



## **Standard Features for The Meadows of North Greenbush**

**These Quality Energy Star Home Features Are Included in Your New Home.**

***We are proud to offer an extensive collection of standard features designed specifically to ensure quality, comfort, and livability in your stylish new home.***

### **Gourmet Kitchen**

- Granite Kitchen Countertops with 4" Backsplash (*from builder's standards, 8 choices*)
- Schrock "ENTRA" Cabinetry with 36" Upper Cabinets (*choice of 9 stain colors*)
- Dovetail Soft Close Drawers and Doors, Wood Toe Kick and Cabinet Crown Molding
- Mohawk Tec Hardwood 5" Oak (*choice of 9 colors*) Engineered Prefinished Hardwood or Shaw Anvil Luxury Vinyl 5"
- Single Bowl 9" Deep Stainless Steel Undermount Sink
- Chrome Single Control Delta Faucet with Spray
- Granite Island or Snack Bar Top with 10" Overhang, Counter Height (*per plan*)
- Water Supply Line for Refrigerator Ice Maker
- Appliance Allowance of \$1,340.00.

### **Engineering and Energy Efficient Features**

- Payne High-Efficiency Gas Forced Hot Air Heating System: ENERGY STAR
- Programmable 5:2 Digital Thermostat
- Payne Central Air Conditioning (*seer 14, seasonal energy efficiency rating*)
- Energy Saver 50 Gallon Bradford White Gas Hot Water Heater: ENERGY STAR
- Tongue and Groove OSB Sub Floors
- 2x6 Exterior Wall Construction, Fiberglass Batt Insulation R-21
- Fiberglass Batt Insulation in Ceiling R-38 Rating
- Polycel Foam Air Infiltration Package and House Wrap
- Double Layer Party Wall Plus Sound Gap, R-11
- Full Exterior Wall of Basement 8' Blanket Wrap on 4/4" Furring, Fiberglass Batt R-15
- Poured 8"/10" Concrete Foundation Walls Waterproofed System (*per plan*)
- 3,000 psi Basement Concrete Floors (*with expansion joints*)
- 4,000 psi Garage / Covered Porch Area Floors (*with expansion joints*)
- 2" Drainage Channel at Entire Basement Floor Slab Perimeter
- Two Exterior Hose Bibs; One at Front and Back
- Ice and Water Shield Rubber Membrane at Roof Eaves and Valleys

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### **Elegant Powder Bath** *(per plan)*

- American Standard Colony Elongated China Water Closet in White
- American Standard Evolution 22" Pedestal Sink and Vanity Light
- Quality Delta Dual Control 4" Center or Single Handle Chrome Faucet
- Ceramic Tile Floor *(array of tiles)*
- Bath Accessories – Chrome Towel Bar and Paper Holder, Oval Mirror
- Fan Light Exhausted to Exterior

### **Secondary Full Bath**

- Ceramic Tile Floor *(array of tile )*
- Curtain Rod at Tub
- American Standard Colony Elongated China Water Closet in White
- Quality Delta Dual Control 4" Center or Single Handle Chrome Faucet
- Schrock "Entra" Cabinet – 32" in Height *(choice of 9 stain colors)*
- Dovetail Soft Close Drawers and Doors, Wood Toe Kick
- Granite Counters with Integrated Round Ceramic Bowl with 4" Backsplash *(from 3 builder standards)*
- Full Size Vanity Mirror
- 60" Fiberglass One Piece Tub/Shower Units
- Fan/Light Exhausted to Exterior
- Bath Accessories – Chrome Towel Bar and Paper Holder *(3 styles)*, Full Vanity Mirror

### **Owners Suite Getaway**

- Ceramic Tile Floor *(array of tiles )*
- Fiberglass One Piece Shower with Seat *(sized per plan)*
- Shower Rod
- American Standard Colony Elongated China Water Closet in White
- Quality Delta 4" Center or Single Handle Chrome Faucet
- Schrock 36" Extended Height Vanity Cabinet with Wood Toe Kick *(choice of 9 stain colors)*
- Dovetail Soft Close Drawers and Doors, Wood Toe Kick
- Granite Counters with Integrated Round Bowl with 4" Backsplash *(from builder's standards)*
- Bath Accessories – Chrome Towel Bar and Paper Holder, Full Vanity Mirror
- Fan/Light Exhausted to Exterior

### **Your Custom Interior Furnishings**

- Oak Stair Treads, Painted Risers *(per plan, natural finish)* *(color stain optional)*
- Traditional Stained Oak Railings *(color stain optional)* with Painted Turned Spindles *(per plan)*
- Heat and Glow, Energy Efficient Gas Direct Vent Fireplace with Contemporary Black Trim
- 9' - 1st Floor Ceilings
- Mohawk Tec Hardwood 5" Oak , *(choice of 9 colors)* Engineered Prefinished Hardwood or Shaw Anvil Luxury Vinyl Flooring at Kitchen, Breakfast, Foyer, Dining Room, Living Room, and 1st Floor Hallways *(per plan)*

