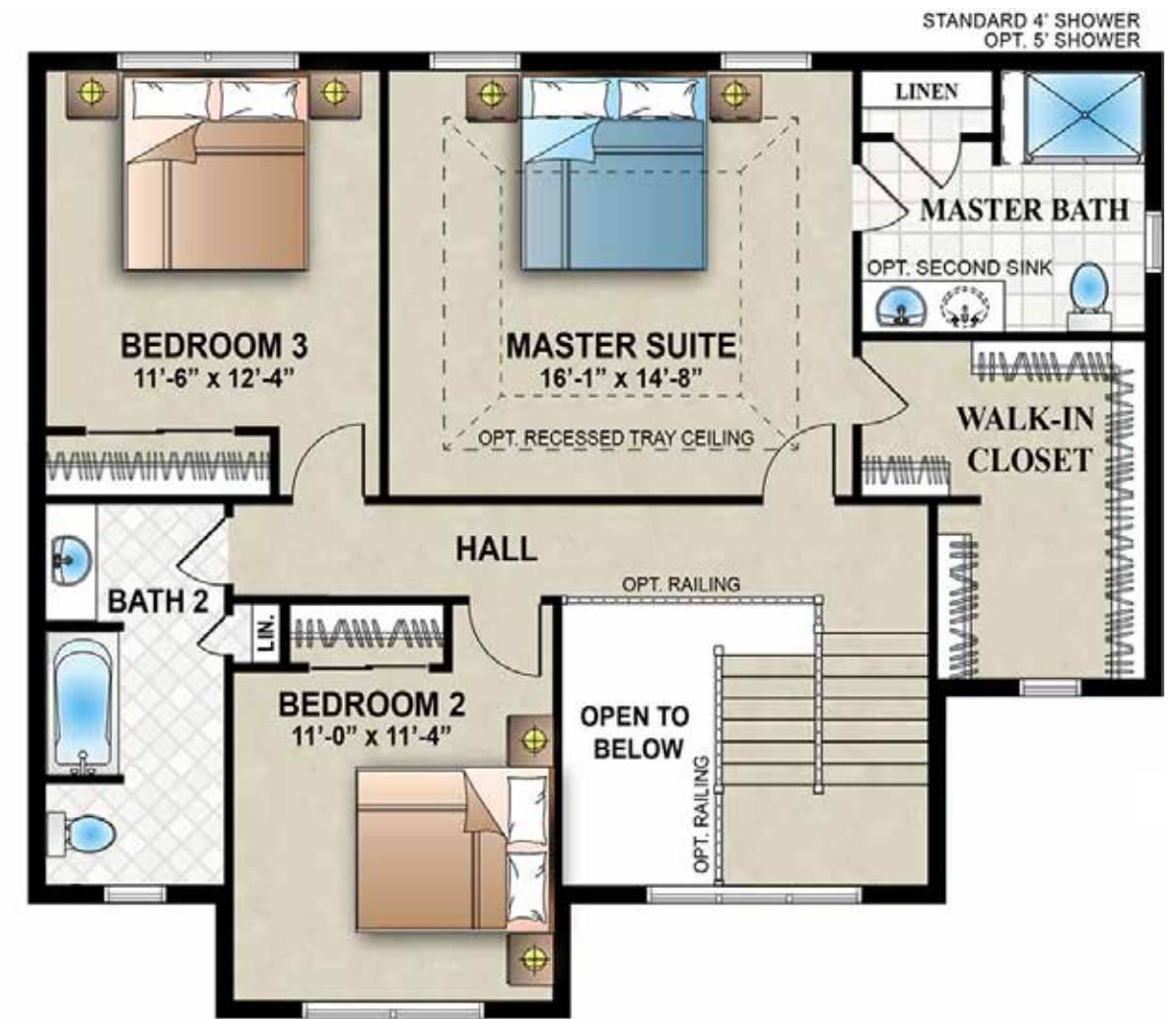
Optional Features may be shown.



