



Artist Rendering/Optional Features may be shown



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

**CREEKSIDE**  
2-3 Bedrooms | 2 Baths  
2-car garage  
1976 Sq Ft.

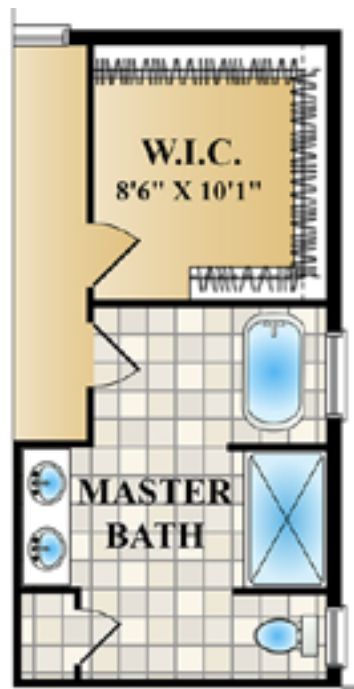




MAIN LEVEL FLOOR PLAN

**Optional Features may be shown.**  
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OPTIONAL  
LUXURY BATH



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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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**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

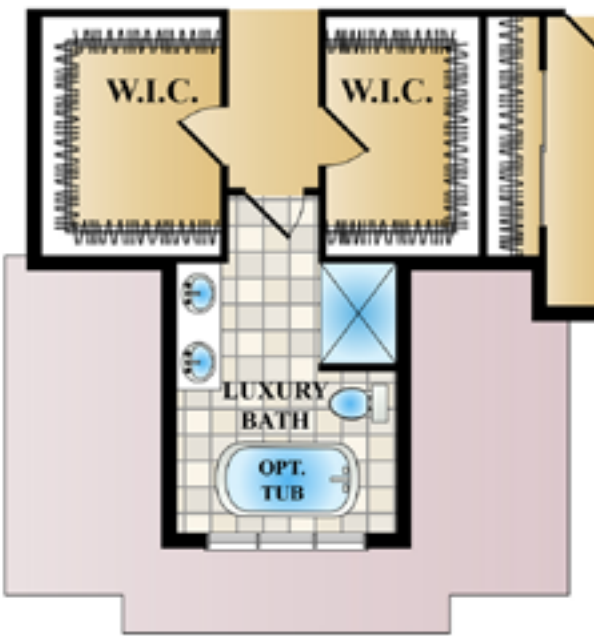
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OPTIONAL BEDROOM 2 BATH



