

## **Town of Schaghticoke**

### **Lansingburgh Central School District**

**Taxes estimated: \$5,000.00-6,000.00**

Colonial 2210 + sq. ft (modular supplied by Excel Homes, Inc.)

- House has 7/12 roof pitch 16 oc Energy Star home
- 3 bedrooms, 2 ½ baths
- Open foyer, LARGE greatroom, separate formal dining room
- This home has an open floor plan
- 24' x 24' garage
- Front porch w/vinyl columns
- Andersen windows – double hung w/finelight grills -
  - Large balcony window for view
  - 2 – large picture windows at first floor front
  - double casements at kitchen sink
- Vinyl slider in rear, Thermatru door at front
- Crane siding w/Lineals at front (upgraded not standard grade)
- Tyvek wrap
- White soffit and fascia
- White corners on siding
- Black coach lites
- 30 Year architectural shingles Ridge vent
- Carpet/vinyl throughout – upgraded
- Upgraded maple cabinets, raised panel
  - large double bowl sink
  - bar sink at island w/raised faucet
- Carpet grade stairs w/oak rails overlooking the open foyer
- Washer/dryer on 2<sup>nd</sup> floor
- R38 ceiling insulation
- R21 wall insulation
- R19 floor insulation
- Front door has sidelites w/transom
- Gas fireplace w/remote
- 6 panel masonite doors
- Central vacuum hook ups
- Forced hot air heat
- Whirlpool dishwasher
- 6 TV (RG6U) ----- 6 phone
- Large master suite w/bath –
  - stand up shower
  - jacuzzi tub
- Grafton Mountain Modular Homes, Inc.
- 2006 Spec house

## Info page

Please note that the construction of this home will begin Approximately March 1, 2006, at this point if someone purchases the home they can still choose colors and some options. The photos that are being supplied in this add, are very close to what is being built (they are from one of our houses) but they are not the actual home itself. As the construction progress begins we will update the website of more photos, so please check back. If you are interested in this home please contact us and we can supply you with more details and a floor plan of the home. This building site has a very nice view overlooking the valley, we believe that once the house is up you should have a view of the Albany skyline!!! This is a nice area of homes, but close to the city and for commuting. There are also homes around but you still have the privacy of being in a country setting. Survey has been completed.

If you are looking for a more detailed view of our standard building specs you can view them on our website at the "specifications" tab.

### **Directions:**

From Troy, take Route 40 North, into Speigletown, take a right onto Fogarty Road, take your next right onto Malone Drive, go to corner (actually a bend in the road) house site is on your left hand side. A sign will be up soon.

If you have your own parcel of land and wish to build we can also build there for you.

If you are working with a realtor they are welcome, but we do not pay the realtor it will be entirely at the Purchaser(s) expense NOT THE SELLER!

Again, if you are interested in this home please feel free to contact us directly!

Thanks

Stacey Matala

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