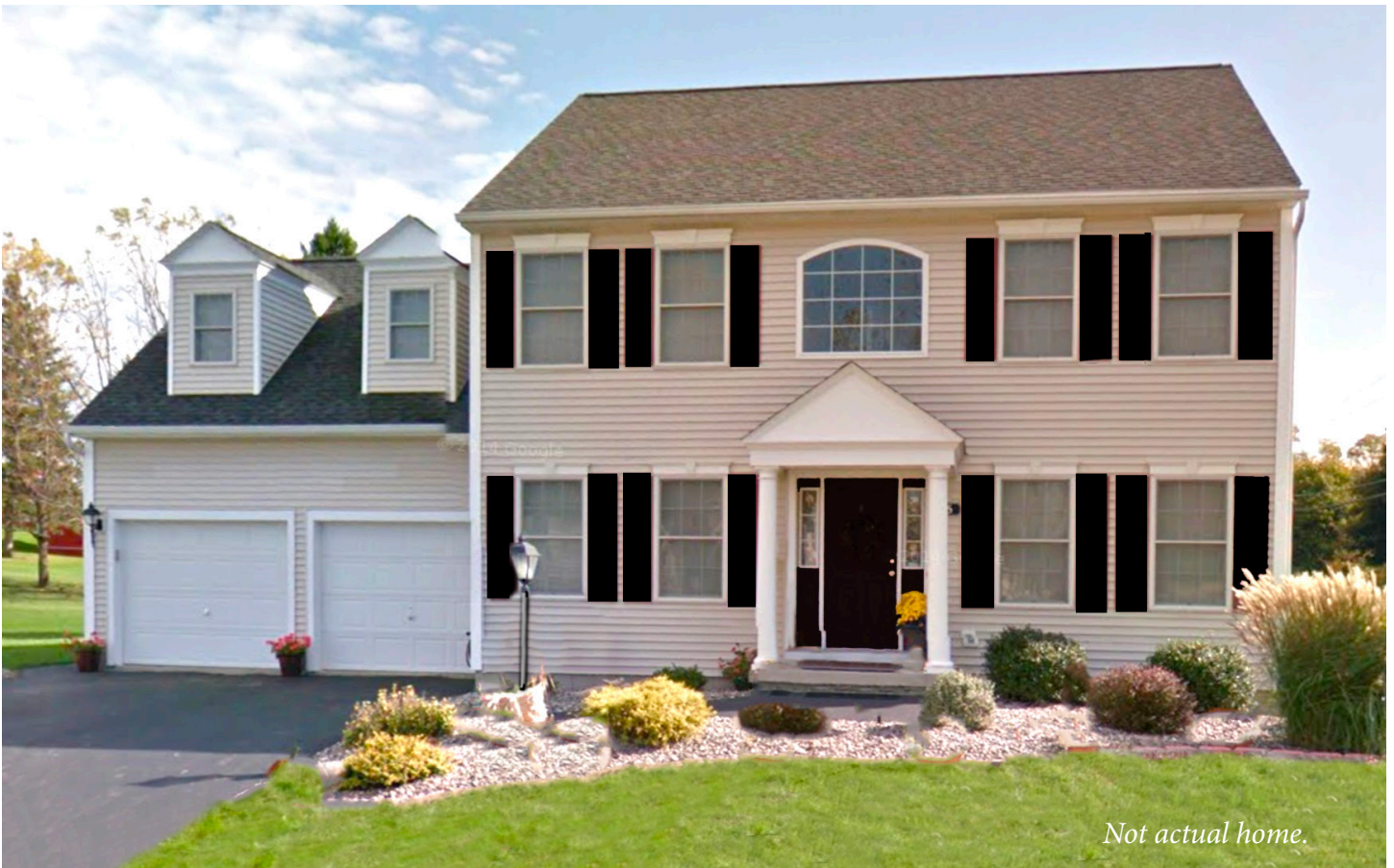


WILMINGTON

Colonial Style Home

\$448,700
2487 SF, 4 BR, 2.5 BA



28 Waverly Circle

UPGRADES

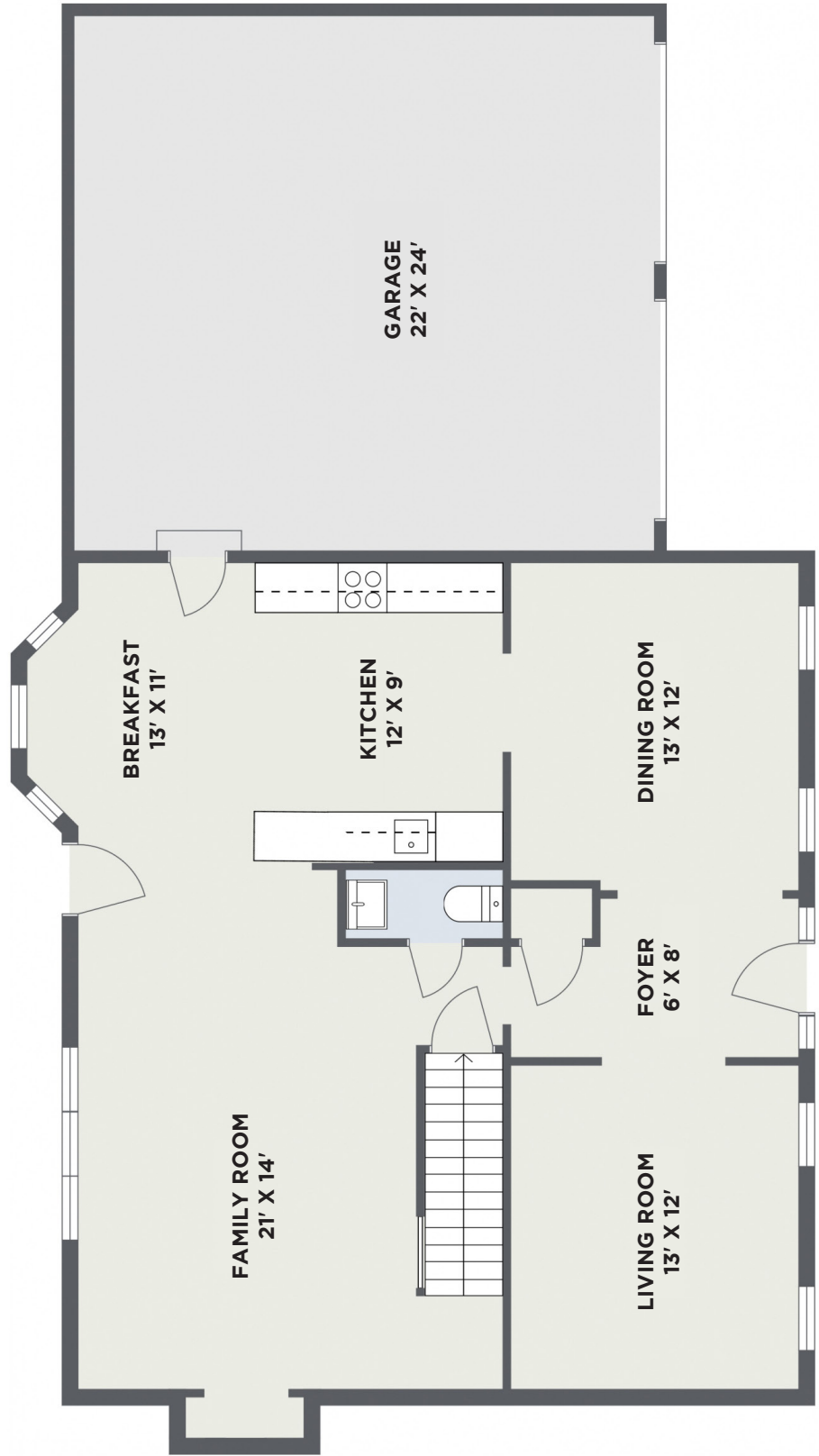
- | | | |
|------------------------------|-------------------------------|--|
| • 9' Basement _____ \$4,400 | • Recessed Lights _____ \$600 | • (4) Overhead Lights in Brs _____ \$780 |
| • Cantelier FP _____ \$1,100 | • Simonton Window _____ \$980 | • Double Bowl in Master _____ \$900 |
| • Vent/Gas line _____ \$925 | | |

