



Standard Features for The Meadows of North Greenbush

These Quality 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.

Your Gourmet Kitchen

- Granite Kitchen Countertops with 4" Backsplash (*choice of 8 colors*)
- Schrock "ENTRA" Cabinetry with 36" Upper Cabinets (*choice of 8 stain colors*)
- Dovetail Soft Close Drawers and Doors, Wood Toe Kick and Cabinet Crown Molding
- Shaw All Bright 5" Engineered Prefinished Hardwood Flooring (*9 color stains*)
- Single Bowl 8" 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
- Deluxe Stainless-Steel Appliances, Allowance \$1,340.00.
 - 30" Electric Self-Clean Smooth Top Range
 - Space Saver Microwave over Range, Energy Star Dishwasher

Your Engineering and Energy Efficient Features

- Amana High-Efficiency Gas Forced Hot Air Heating System
- April Aire Digital Thermostat
- Central Air Conditioning (*seer 13, seasonal energy efficiency rating*)
- Energy Saver 50 Gallon Bradford White Gas Hot Water Heater
- 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-19
- 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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Your 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 including subway)*
- Bath Accessories – Chrome Towel Bar and Paper Holder, Oval Mirror
- Fan Light Exhausted to Exterior

Your Secondary Full Bath

- Ceramic Tile Floor *(array of upgraded tiles including subway)*
- 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" Vanities Soft Close Cabinet – 32" in Height with Wood Toe Kick
- Granite Counters with Integrated Bowl with 4" Backsplash *(from builders 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, Full Vanity Mirror

Your Master Suite Getaway

- Ceramic Tile Floor *(array of tiles including subway)*
- 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
- Granite Counters with Integrated Bowl with 4" Backsplash *(from builders 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
- Shaw Albright 5" Engineered Prefinished Hardwood or Shaw Anvil Luxury Vinyl Flooring at Kitchen, Breakfast, Foyer, Dining Room, Living Room, and 1st Floor Hallways *(per plan)*
- Ceramic Tile Flooring at all Baths, Mud Room, Laundry *(per plan, array of tiles including subway)*
- Dover 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)*
- Pure White Painted Semi-Gloss Colonial Mill Work – 3 1/2" Base Board, 2 1/4" at Doors and Windows

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- 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 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
- 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

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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)*

Your Community Features

- Walkable Neighborhood
- Extensive Community Landscaping and Extensive Plantings at Entrances and Green Areas
- Inground Sprinkler System per plot plan
- 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

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

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