

Our standard amenities...

“Quality is never an accident; it is always the result of high intention, sincere effort, intelligent direction and skillful execution; it represents the wise choice of many alternatives” - William A. Foster, USMC.

Architecture

- Unlimited home design options
- Flip and modify any one of our existing plans to your liking or work with us to design a brand new plan just for you
- Clapboard, Dutch lap, Vertical Board & Batten and Shake siding schemes available
- Cultured Stone veneer to the front of every home
 - o Ledge stone, Stacked stone, Castlerock and more stone styles included
 - o 2" Shelf poured into foundation for structural support of stone veneer (under stone areas only)
- 2-story, vaulted and cathedral ceilings per plan

Construction Principles

Foundation

- 8' Basement height w/8" Poured concrete walls w/Steel rebar reinforcement
- 4" ADS perforated pipe perimeter and interior footing drains laid in #2 crushed stone
- Damp-proofing: Asphalt spray exterior of foundation
- Continuous interior prep for passive radon control

Framing

- Exterior Walls: 2x6
- Interior Walls: 2x4 or 2x6 (per plan)
- 2x10 or 2x12 Floor joists; Dimensional lumber used for increased fire rating as compared to engineered I-joists
- ¾" OSB Weyerhaeuser GoldEdge Floor Decking
- Factory engineered trusses (per plan)
- Continuous Roof Ridge Ventilating System

Whole House Sealing and Moisture Resistance Package

- House wrap at all exterior walls
- PolyCel Foam applied at all exterior wall and bottom plate penetrations
- Top and bottom wall plates sealed air tight w/moisture resistant caulk
- All HVAC duct joints sealed with compound to reduce air leaking

Exterior Features

- Silverline by Andersen® Double hung windows w/Tilt-in feature for ease of washing; grids to front
- Andersen® PermaShield Sliding patio door (*per plan*)
- CertainTeed® Mainstreet Vinyl siding
- GAF Timberline® Architectural Roof Shingles; Choice of colors
- Paneled or louvered vinyl shutters to front of home; Choice of colors
- 100ft² of cultured stone to front of home
- 16'x7' General® Raised panel garage door w/Handles & strapping; Styles from Builder's selections
- ThermaTru® Insulated Entry Doors from Builder's selections (Front door & garage service door)
- Frost Free hose bib in (2) locations; One front and one back

Interior Features

- 2 ¼" Hand finished oak hardwood floors: Entry foyer, kitchen, breakfast area, dining room
- 5 ¼" Colonial base trim throughout
- 2 ¼" Casing at all windows, doors, cased openings
- Masonite interior doors, choices from Builder's selections
- Tray ceiling in Formal Dining Room (per plan) w/5" Crown molding inside tray
- All woodwork painted w/2 coats of Pure White enamel by Sherwin Williams
- Heat & Glo® Natural gas fireplace w/Tile surround & painted mantle from Builder's selections
- Walls & Ceilings painted w/2 coats of Dover White by Sherwin Williams
- Mohawk® Carpet w/8lb Bonded Pad at great room, study (per plan), 2nd floor hall and bedrooms
- Fully carpeted staircase
- Closed, unfinished pine basement stairs
- WireMaid Shelving system at all closets, above washer & dryer
- 1st and 2nd floor laundry rooms (per plan)
- Ceramic tile floor in laundry room w/\$4.25/ft² material allowance for 12"x12" tile, straight pattern
- Dryerbox in-wall connection for dryer vent hose
- Pegboard wall storage on interior of rear or side wall of garage

Kitchen & Appliances

- Individual layout and design service through Builder's Kitchens, Inc.
- Schrock® Entra Series cabinetry; Maple or Oak material in (8) standard finishes
- “Guthrey” style doors, dove tailed drawers w/SmartStop soft close mechanism
- 36" Upper cabinets w/crown molding
- Built-in pantry per plan
- Formica® countertops from Builder's selections
- Sterling by Kohler® Single or double bowl stainless steel kitchen sink
- Kohler® Coralais kitchen faucet w/spray nozzle; in chrome
- Frigidaire® Stainless steel appliances: Electric smooth top range w/oven, microwave, dishwasher
- Microwave vented to exterior in every home
- Ice maker line for refrigerator included

Master Bathroom

- Ceramic tile floor w/\$4.25/ft² material allowance for 12"x12" tile, straight pattern
- 5'x3' Shower base w/3 Tiled walls from base to ceiling
- Framed, sliding glass shower door
- Kitchen Compact® single bowl vanity, comfort height; available in 4 Finishes (size per plan)
- Cultured marble countertop w/integrated sink
- Kohler® plumbing fixtures; chrome
- Kohler® Wellworth Toilet
- Built-in linen closet per plan
- Full width vanity mirror
- Bath fan hard piped to exterior
- Pressure Balanced Shower Controls

Main Bathroom

- Ceramic tile floor w/\$4.25/ft² material allowance for 12"x12" tile, straight pattern
- 5' Tub/Shower unit in white
- Kitchen Compact® single bowl vanity, comfort height; available in 4 Finishes (size per plan)
- Cultured marble countertop w/integrated sink
- Kohler® plumbing fixtures; chrome
- Kohler® Wellworth Toilet
- Built-in linen closet per plan
- Full width vanity mirror
- Bath fan hard piped to exterior
- Pressure Balanced Shower Controls



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Half Bath (per plan)

- Ceramic tile floor w/\$4.25/ft² material allowance for 12"x12" tile, straight pattern
- Kohler® plumbing fixtures; chrome
- Kohler® Wellworth Pedestal sink w/oval mirror above
- Kohler® Wellworth Toilet
- Bath fan hard piped to exterior

Electrical Features

- Electrical walk-thru w/electrician to review system and customize layout
- 200 AMP service
- Cat5e phone jacks at 3 customer locations
- RG-6 CATV outlets at 3 customer locations
- Recessed lights at kitchen sink and fireplace.
- Electronic smoke detectors in each bedroom, 1st and 2nd floor common areas & basement (*per code*)
- Carbon Monoxide Detector (*per code*)
- LiftMaster ½ HP garage door opener, keyless entry keypad and (2) remotes
- Interior & exterior light fixture package (Allowance of \$1,200)
- (2) Exterior GFI outlets; one front and one back

Mechanical Systems

- Rheem® High Efficiency Furnace; Natural gas powered
- Rheem® 14.5 Seer Central Air system
- Built-in humidifier included
- Programmable Thermostat
- AO Smith® 50 Gallon high efficiency hot water tank

Property & Community Features

- Basecoat blacktop driveway; (2) car width
- 42" Wide concrete walkway from driveway to home entrance
- Professionally hydro-seeded lawn at all disturbed areas
- Professional landscape package (per plan and lot)
- Entire perimeter of home surround with 20" of washed stone
- Property professionally graded
- 20 homes in total
- Community Mailboxes
- Low HOA fee (\$201.80 annually)
- Mechanicville School District
- Property tax estimate: Approximately \$7,633.00 for a \$350,000 purchase price (\$36.35/thousand @ 60% equalization)
- Adams Pointe Homeowners' Association Inc.
- Offering Plan File No. Ho-11-0006

Offering presented by:

Bronic Roberts

Licensed Real Estate Broker

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Our partners in building...



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