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FIRST FLOOR



SECOND FLOOR



### DAKOTA

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



OPT. EXPANDED KITCHEN/PANTRY



OPT. LUXURY BATH



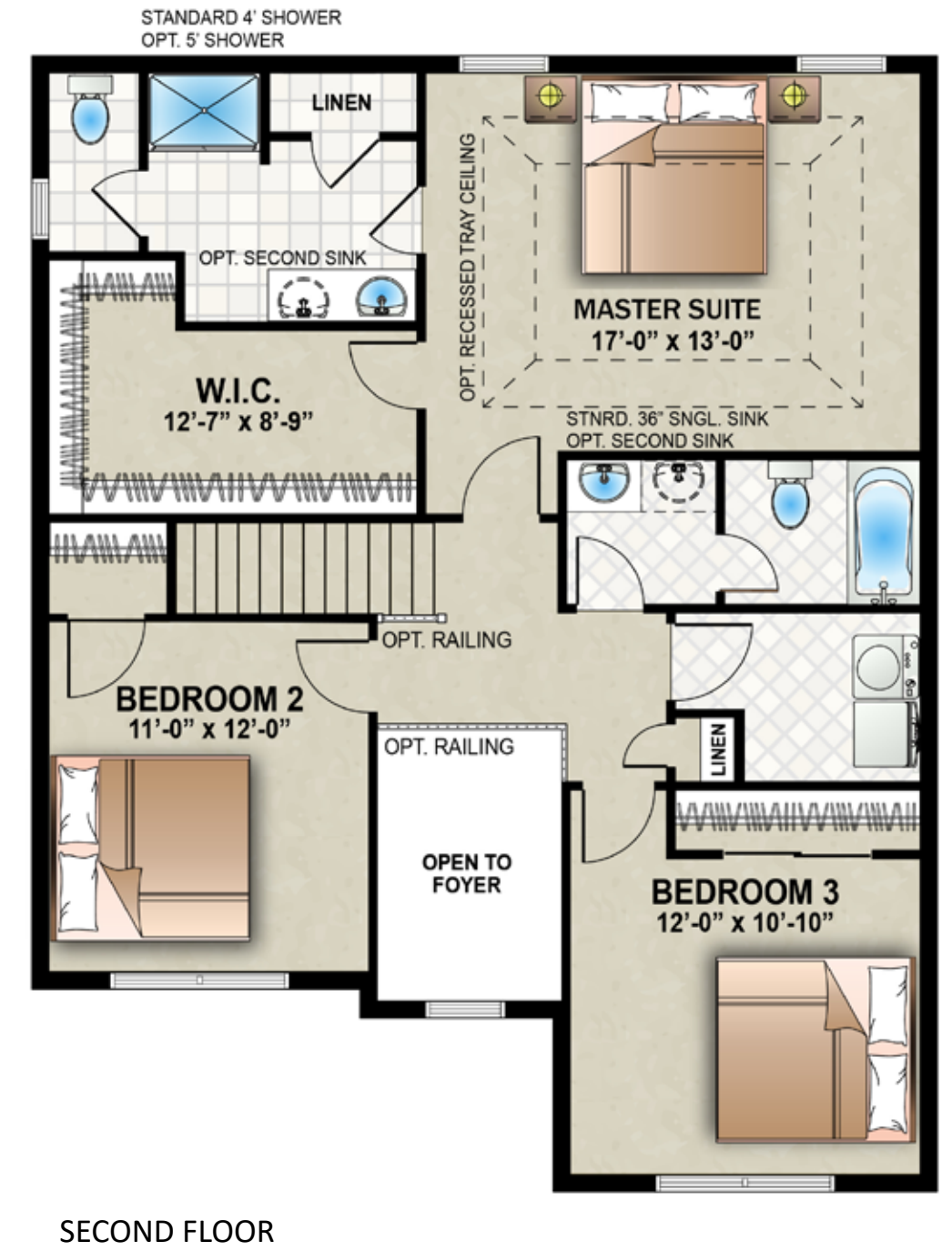
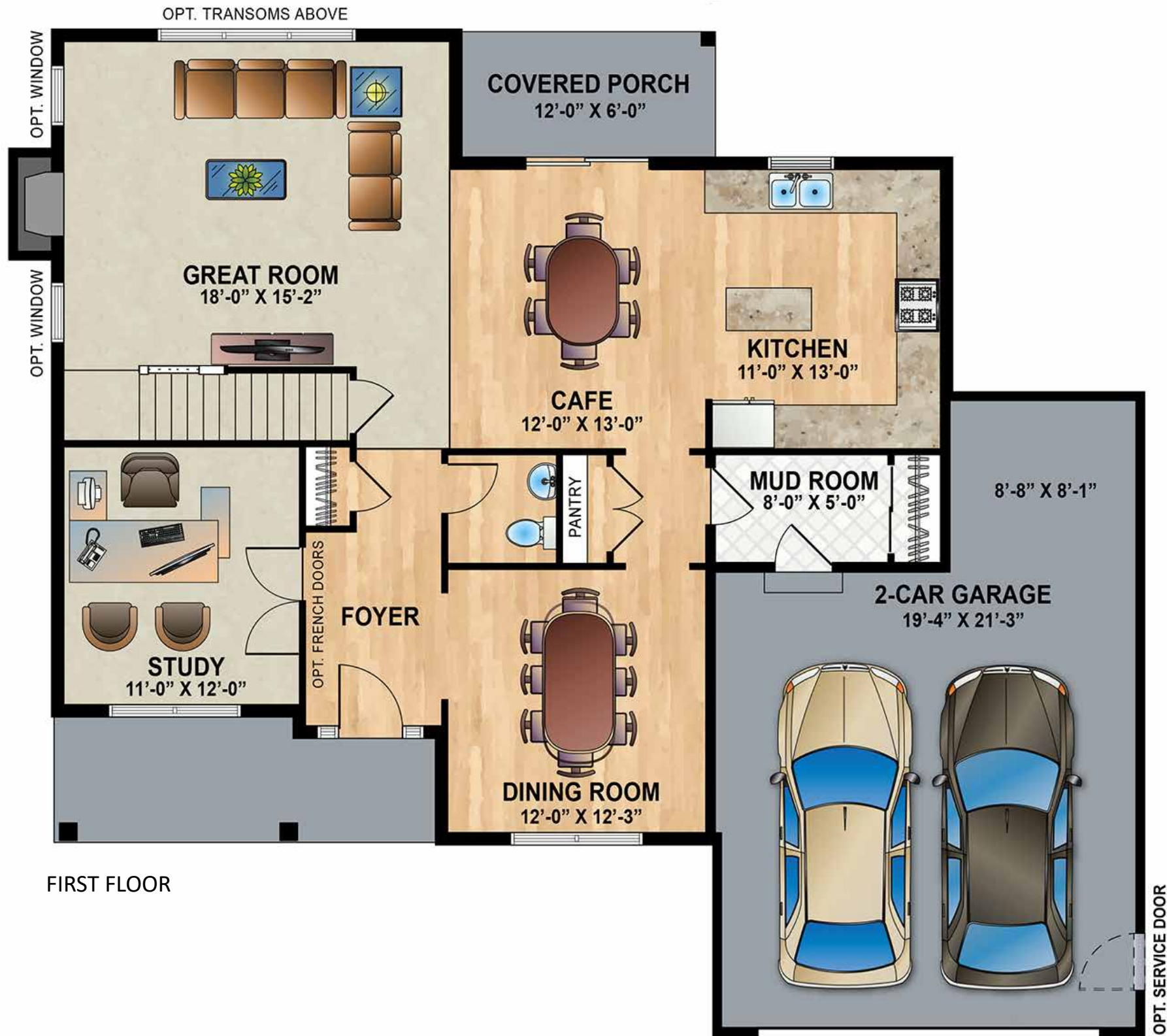
Artist Rendering

Optional Features may be shown.



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# KELLEY FARMS

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



Artist Rendering

Optional Features may be shown.



