



Park Ridge

**CLUETT 3**  
3 Bedrooms | 2.5 Baths  
2-car garage  
1628 Sq Ft.



Artist Rendering



518.690.0777 [www.barberahomes.com](http://www.barberahomes.com)

Maryellen Blair | Lic. Assoc. R.E. Broker | 518-469-6169 | [maryellenblair@howardhanna.com](mailto:maryellenblair@howardhanna.com)





FIRST FLOOR



SECOND FLOOR

Optional Features shown. The plans and elevations on these pages are for illustrative purposes only. Floor plans, features, and kitchen designs may vary according to alternative styles selected or modifications to the plan and are subject to change without notice. All dimensions are to be considered approximate. Artist renderings may include options available at additional cost.







Park Ridge

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



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# Park Ridge

**SAGE**  
3 Bedrooms | 2.5 Baths  
2-car garage  
1680 Sq Ft.



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Park Ridge

WOODCREST 3

3 Bedrooms | 2.5 Baths  
2-car garage  
1977 Sq Ft.



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Park Ridge

**WOODCREST 4**  
4 Bedrooms | 2.5 Baths  
2-car garage  
2327 Sq Ft.



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Park Ridge

**DAKOTA 3**  
3 Bedrooms | 2.5 Baths  
2-car garage  
2221 Sq Ft.



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# Park Ridge

**DAKOTA 4**  
4 Bedrooms | 2.5 Baths  
2-car garage  
2486 Sq Ft.



Artist Rendering



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Park Ridge

**JEFFERSON**  
3 Bedrooms | 2 Baths  
2-car garage  
1,555 Sq Ft.



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Optional Railing Shown

Artist Rendering

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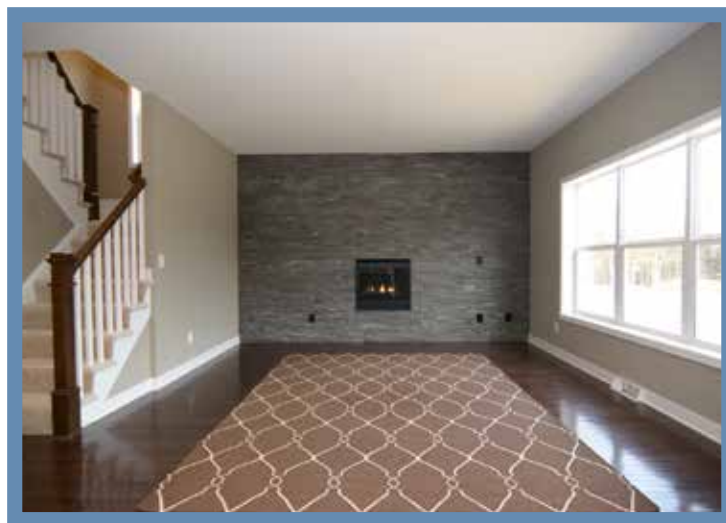
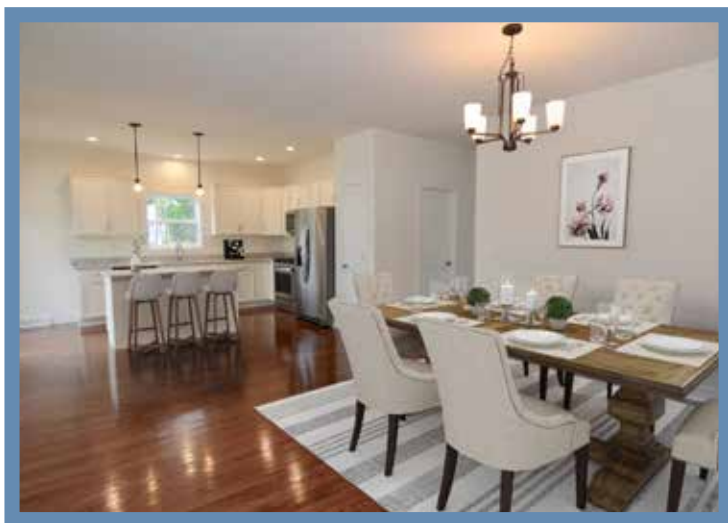
LUXURY BATH OPTION

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Last revised Sept 2, 2021

# Park Ridge



# Park Ridge





LIGHTING AND ELECTRICAL

Interior lighting fixture allowance \$800  
(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 layouts review  
    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  
Customer Service | Full time personnel  
Customer Service Homeowner Portal

YOUR LOCAL COMMUNITY

Schenectady County  
Town of Niskayuna  
Niskayuna School District  
Flex Zone - Craig or Glenclyff Elementary School  
Niskayuna High School  
Natural Gas  
Municipal Sewer  
Municipal Water

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 countertop with 4" backsplash and pencil edge | Uba Tuba  
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  
    XOE® 30" Stainless Steel Ducted Range Hood

INTERIOR

First floor nine foot ceiling height  
Heat-N-Glo SL-5 F SLIMLINE FUSION 32" zero clearance gas fireplace  
Heat-N-Glo gas logs | 4-sided black trim contemporary surround  
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  
Craftsman style 2-1/2" window and door casing  
Craftsman style 4-1/2" 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® Hancock Knob | Satin Nickel interior locksets  
Single row ventilated shelving system

MASTER 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



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)  
    Kitchen  
    Café  
    Dining room  
    Powder room  
    Entry foyer  
Carpeting  
    Series I with 6lb padding  
Shaw® Series I 'Paragon Tile Plus' (LVT) with Armourbead™ wear layer  
    Master Bath  
    Main Bath  
    Laundry Room  
    Mudroom

EXTERIOR

Royal® Residential® series 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 vinyl corner posts | 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, per plan  
Square Porch Columns, per plan  
Raised Panel Shutters, per plan  
Pella® Encompass® vinyl sliding glass door  
Therma-Tru® SmoothStar® fiberglass 4 panel entry door, sidelights per plan  
Kwikset® Hancock Knob | Satin Nickel entry door lockset  
Amarr® Stratford 2000 overhead garage door | White  
LiftMaster® Overhead Garage Door Opener | (2) Remotes | myQ® Smartphone  
LiftMaster® Overhead Garage Door Opener Wireless Keypad connecti

WINDOWS

Pella® Encompass® Energy Star® rated single hung vinyl windows  
White exterior | White interior | White hardware  
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" OSB sub-flooring  
Engineered I-Joist floor system

OUTDOORS

Choice of select landscape packages  
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

ENERGY EFFICIENCY

Lennox® 96% High Efficiency gas furnace  
Lennox® 13 SEER Air Conditioner  
1 - zone heating and cooling system  
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)

