

# STANDARD FEATURES

SARATOGA  
POINTÉ

## INTERIOR FINISHING

9 foot ceilings on the first floor

Gas fireplace with tile surround and a choice of stained or painted 8" mantel with fluted trim

2 1/4" oak hardwood flooring in first floor hallways, foyer, and dining room in a choice of colors

Plush wall-to-wall carpeting with 8lb padding

Fully carpeted stairs with newel posts, oak rails, and painted balusters

Wide casing and base included on the first floor

Cased openings between rooms

Woodwork is painted with two coats of off-white semi-gloss

Smooth finish walls and ceilings throughout the home in Dover White

Rounded corners throughout all first floor common areas

Choice of 2, 4, or 6 panel interior doors

Brushed nickel hardware with a choice of knobs or lever handles

Closet Maid style shelving systems

## KITCHENS & BATHS

Stainless steel GE electric glass-top self-cleaning range

Stainless steel GE dishwasher

Stainless steel double-bowl sink with sprayer in the kitchen

Granite kitchen countertops in a choice of 4 colors

36" upper kitchen cabinets in a choice of colors

Maple base cabinets in full baths in a choice of colors

Choice of range hood or microwave

No-Wax linoleum kitchen floors

Waste King kitchen sink garbage disposal

Easy maintenance fiberglass tub/shower combination in the main bath

Exhaust fans installed in all bathrooms

Choice of individual oval or full-width rectangular mirror over all vanities

Pedestal sinks in half-baths

Cultured marble tops in full baths in a choice of colors

Choice of ceramic tile flooring with tile base or hardwood in all full bathrooms

Cabinet knob and hardware installation

Washer and electric dryer hookup with vent

## ENERGY FEATURES

92% efficiency gas forced hot air furnace

40 gallon power-vented high efficiency gas hot water tank

Honeywell ProSeries energy saving programmable digital thermostat

Central air conditioning with a minimum SEER rating of 13

Basement walls are fully framed

Windows are Anderson Silverline double-hung, tilt-in style with up and down screens and child safety blocks. Grills are included in the front of the house.

Patio sliding door is Anderson Silverline with low-e insulated glass and screens

All exterior doors are Therma-Tru insulated steel

Raised-Heel trusses are used to increase the available insulation depth

Ceiling is insulated to an R-38 rating

Exterior walls are insulated to an R-21 rating

Basement is insulated to an R-19 rating

Building envelope air infiltration reduction system installed on all exterior walls

Continuous eave-to-ridge ventilation system

## ELECTRICAL

Center lights in all bedrooms

Coach lights at all exterior doors

Exterior lamp post with photoelectric eye

Choice of 4 RG-6 Cable TV jack locations

Choice of 4 Telephone jack locations

Electrical Service is 200 Amp with fault interrupters in bedrooms

Hardwired smoke and carbon monoxide detectors, with a choice of locations

GFI outlets in all baths, kitchen, entire exterior, and garage, with a choice of locations

220 Volt dryer and range outlets with a choice of location

## EXTERIOR & STRUCTURAL

Carriage-style garage door with opener is insulated, has an archtop transom, decorative straps & handles, and is trimmed with a faceboard and keystone

Siding is maintenance-free Double-4 .42mil vinyl, available in a choice of colors with white face boards and choice of trim and shakes in front facing gables

Front and rear frost-free protected exterior faucets

Soffits are vented vinyl with 6" aluminum wrapped fascia and frieze boards

Exterior walls are 2x6 framed with 7/16" OSB sheathing

The poured concrete foundation is 4000psi, 8" thick, and re-bar reinforced

Ice and water shield protective membrane is installed at all roof edges and valleys extending a minimum of 4' from the roof edge

The garage has a side service door with a paved walk from the driveway

Front door includes side-lites

Garage walls and ceilings are fully taped, sanded, and paint-ready, with trimmed and cased doors and windows

Lifetime architectural roofing

Full egress window in basement with drain

Floor systems are 2x10 joists with micro-laminated support beams and 3/4" OSB sub subflooring

## LANDSCAPING

Hydro-Seeding over entire lot

Professionally designed landscaping package includes black mulch, trees, and shrubs

Wide concrete sidewalk to the front door

Top coated blacktop driveway with path to garage service door

## NEIGHBORHOOD FEATURES

Public Water and Sewer

High speed internet available

Green space, common areas, and forever wild HOA lands

All specifications are per plan, for informational purposes only, and subject to change.

Michelle Mulledy

MOBILE (518) 229-5757  
michelle.mulledy@cbpp.com

Chris Conte

MOBILE (518) 788-3890  
Chris.Conte@cbpp.com

COLDWELL  
BANKER  
PRIME PROPERTIES