



SCHUYLER

P • O • I • N • T • E

— **DISCOVER YOUR SENSE OF HOME** —

Designer Series Homes include the following amenities

STRUCTURAL COMPONENTS:

2' x 6' Exterior Walls - 16" O.C.
9' Walls Basement & 1st floor
3/4" OSB sub-flooring glued, nailed & screwed
Engineered Roof Trusses w/5/8" OSB Sheathing
Ice & Water Shield at all eaves & valleys
15lb felt paper Under all Shingles
Cobra Rolled Ridge Venting
Air Infiltration/Moisture Barrier House Wrap

ENERGY EFFICIENCY:

High Efficiency LP Gas Hot Air Heat w/
programmable thermostat
13 Seer Hi-Eff Central Air Conditioning
50 Gallon High Recovery hot water heater
Humidifier
R-21 Fiberglass insulation at sidewall
R-38 Fiberglass insulation at ceiling

ELECTRICAL:

Distinctive Interior & Exterior Lighting Package
200 Amp Underground Service
Two (2) Exterior GFI outlets
Four (4) CAT.5 Phone prewiring
Four (4) RG-6 Cable wiring - Hi-grade wiring
Four (4) Recessed lights at kitchen
Two (2) Recessed lights at upper hall
Light/Vent for each bathroom
Built-in Security System w/Family Protection
Plan

CUSTOM INTERIOR FINISH:

Gas Fireplace w/marble surround
Custom Fireplace Mantle
9' Ceilings throughout first floor
Volume ceilings per plan
Hardwood flooring at entry foyer,
Kitchen, Nook and Dining Room
Plush wall to wall carpeting
8 lb padding under all carpeting
Crown molding at dining room
Ceramic tiled baths
Oak Tread staircase
Traditional style Oak hand rail
Colonial Style Painted Spindles
5 1/4" Colonial Baseboard trim
3 1/4" Colonial Casing trim work
Smooth Walls and Ceilings
Painted interior trim work
Free-Slide wire coated shelving
Colonial 6 panel masonite interior doors

DESIGNER SERIES KITCHEN:

Wide Selection of Schrock Cabinetry
36" High Wall Cabinets w/crown molding
Laminated Countertops
Full Ceramic tile backsplash
Kohler Double bowl sink w/Kohler faucet
Generous Appliance Package

LUXURY MASTER BATH:

Kohler Soaking tub w/tile deck surround
Ceramic tile shower w/glass door
Kohler faucets
Ceramic tile flooring
Wide selection of choice cabinetry

RICHLY APPOINTED MAIN BATHS

Kohler Pedestal sink at Powder bath
Kohler Widespread faucet @ pedestal
Wide selection of cabinetry at Main bath
Kohler faucet at main bath
Ceramic tile flooring

DISTINCTIVE EXTERIOR FINISH:

Premium Maintenance Free Vinyl Siding
Stone Exterior Accents at front elevation -
per plan
Wide trim around windows and doors
30 Year Architectural Shingles
Pella Pro-Line Low E clad windows
2 frost free hose bibs

LANDSCAPING:

Professionally designed Landscape Plan
Lot graded and seeded disturbed areas
Blacktop driveway & Paver walkway

Saratoga
BUILDERS, LLC

Contact: Cindy Quade (518) 376-2965 or email at: cquade@nycap.rr.com