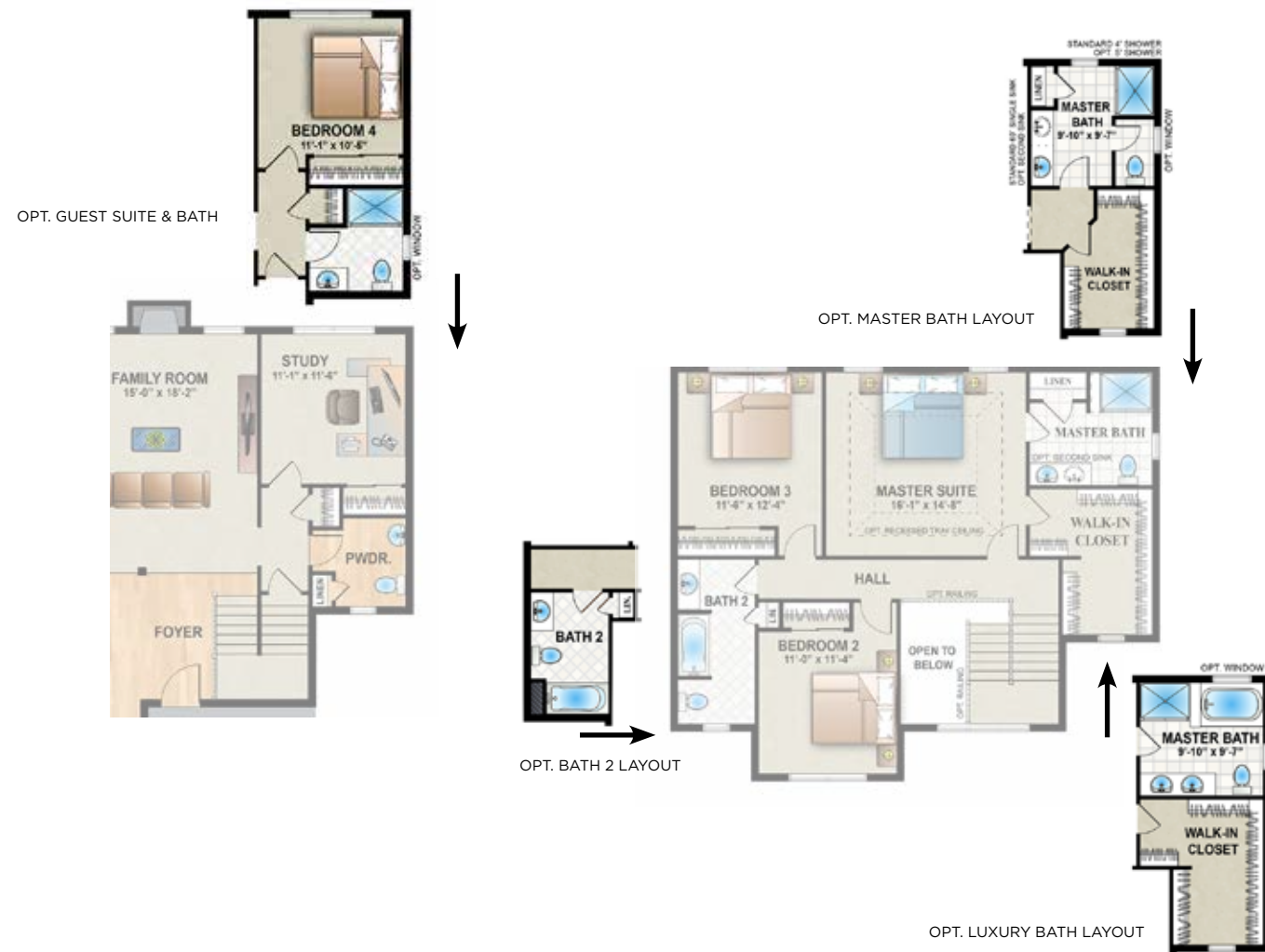


CREEKSIDE

BUCHANAN
 3 Bedrooms | 2.5 Baths
 2-car garage
 2159 Sq Ft.



Artist Rendering

Optional Features shown.