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FIRST FLOOR



SECOND FLOOR





### ROOSEVELT

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

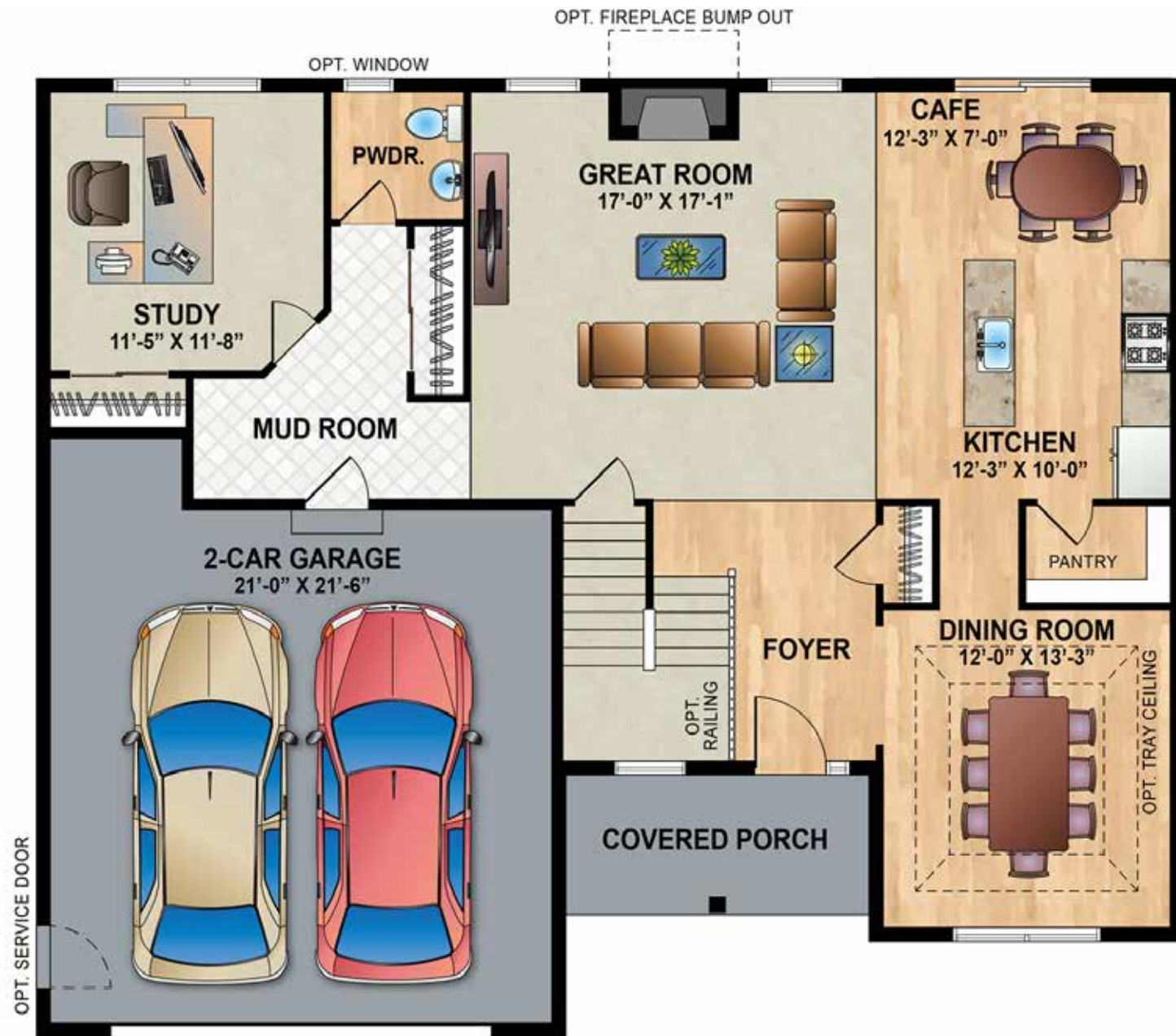


Artist Rendering

Optional Features may be shown.



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FIRST FLOOR



SECOND FLOOR

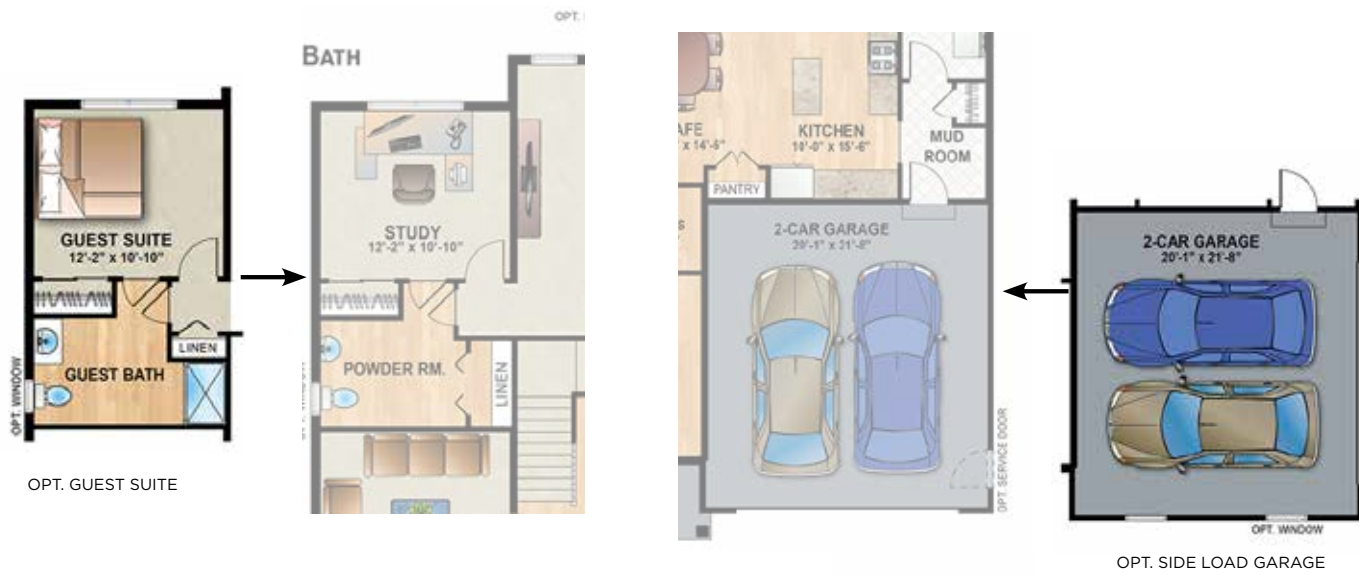
### LINCOLN

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



Artist Rendering

Optional Features may be shown.