OPTIONAL LUXURY BATH  
BEDROOM 2 BATH



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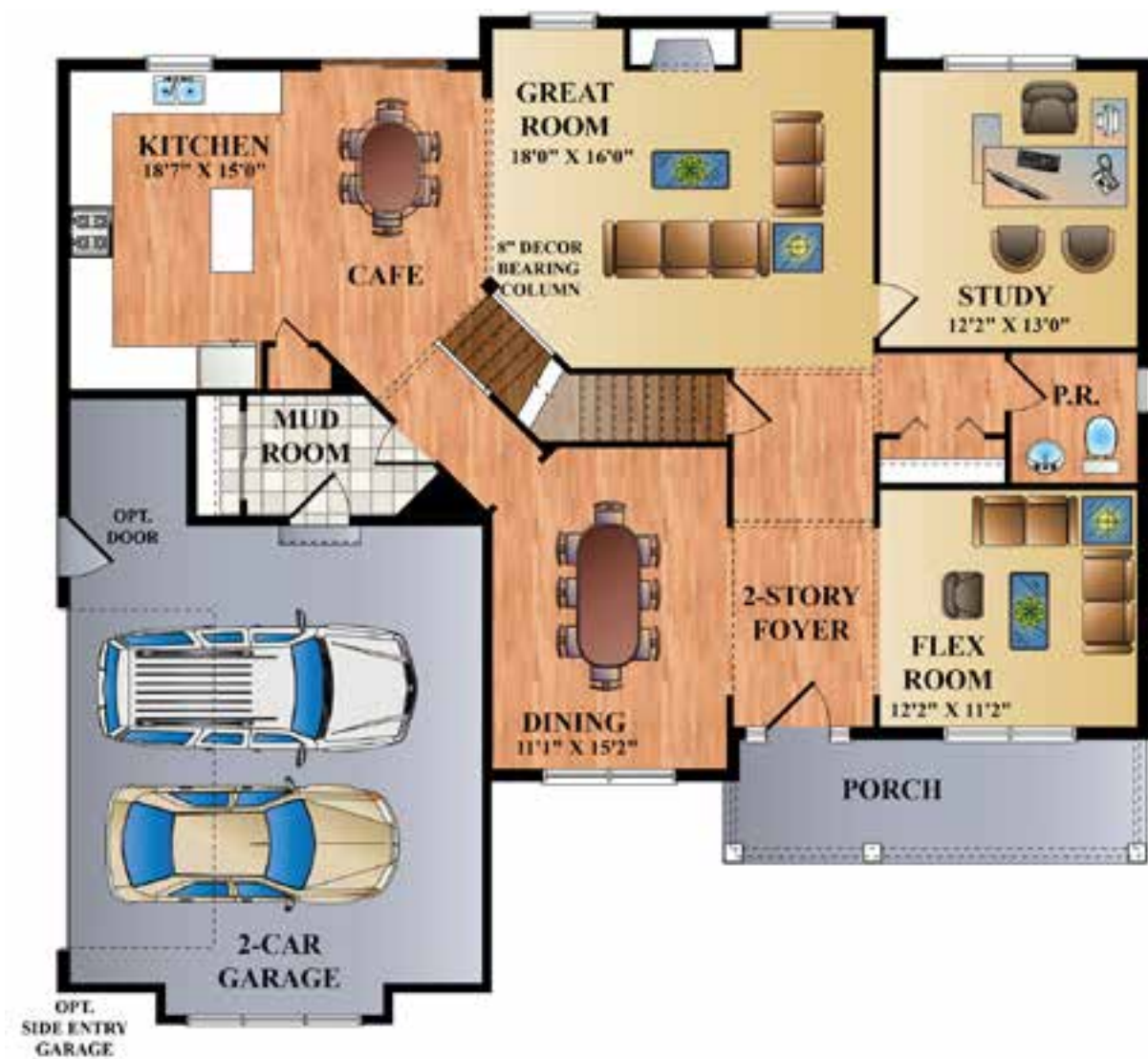


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**PORTSMOUTH**  
4 Bedrooms | 2.5 Baths  
2-car garage  
2862 Sq Ft.







MAIN LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN

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



MAIN LEVEL I  
PLAN



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



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

MAIN LEVEL FLOOR  
PLAN



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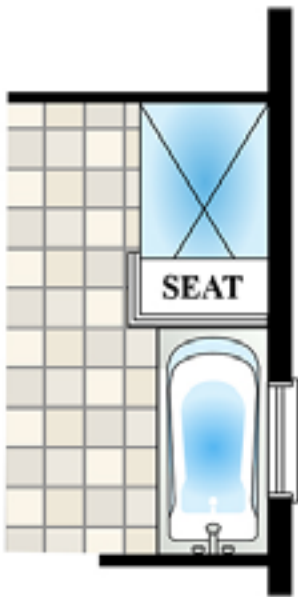
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**TRUMAN III**  
3 Bedrooms | 2.5 Baths  
2-car garage  
2554 Sq Ft.