WILMINGTON

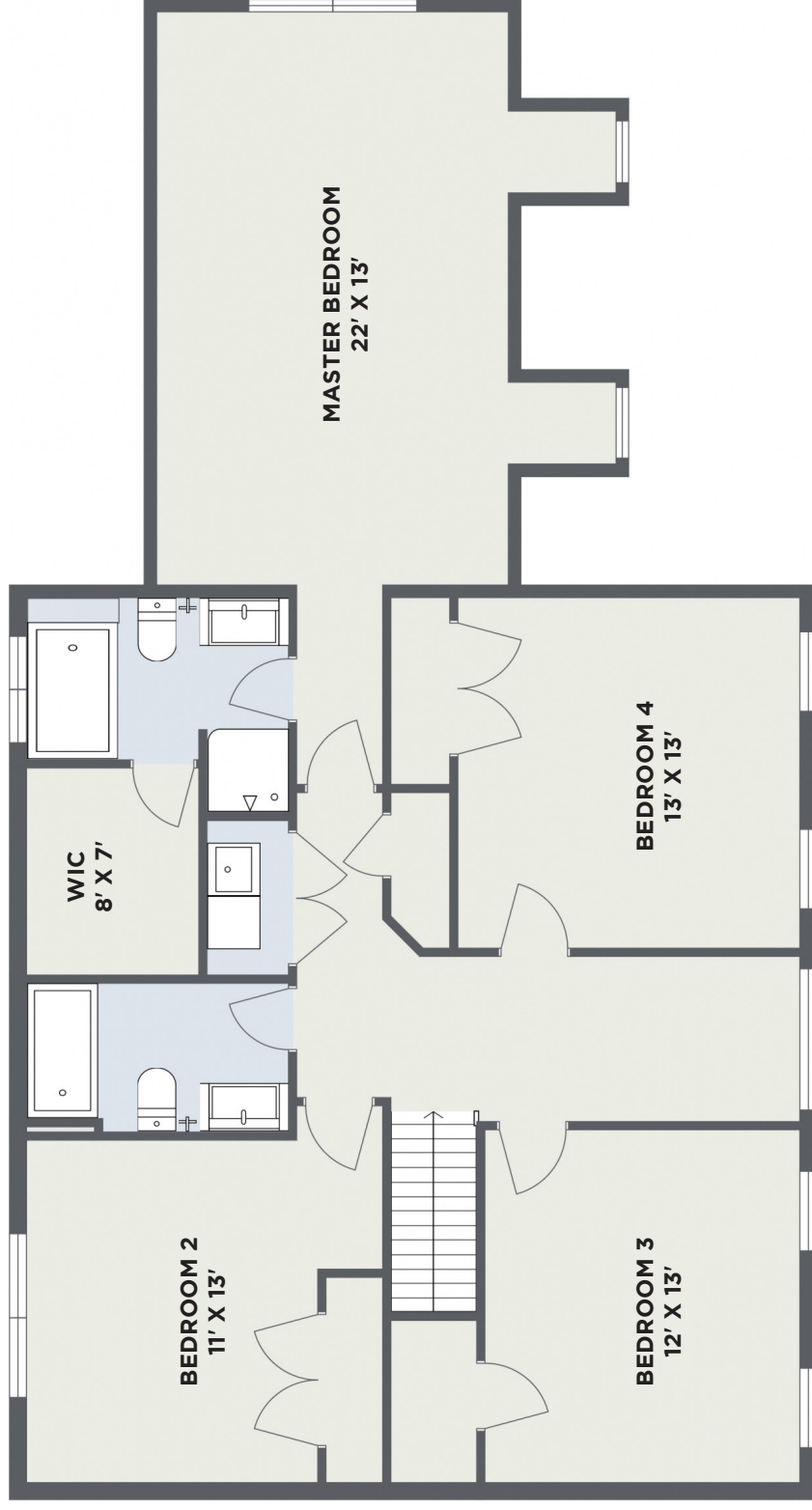
Colonial Style Home



rosewoodhomebuilders.com
(518) 944-0893



First Floor Plan 1136 SF



Second Floor Plan 1262 SF

Colonial Style Homes Included Features



INTERIOR

- Lennox Merit Gas Fireplace with Tile Surround and Painted Mantle with Pilasters
- Stairs with Oak Hand Railing with Painted Spindles (Per Plan)
- 9 ft. First Floor Ceiling (Per Plan)
- 6 Panel Masonite Doors with Satin Nickel Lever Handles
- Andersen Sliding Glass Door (Grills Extra Before Ordering) (Per Plan)
- Sherwin Williams ProMar 400 Paint with Semi Gloss Trim in Dover White
- Oak Hardwood Flooring in Foyer and Dining Room
- 5/4" Baseboard on First & Second Floors (Per Plan)
- Slide Wire Shelving in All Bedroom Closets
- Wall-to-Wall Carpet with 8 lb. Pad (Choice of any two standard colors)
- Traditional Lighting Package from our Sea Gull Lighting Showroom
- Professional Interior Design Service in our 4,000 Sq. Ft. Design Center
- Mannington Vinyl Flooring in Laundry Room
- Tray Ceiling, Crown Moulding and Chair Rail in Dining Room