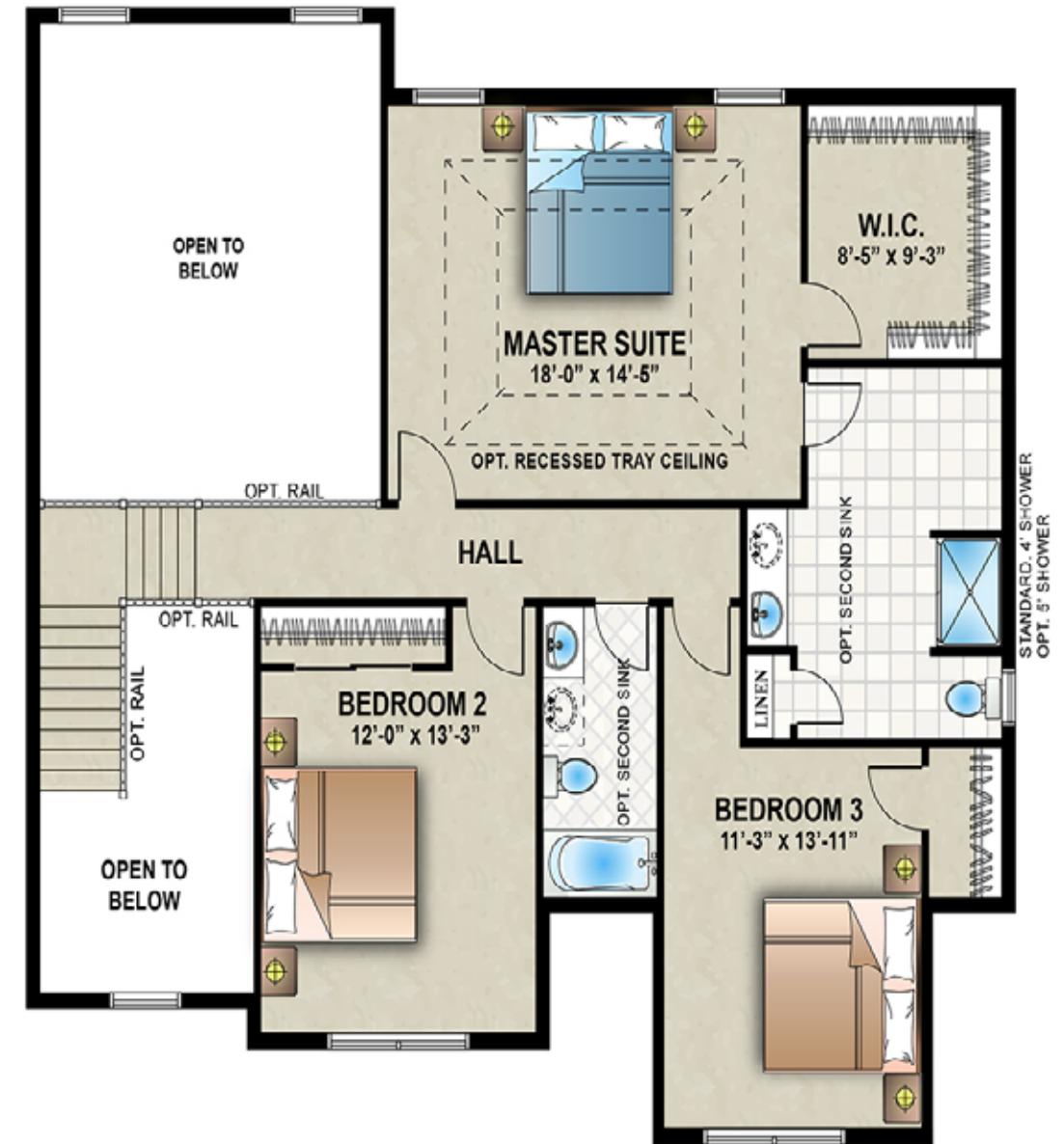


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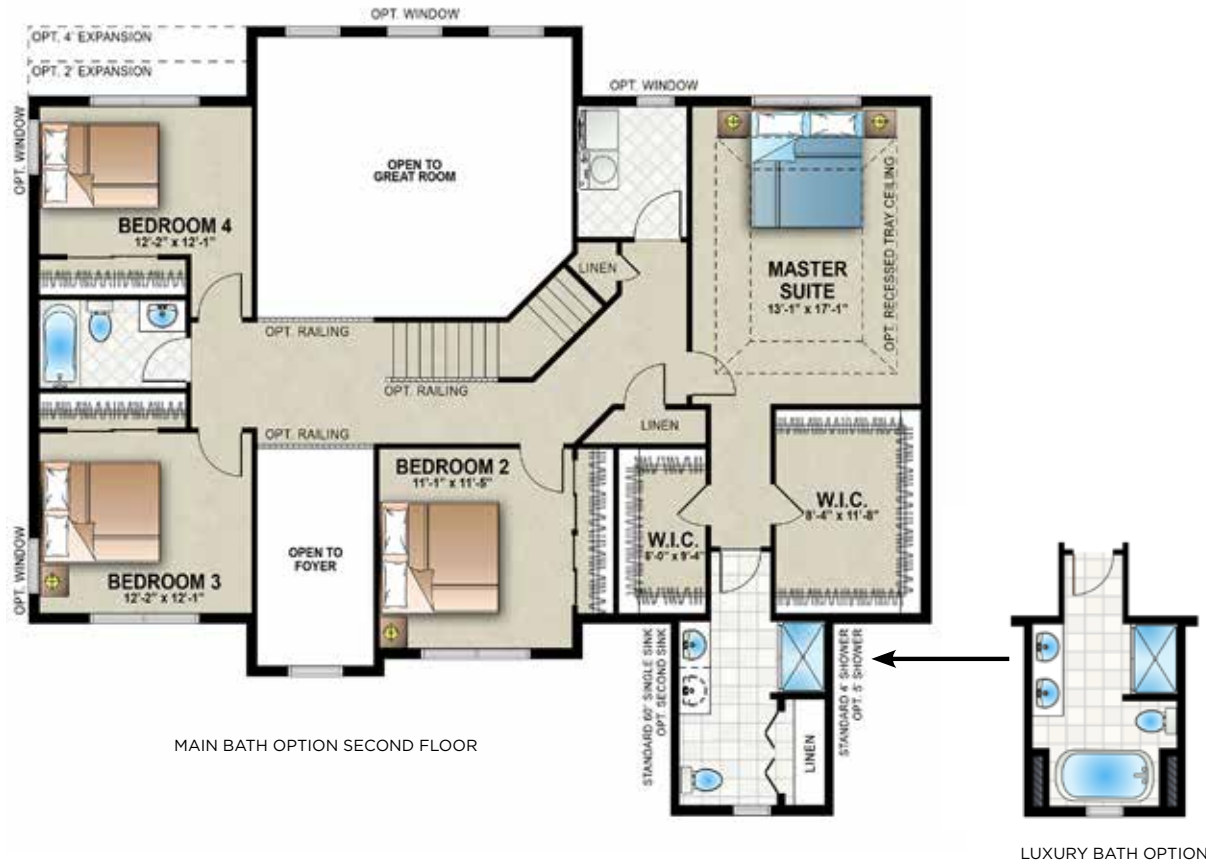
FIRST FLOOR



SECOND FLOOR



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



Artist Rendering

Optional Features may be shown.