MAIN LEVEL FLOOR  
PLAN



OPTIONAL LUXURY  
MASTER BATH

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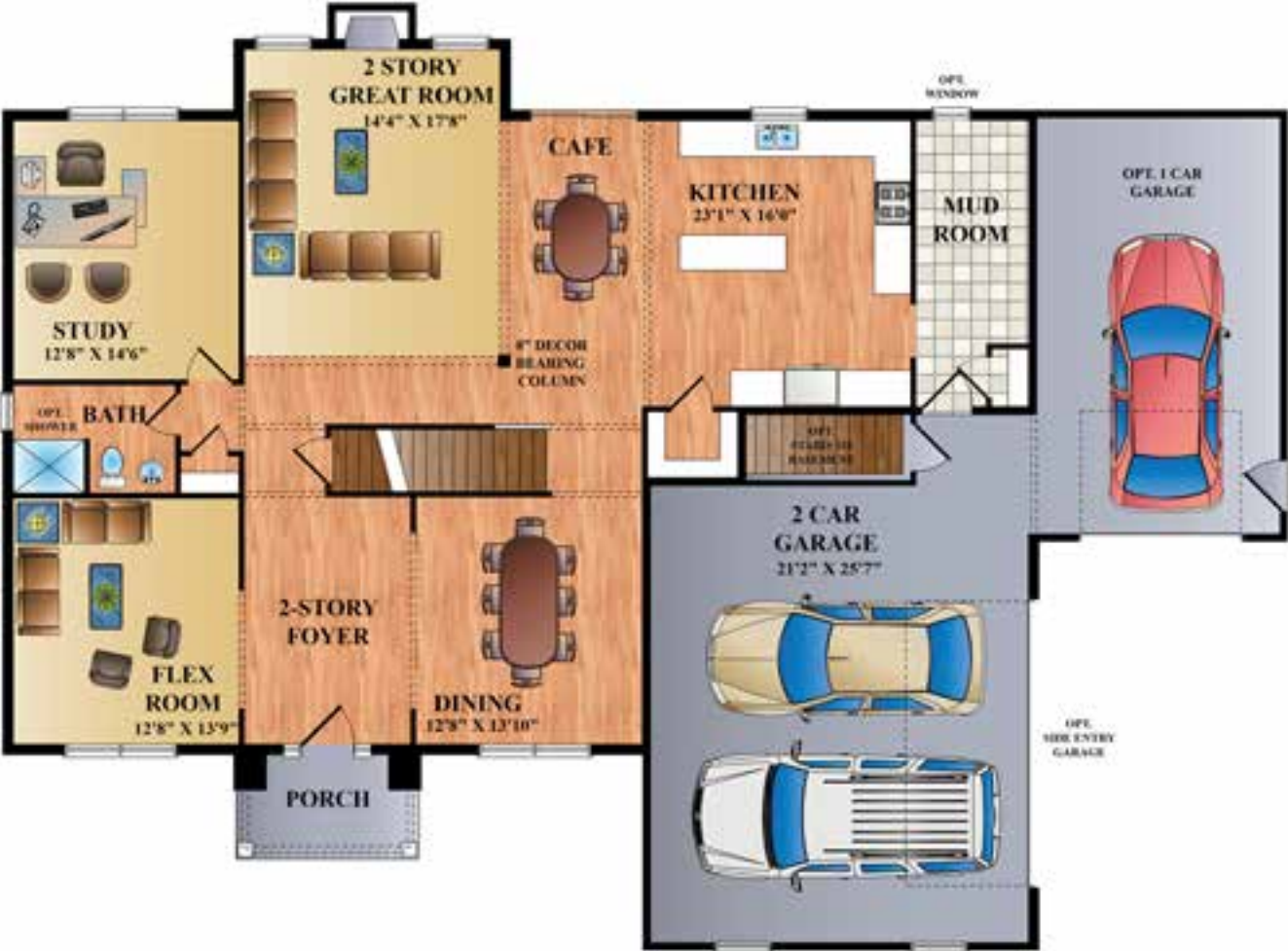
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**WASHINGTON**  
4 Bedrooms | 3.5 Baths  
2-car garage  
3569 Sq Ft.