KITCHEN

- Kraftmaid Maple or Oak Raised Panel Cabinets (Standard Layout)
- Granite Kitchen Countertops
- Oak Hardwood Flooring
- Double Bowl Stainless Steel Sink
- Kohler Coralais Pull Out Faucet - White or Chrome
- Stainless Steel GE Appliances (Range, DW, Micro)
- Garbage Disposal - 1/2 HP Continuous Feed
- Water Line for Future Refrigerator
- Professional Cabinetry Design Service in Our Design Center

BATH

- Kraftmaid Maple Raised Panel Vanities - (Master Layout)
- Kraftmaid Oak Raised Panel Vanities - (Main Bath)
- Ceramic Tile Floors in All Baths

- Fiberglass One Piece Shower or Tub Units in Full Baths
- 5ft Soaking Tub in Master Bath (per plan)
- Chrome Shower Door in Master Bath with Clear Glass
- Kohler Wellworth Pedestal Sink in Half Bath
- Kohler Coralais Faucet in all baths
- Kohler Wellworth Toilets in all baths
- Mirrors Over All Bathroom Sinks
- Cultured Marble w/One Piece Vanity Top in all baths

CONSTRUCTION

- Full Basement Under Living Area
- Poured Concrete Foundation (7'10" from Footing) with Steel Reinforced Rods
- Poured Concrete Floor with Expansion Joint in Garage & Basement
- Trus Joist Silent Engineered Floor System
- 2"x6" Exterior Walls with House Wrap & R-21 Insulation
- 3/4" Tongue & Groove OSB Sub-floor, Screwed & Glued
- R-38 Insulated Ceilings
- Basement Walls Insulated with R-11 Blanket Wrap
- Two Basement Windows with Screens
- Interior and Exterior Footing Drains
- Sump Pump or Gravity System (Per Lot)
- Painted Stairwall to Basement
- Energy Efficient - Saving 30% on Energy Bills

EXTERIOR

- Andersen™ Series 200 "tilt wash", Low E Glass Windows - Double Hung Tilt Wash w/ Screens
 - Insulated Glass w/ Finelite Grills Between Glass
 - Wood Windows w/ Vinyl Clad Exterior
 - White Factory Interior Finish
- 30 Year Warranty CertainTeed Architectural Roof Shingles
 - Charcoal Blend
 - Ridge Vent

- Two Carriage Style 9'x 7' Overhead Garage Door

Maintenance Free Exterior Includes:

- Mastic Vinyl Siding
- Aluminum Soffits
- Raised Panel Shutters on Front (Per Plan)
- Satin Nickel Lever Handle on Front Door with Dead Bolt and Satin Nickel Kick Plate
- Thermo-Tru™ Smooth Star Fiberglass Six Panel Exterior Door with Sidelights (Per Plan)
- Landscape Package*
 - Lawn Seeded Front, Side and 25 Ft. in Rear*
 - Concrete Walkway
 - Tree & Shrub Package
- Exterior Lighting and Post Lamp included in lighting package from Seagull Lighting
- Basecoat Black Top Driveway to Street - 2 Car Widths*

MECHANICAL SYSTEMS

- Lennox Gas Forced Hot Air Furnace, 95% Energy Efficient Direct Vent with a Programmable Thermostat
- Amana Central Air Conditioning - 13 SEER
- 50 Gallon High Energy Efficient Hot Water Heater-Direct Vent
- 200 Amp Electrical Service
- Home Security System
- Two CAT5 Phone Jacks
- Two RG6 Cable TV Jacks
- Smoke Detectors in Bedrooms & One in each Floor Hallway
- Carbon Monoxide Detector
- Two Outside Electrical GFI Outlets
- Two Outside Hose Bibs
- Town Water & Sewer
- Underground Utilities

UPGRADES

- | | | |
|------------------------------|-------------------------------|--|
| • 9' Basement _____ \$4,400 | • Vent/Gas line _____ \$925 | • (4) Overhead Lights in Brs _____ \$780 |
| • Cantelier FP _____ \$1,100 | • Recessed Lights _____ \$600 | • Double Bowl in Master _____ \$900 |
| | • Simonton Window _____ \$980 | |



rosewoodhomebuilders.com
(518) 944-0893

*Builder reserves the right to make substitutions. This information deemed reliable but not guaranteed as of 2/11/17. *Not covered under warranty.*

Colleen Loonan
(518) 944-0893
cloonan@rosewoodhomebuilders.com



1202 Troy Schenectady Rd.
Building 3 Latham, NY
12110
Phone: (518) 783-4090
Fax: (518) 783-6394