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FIRST FLOOR

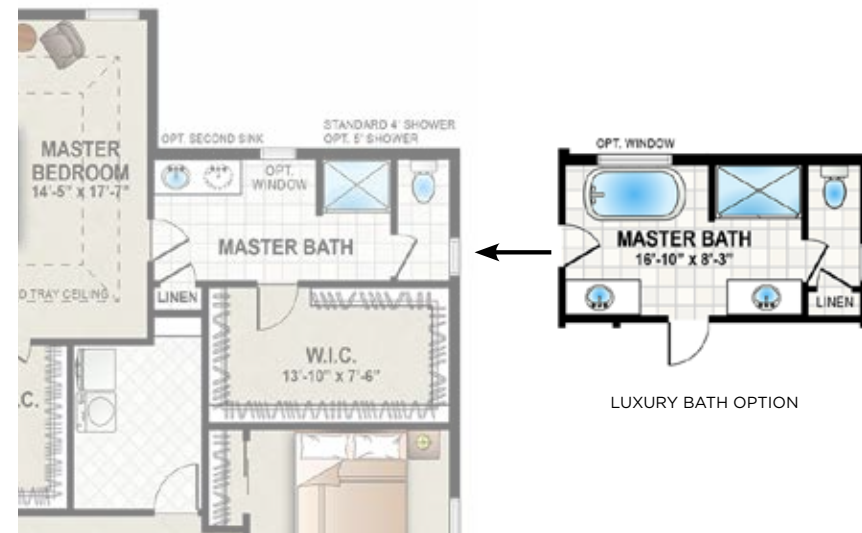


SECOND FLOOR



## NAPOLITANO

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



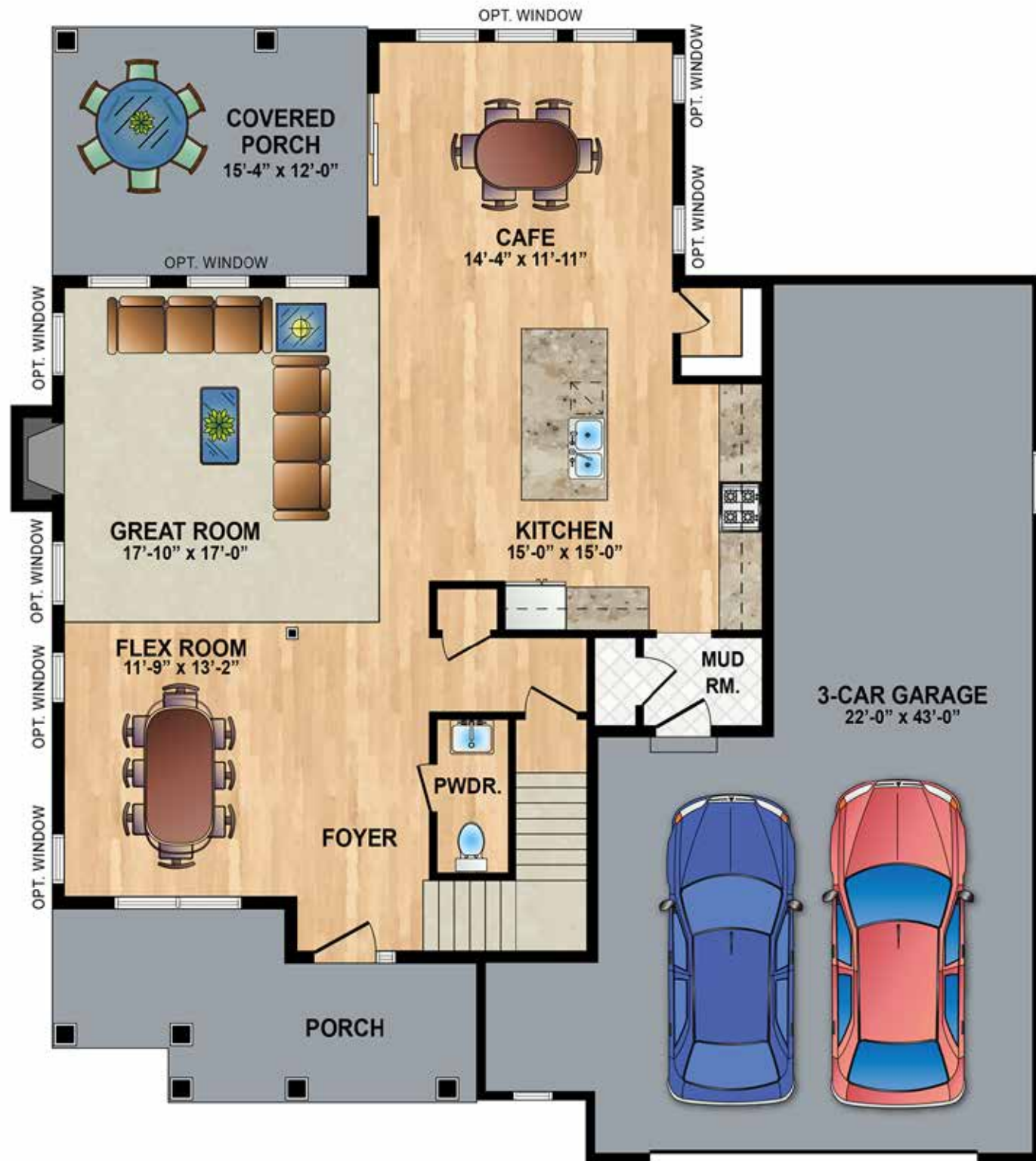
Artist Rendering

Optional Features may be shown.



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FIRST FLOOR



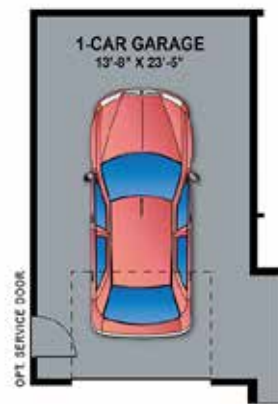
SECOND FLOOR



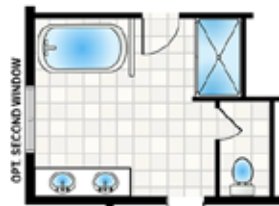


# WASHINGTON

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



OPT. ATTACHED 1-CAR GARAGE



LUXURY BATH OPTION



Artist Rendering

Optional Features may be shown.



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FIRST FLOOR



SECOND FLOOR



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



OPT. CAFE EXPANSION



Artist Rendering

Optional Features may be shown.