MAIN LEVEL FLOOR PLAN

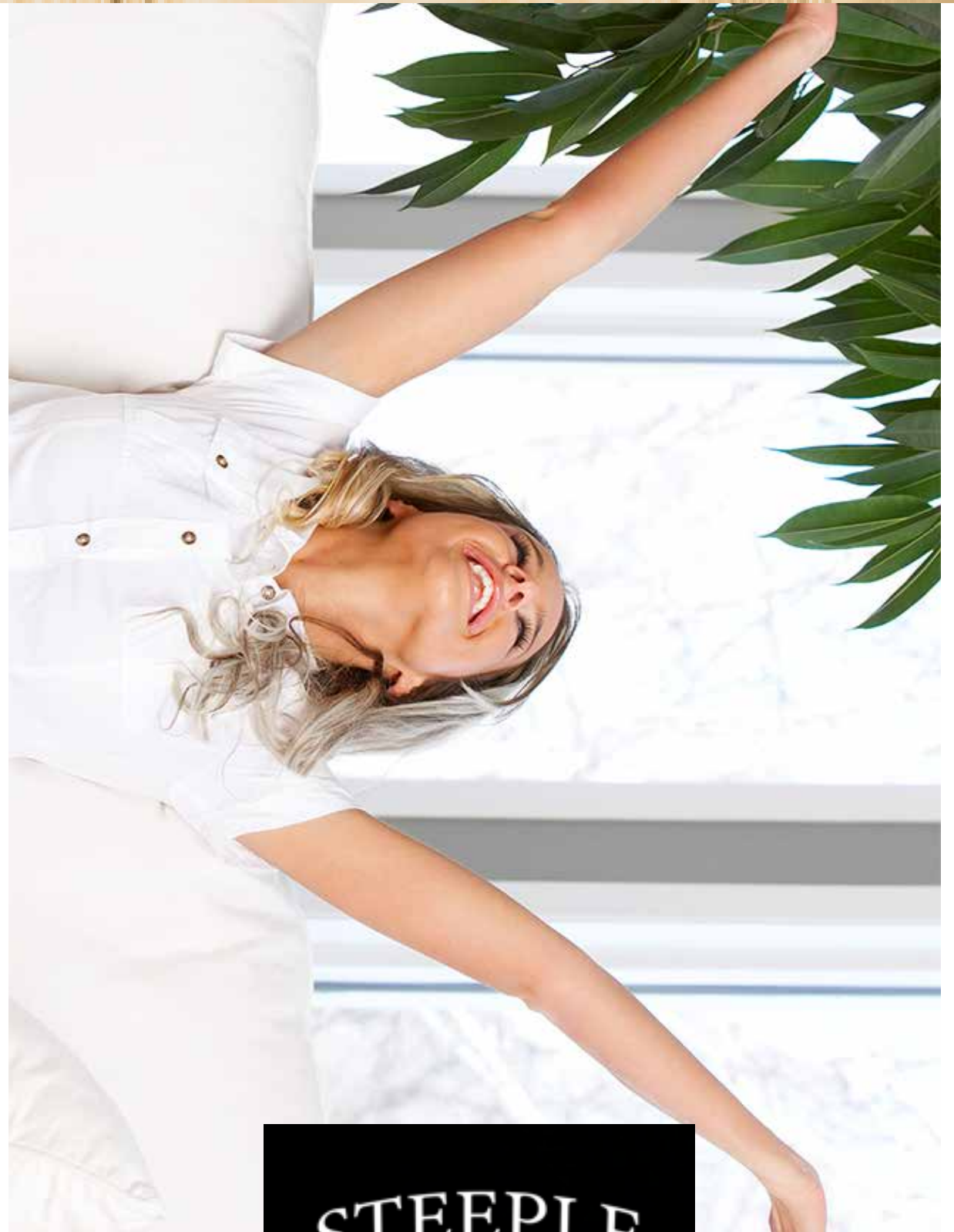


SECOND LEVEL FLOOR PLAN

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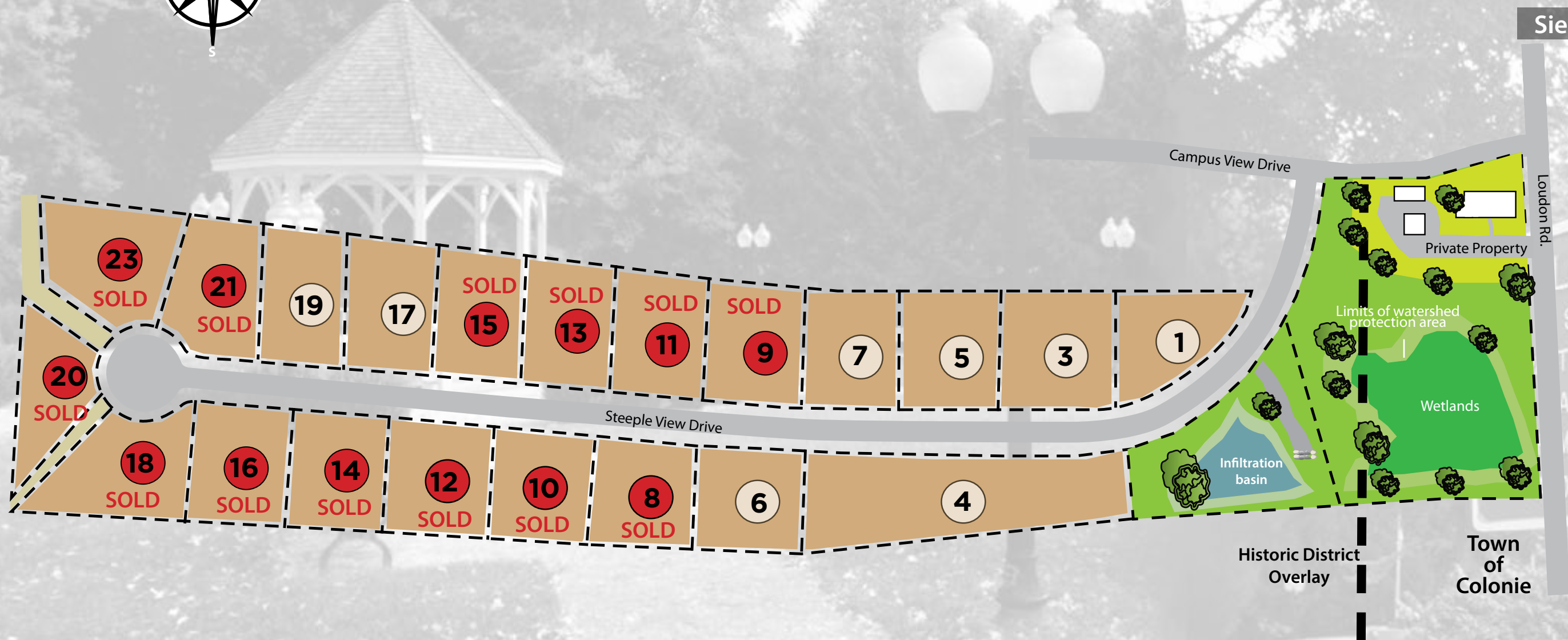
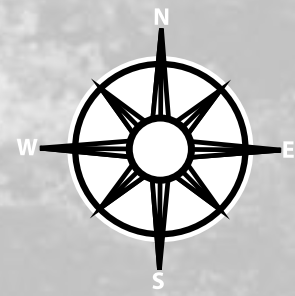
STEEPLE  
—VIEW—



STEEPLE  
—VIEW—



# STEEPLE VIEW



Siena College



London Rd.

Private Property

Limits of watershed protection area

Wetlands

Infiltration basin

Historic District Overlay

Town of Colonie

Artist Rendering





# INCLUDED FEATURES

STEEPLE  
VIEW

## LIGHTING AND ELECTRICAL

Interior lighting fixture allowance Ranch plans \$1,000  
Interior lighting fixture allowance Colonial plans \$1,250  
(1) front yard lamppost and coach lights to plan | 3 styles to select from  
Switched outlets in all bedrooms  
(4) Recessed lights with (1) switch in kitchen  
Decora Rocker switches with standard outlets  
(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 per plan  
Dryer Box® connection  
Smoke detectors hard wired in bedrooms to code  
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

Albany County | Town of Colonie | Loudonville, NY  
North Colonie School District  
Shaker Jr. High School  
Shaker 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 Granite or Quartz countertop with  
    4" backsplash and pencil edge | Series I  
Crown Molding | Cabinet Hardware | Select hardware styles  
Granite or Quartz countertop with pencil edge | Series I  
BLANCO Stellar® (441025) Stainless Steel single bowl undermount sink  
Delta® Essa® single handle pull-out kitchen faucet | Chrome  
Recessed or Fixture light at kitchen sink  
Ice maker connection valve for refrigerator  
Exterior venting for standard microwave hood < 400CFM  
Insinkerator® Badger 5 1/2 hp Dura-Drive® garbage disposal  
BOSCH® Stainless Steel Appliances  
    800 Series electric slide-in range  
    Ascenta® Dishwasher  
    300 series over-the-range microwave