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- Ceramic Tile Flooring at all Baths, Mud Room, Laundry (*per plan, array of tiles*)
- Benjamin Moore "Super White" Interior Paint Color – Flat Walls, Pure White Semi-Gloss on all Wood Trim
- Ball Catch Doors at all Pantry Locations and Closets (*per plan*) (*Sliders at select locations per plan*)
- Benjamin Moore "Pure " White Painted Semi-Gloss Colonial Mill Work – 3 1/2" Base Board, 2 1/4" at Doors and Windows (*Wide Trim Available Option*)
- Deluxe Masonite Cheyenne Style Interior Door Style – Painted
- Shaw Go Big or All Star Weekend Wall to Wall Carpeting with 8-lb Pad in Bedrooms, Study and Second Floor Halls
- Deluxe "Total Slide" Wired Closet Wire Shelving System
- Smooth Ceilings and Wall Finish Thru-out
- Satin Nickel Style Interior Rounded Locksets with Matching Hinges
- Finished and Painted Stairwell to Basement with Painted Rail and Pine Closed Stairs

### **Your Custom Exterior Furnishings**

- Pella Single Hung White Insulated Low-E Vinyl Windows/Internal Grids and Screen
- Therma Tru Smooth Star Entry Door and Side Light (*per plan*)
- Brushed Nickel Entry Handle Set with Integrated Dead Bolt
- Pella Encompass Vinyl Sliding Patio Door /White Handle/Sliding Screen (*no grids, door per plan*)
- Norandex Board and Batten Siding with Cultured Stone (*per builder*) and Cedar Vinyl Shakes with Aluminum Fascia and Vented Vinyl Soffits (*per plan*)
- Aluminum Wrapped Frieze Board, Panel Shutters, and Window Trims on Front Elevation
- Covered Front Entry Porch with Fiberglass Columns (*per plan*)
- Paneled Shutters Front of Home (*per plan*)
- Carriage Style Garage Door – Amarr Oak Summit 2000 with Door Opener and 2 Controllers (*color per builder/HOA*)
- Wireless Keypad Entry for Garage Overhead Door
- GAF Timberline Architectural Roof Shingles with Limited Lifetime Warranty (*color per builder*)
- Fully Sheetrocked Garage – Fire Taped (*Paint Optional*)
- Bowman Kemp Egress Window System with Escape Ladder and Security Cover (*full basement lots only*)

### **Electrical/CATV**

- Deluxe Interior Light Fixture Package – Satin Nickel
- Chandelier at Dining (*from builder's package*)
- LED 6" Disk Lights at Kitchen (4 to 5 *per plan*)
- LED 6" Disk Light(s) at Front Entry Porch (*per plan*)
- LED 6" Disk Lights in all Walk-in Closets and Hallways (*per code and plan*)
- Community Exterior Light Fixture Package Including Traditional Lamppost, Garage Coach Lights
- Half Switched Outlets at Living/Great Room
- Ceiling Fixtures at Den, and all Bedrooms (*per code and plan*)
- G.F.I. Outlet at Rear and Front Entry Area
- Telephone Jacks (CAT.6 high density wiring) at 1 pre-designated location.
- Cable TV Prewire - RG-6/digital satellite capability in 3 locations.

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- Basement Outlets 2 Standard, electric panel, and sump pump location
- Smoke Detector – all Bedrooms, Upper and Lower Halls and Basement *(battery and hardwired)*
- Carbon Monoxide Detector on Each Level of the Home *(battery and hardwired)*
- Dryer and Range – 220-volt Dedicated Line *(gas optional)*
- 200 Amp Electrical Service
- Door Chime

#### **Your Deluxe Landscaping Package**

- Plantings Package Featuring Trees and Shrubs
- Professional Lot Grading and Hydroseeded Lawns
- Paved Blacktop Driveway – Double Width at Overhead Door *(stamped accent separator per plan)*
- Concrete Entry Walkway
- In-ground Sprinkler System in Yard Area – Front, Back and Sides *(per builder)*
- Privacy Fence 8' between units per HOA Guidelines

#### **Your Community Features**

- Pedestrian Friendly Neighborhood *(sidewalks)*
- Extensive Community Landscaping
- Decorative Community Mailbox *(per site design and USPS regulations)*
- Town Water and Sewer Services
- Natural Gas and Underground Utilities
- HOA Protective Covenants and Restrictions
- Homeowners Association Provides Snow Removal, Lawn Care at Front of Home, Common Area Maintenance, Mail Stations (93.37 per month)

#### **OFFERING PLAN AVAILABLE FROM SPONSOR: The Meadows at North Greenbush HOA**

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