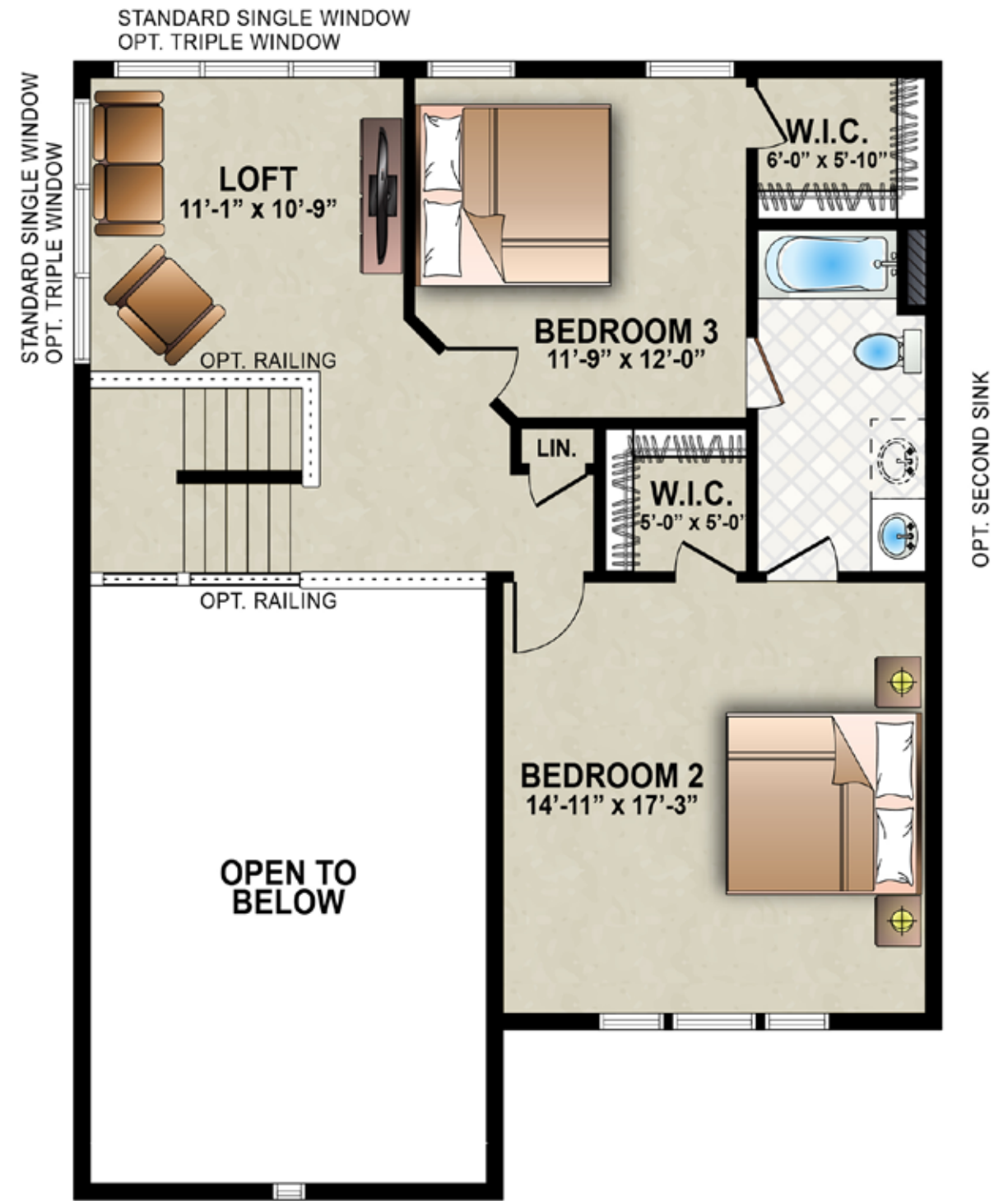


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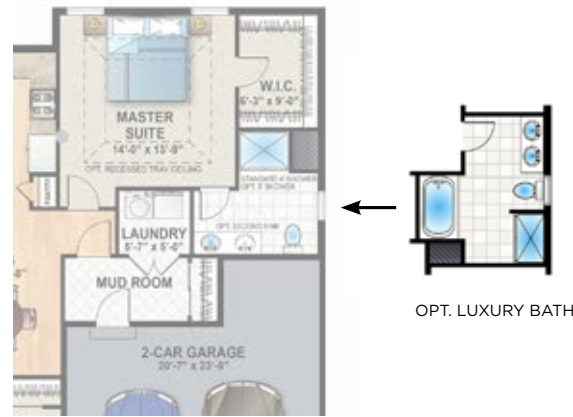
FIRST FLOOR



SECOND FLOOR



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



OPT. FARMHOUSE STYLE



Artist Rendering



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Optional Features may be shown.

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





### CREEKSIDE

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



Artist Rendering

Optional Features may be shown.



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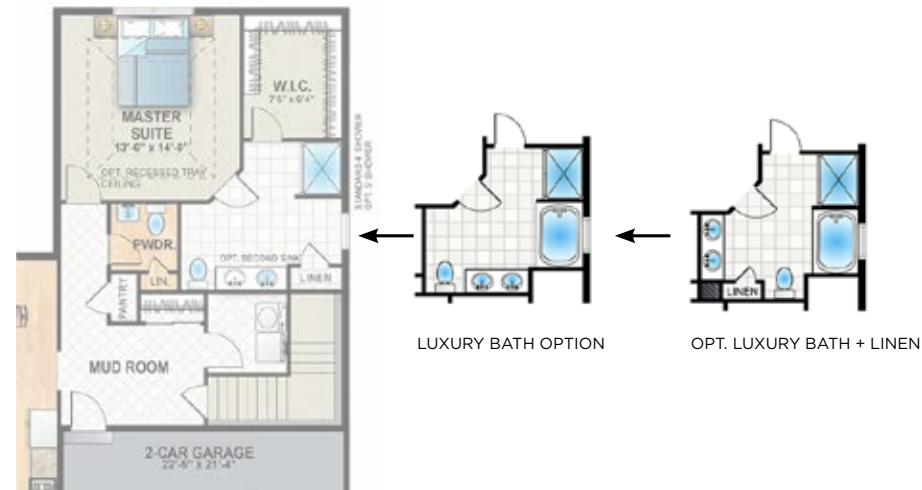






### TRUMAN

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



Artist Rendering

Optional Features may be shown.



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## TRUMAN II FARMHOUSE

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



Artist Rendering

Optional Features may be shown.



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**TRUMAN II FARMHOUSE** | 3 Bedrooms | 2.5 Baths | 2-car garage | 2554 Sq Ft.