## INTERIOR

First floor nine foot ceiling height | 10' per plan  
Heat-N-Glo SL-750 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 treads with carpet runner | Natural finish  
Oak Colonial Railing and Balusters | Natural finish | First floor | Per plan  
Half wall with painted wood cap | Second floor | Per plan  
Transitional style 3-1/2" window and door casing  
Transitional 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 finish tape and paint  
Basement stairwell finish tape and paint  
Masonite® Heritage series 2-panel Logan model smooth finish interior doors  
Satin Chrome 3 hinge door design  
Kwikset® Delta Lever | Satin Chrome  
Single row ventilated shelving system  
White laminated single row shelving system | Master Suite

## MASTER BATH

Schrock® Entra™ cabinetry  
Cabinet hardware | Select hardware styles  
60" Quartz vanity top | 4" backsplash | 6 colors | (2) White undermount sinks  
Delta® WOODHURST™ two handle centerset lavatory faucet | Chrome  
4' tile shower to ceiling | Acrylic shower floor | (2) Ceramic soap dishes  
Delta® WOODHURST™ shower trim | Chrome  
Semi Frameless sliding shower door | Chrome  
Flush wall mount mirror  
Kohler® Highline® Comfort Height® elongated toilet | White  
Contemporary Series bath accessories | Chrome  
ENERGY STAR® exhaust fan with ceiling light and timer

# INCLUDED FEATURES

STEEPLE  
—VIEW—

## MAIN BATH

Schrock® Entra™ cabinetry  
Cabinet hardware | Select styles  
Cultured Marble seamless vanity top  
Delta® WOODHURST™ two handle centerset lavatory faucet | Chrome  
5' fiberglass shower and tub unit with tension rod  
Delta® WOODHURST™ 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 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  
ENERGY STAR® exhaust fan with ceiling light

## FLOOR SURFACES

Hardwood (Oak 3 1/4" Pre finished) | Select colors  
COREtec® Plus® contemporary flooring | 5" or 7" Plank | "Coordinating" stain color  
Kitchen | Cafe' | Dining Room | Powder Room | Entry Foyer  
Carpeting  
Series 1 with 6lb padding  
Ceramic Tile  
Master Bath | Main Bath | Laundry Room | Mudroom

## 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  
RhinoRoof® Synthetic Roofing Underlayment or comparable  
Ice and Water guard for eaves and valleys  
Kickout Flashing  
James Hardie® HardiPlank® Lap Siding Select Cedarmill | 5" exposure | Color Plus® Technology  
James Hardie® Staggered Edge Shakes, per plan | Cedarmill Finish | Color Plus® Technology  
Boral® Battens | Per plan  
Boral® KLEER TrueEDGE® Trimboards | Painted Artic White  
Ventilated vinyl soffit and aluminum fascia | White  
Square Porch Columns, per plan  
Raised panel shutters | Per plan  
Pella® Lifestyle® sliding glass door  
Therma-Tru® SmoothStar® fiberglass 2-panel square shaker entry door | S120 | Sidelights per plan  
Kwikset® Hawthorne® | Satin Nickel keyed entry door lockset | Deadbolt  
Amarr® Stratford 2000 overhead garage door | Stockton glass | White  
LiftMaster® Overhead Garage Door Opener | (2) Remotes | myQ® Smartphone connectivity  
LiftMaster® Overhead Garage Door Opener Wireless Keypad

## 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 faucets

## WINDOWS

Pella® Lifestyle Series Energy Star® rated Double Hung EnduraClad® windows  
White exterior | White interior | White hardware  
Inview™ screens | Grilles Between the Glass (GBG), front elevation

## CONSTRUCTION TECHNOLOGY

Water-Resistive Barrier (WRB) House-wrap  
Asphalt Sealant on exterior foundation walls  
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" AdvanTech™ 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)



COLONIALS	BR	BATH	SQ FT	PRICE
Lincoln	3	2.5	2,706	\$629,900
Lincoln / Bonus Room	3	2.5	3,112	\$671,900
Portsmouth	4	2.5	2,862	\$631,900
Napolitano	4	2.5	2,883	\$661,900
Washington	4	3.5	3,569	\$751,900
RANCHES				
Creekside	2-3	2	1,976	\$561,900
Siena	2-3	2	2,011	\$601,900
Siena Mid Century Modern	2-3	2	2,011	\$616,900
Patroon	3	2.5	2,226	\$651,900
Truman III	3	2.5	2554	\$671,900

STEEPLE  
VIEW



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