**PATROON**

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



OPTIONAL SECOND FLOOR BONUS ROOM



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Artist Rendering

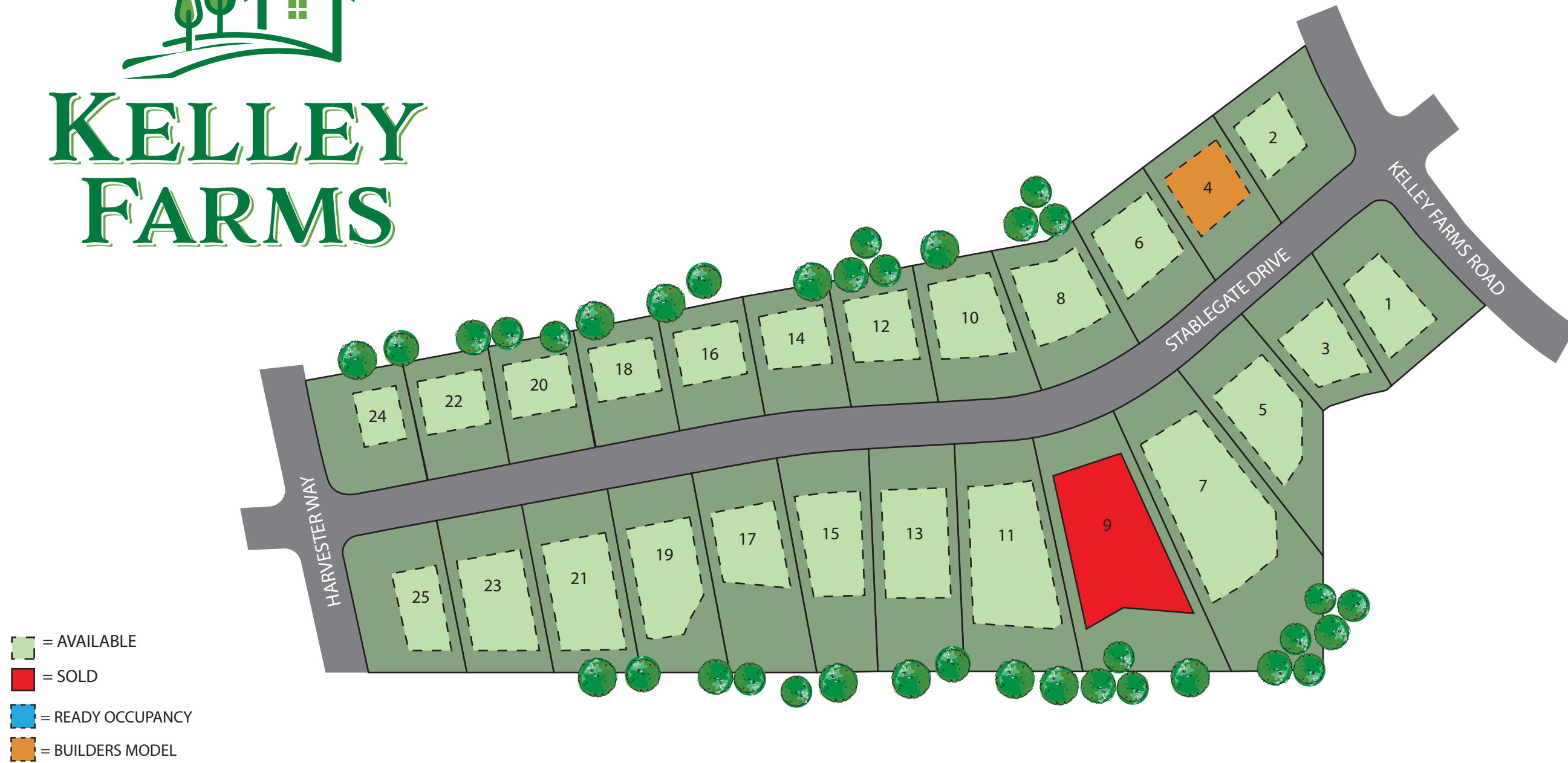
Optional Features may be shown.



# SITEMAP



# KELLEY FARMS



# PRICING

MODELS	BEDROOMS	BATHS	SQ FT	PRICE
<b>COLONIAL</b>				
Canton	4	2.5	1929	\$409,900
Buchanan	3	2.5	2159	\$389,900
Dakota	3	2.5	2223	\$414,900
Dakota	4	2.5	2496	\$434,900
Roosevelt	3	2.5	2430	\$419,900
Lincoln	3	2.5	2707	\$439,900
Portsmouth	4	2.5	2761	\$459,900
Napolitano	4	2.5	288	\$517,900
Washington	4	3.5	3380	\$509,900
<b>MASTER DOWN</b>				
Oneida	3	2.5	2185	\$399,900
<b>RANCH</b>				
Jefferson	3	2	1555	\$369,900
Jefferson Farmhouse	3	2	1555	\$377,400
Creekside	2	2	1976	\$429,900
Truman	3	2.5	1984	\$404,900
Truman II Farmhouse	3	2.5	2092	\$427,400
Patroon	3	2.5	2226	\$469,900





# INCLUDED FEATURES

## 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 Quartz countertop with 4" backsplash and pencil edge | Series I  
BLANCO Stellar® (441025) Stainless Steel single bowl undermount sink  
Delta® Linden™ single handle kitchen faucet with spray | Chrome  
Recessed or Fixture light at kitchen sink  
Ice maker connection valve for refrigerator  
Exterior venting for standard Range Hood < 400CFM  
Pre-wire for garbage disposal  
Whirlpool® Stainless Steel Appliances  
    Whirlpool® Electric range  
    Whirlpool® Dishwasher  
    XQE® 30" Stainless Steel Ducted Range Hood

## INTERIOR

First floor nine foot ceiling height  
Heat-N-Glo SL-7F SLIMLINE FUSION 36" zero clearance gas fireplace  
Heat-N-Glo gas logs | 4-sided black trim contemporary surround  
Rough Sawn wood fireplace mantle  
Fireplace unit is set 12" above finished floor  
Oak Colonial Railing and Balusters | Natural finish | First floor | Per plan  
Half wall with painted wood cap | Second floor | Per plan  
Colonial style 3-1/2" window and door casing  
Colonial style 5-1/4" baseboard  
Base shoe molding for hard surface flooring  
Smooth finish walls and ceilings  
Sherwin-Williams® Flat wall/ceiling paint | Dover White  
Sherwin-Williams® interior acrylic latex Pearl | Extra White  
Sherwin-Williams® exterior acrylic latex Satin | Extra White  
Garage interior taped one coat  
Basement stairwell finish tape and paint  
2 panel smooth finish hollow core interior doors  
Satin Chrome 3 hinge door design  
Kwikset® Abbey Knob | Satin Chrome interior locksets  
Single row ventilated shelving system

## MASTER BATH

Schrock® entra™ cabinetry  
Cabinet Hardware | Select styles  
60" Cultured Marble single bowl seamless vanity top  
Delta® Classic single handle centerset lavatory faucet | Chrome  
4' tile shower to ceiling | Fiberglass shower floor base | (2) Ceramic soap dishes  
Delta® Classic Monitor® 13 shower trim | Chrome  
Silver bypass shower door  
Flush wall mount mirror  
Kohler® Wellworth® round front toilet | White  
Contemporary series bath accessories | Chrome  
ENERGY STAR® exhaust fan with ceiling light and timer

## MAIN BATH

Schrock® entra™ cabinetry  
Cabinet Hardware | Select styles  
Cultured Marble seamless vanity top  
Delta® Classic single handle centerset lavatory faucet | Chrome  
5' fiberglass shower and tub unit with tension rod  
Delta® Classic Monitor® 13 tub and shower trim | Chrome  
Flush wall mount mirror  
Kohler® Wellworth® round front toilet | White  
Contemporary series bath accessories | Chrome  
ENERGY STAR® exhaust fan with ceiling light

## POWDER BATH

Kohler® 21" Veer™ pedestal sink | White  
Delta® Classic single handle centerset lavatory faucet | Chrome  
Oval mirror  
Kohler® Wellworth® round front toilet | White  
Contemporary series bath accessories | Chrome  
ENERGY STAR® exhaust fan with ceiling light

## FLOOR SURFACES

### Hardwood (Oak 2 1/4" Pre finished) | Select colors

Kitchen  
Café  
Dining Room  
Powder Room  
Entry foyer

### Carpeting

Series I with 6lb padding

### Ceramic Tile

Master Bath

### Armstrong™ Series I featuring CleanSweep® stain protection

Main Bath  
Laundry Room  
Mudroom

## EXTERIOR

Royal® Residential® vinyl siding collection  
GAF® Timberline HD Architectural shingles | Lifetime limited warranty | Select colors  
GAF® Cobra® Ridge Vent attic ventilation system  
RhinoRoof® Synthetic Roofing Underlayment, or comparable  
Ice and Water guard for eaves and valleys  
Kickout Flashing  
White Super Corner Post with foam | 3.5" lineal vinyl window trim, front elevation  
White Frieze Board, Fascia and Soffits, J-Block to match siding color, per plan  
Cedar-Grain Vinyl Shakes or Board & Batten, per plan  
Square Porch Columns, per plan  
Raised Panel Shutters, per plan  
Pella® 250 vinyl sliding glass door  
Therma-Tru® SmoothStar® fiberglass 4 panel entry door, sidelights per plan  
Kwikset® Abbey Knob | Satin Chrome entry door lockset | Deadbolt  
Amarr® Stratford 2000 overhead garage door | White  
LiftMaster® Overhead Garage Door Opener | (2) Remotes | **myQ**® Smartphone connectivity  
LiftMaster® Overhead Garage Door Opener Wireless Keypad

# INCLUDED FEATURES

## WINDOWS

Pella® 250 Energy Star® rated double hung vinyl windows  
White exterior | White interior | White hardware  
Inview™ screens | Grilles Between the Glass (GBG), front elevation

## OUTDOORS

Choice of select landscape packages  
Inground irrigation system | 20 heads | Control Panel  
36" concrete sidewalk from entry door to driveway  
Hydro seed starter lawn for areas disturbed during construction  
Paved asphalt driveway  
Two frost free exterior water faucets

## CONSTRUCTION TECHNOLOGY

Water-Resistive Barrier (WRB) House-wrap  
Asphalt Sealant on exterior foundation wall  
Interior and Exterior footing drain with sump pump pit  
Passive Radon system | Sub-Slab radon mitigation pipe vented through roof  
Sump Pump system for non gravity connections  
Saw cut expansion joints in concrete floors  
Full Basement - 8' foundation height | Actual height varies  
Egress Window Well System | Safety ladder | Lexan cover | Safety Grate | 'Stacked Stone' finish  
Moisture Resistant sheetrock in areas of Master and Main bath  
Attic space access hatch  
2x6 exterior wall construction | 7/16" OSB exterior sheathing  
1/2" OSB roof sheathing  
3/4" OSB sub-flooring  
Engineered I-Joist floor system

## ENERGY EFFICIENCY

Lennox® 96% High Efficiency gas furnace  
Lennox® 13 SEER Air Conditioner  
1 - zone heating and cooling system  
Lennox® Humidifier  
**FIELDCONTROLS®** Make-Up Air System/Exhaust  
Spray Foam penetration sealing  
R-21 fiberglass side wall insulation  
R-38 cellulose loose fill ceiling insulation and or fiberglass batt  
R-15 FSK insulation blanket for basement exterior walls  
50 gallon Power Vent hot water heater  
Programmable LED thermostat  
Water saving plumbing fixtures  
Pressure balancing shower valves  
Sealed supply duct system

## ENERGY STAR

ENERGY STAR® certified windows  
Raised-heel 'energy' roof truss system  
R-38 loose-fill insulation in ceiling of living areas  
Automatically controlled ENERGY STAR® bath fan  
Blower Door testing  
ENERGY STAR® light fixtures and high efficiency light bulbs (LED/CFL)

## LIGHTING AND ELECTRICAL

Interior lighting fixture allowance \$900  
(1) front yard lamppost and coach lights to plan  
Switched outlets in all bedrooms  
(2) 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  
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 Design at Builders Kitchen, Inc.  
Interior Design services provided by Blairhouse Interiors Group  
Light Fixture selections at Wolberg Lighting Design  
Closets and Bath Accessories consultation

## BUILDING EXPERIENCE

Lot walk with Project Manager  
Pre-construction meeting with Production Manager  
Structural Orientation  
    Framing tour  
    Kitchen and Bath layout review  
    Mechanical layout review  
Electrical consultation  
Progress reports from Site Coordinator  
Pre-closing Home Delivery orientation  
Manufacturer product warranty documents  
NYS limited warranty | 10 year structural warranty  
Customer Service | Full time personnel  
Customer Service Homeowner Portal

## 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 | Select lots  
Green Infrastructure: Cisterns & Gutters | Select lots