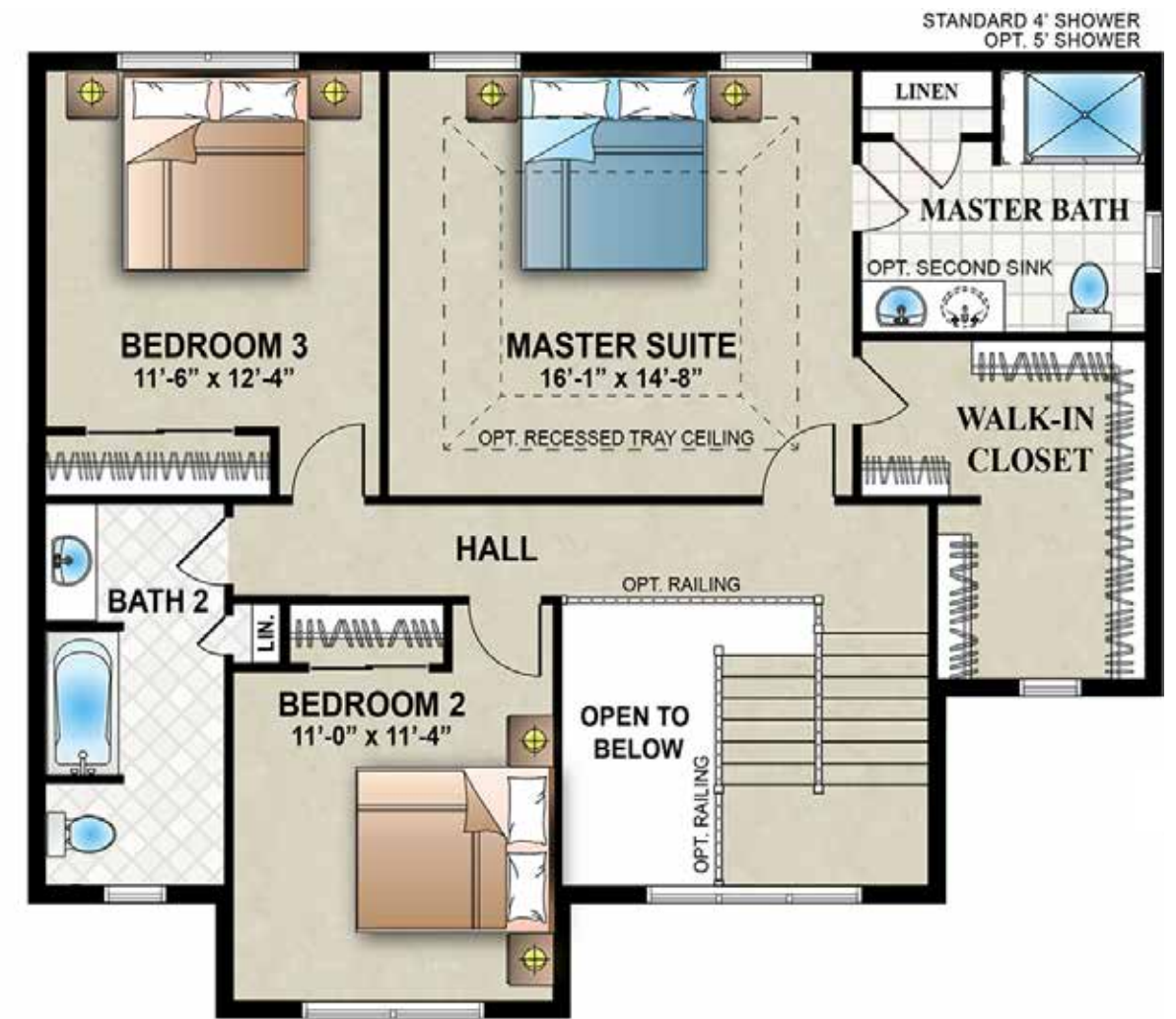


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 c: **518-858-2306** | terrylittle@howardhanna.com

www.barberahomes.com



FIRST FLOOR



SECOND FLOOR



CREEKSIDE

DAKOTA
3 Bedrooms | 2.5 Baths
2-car garage
2223 Sq Ft.



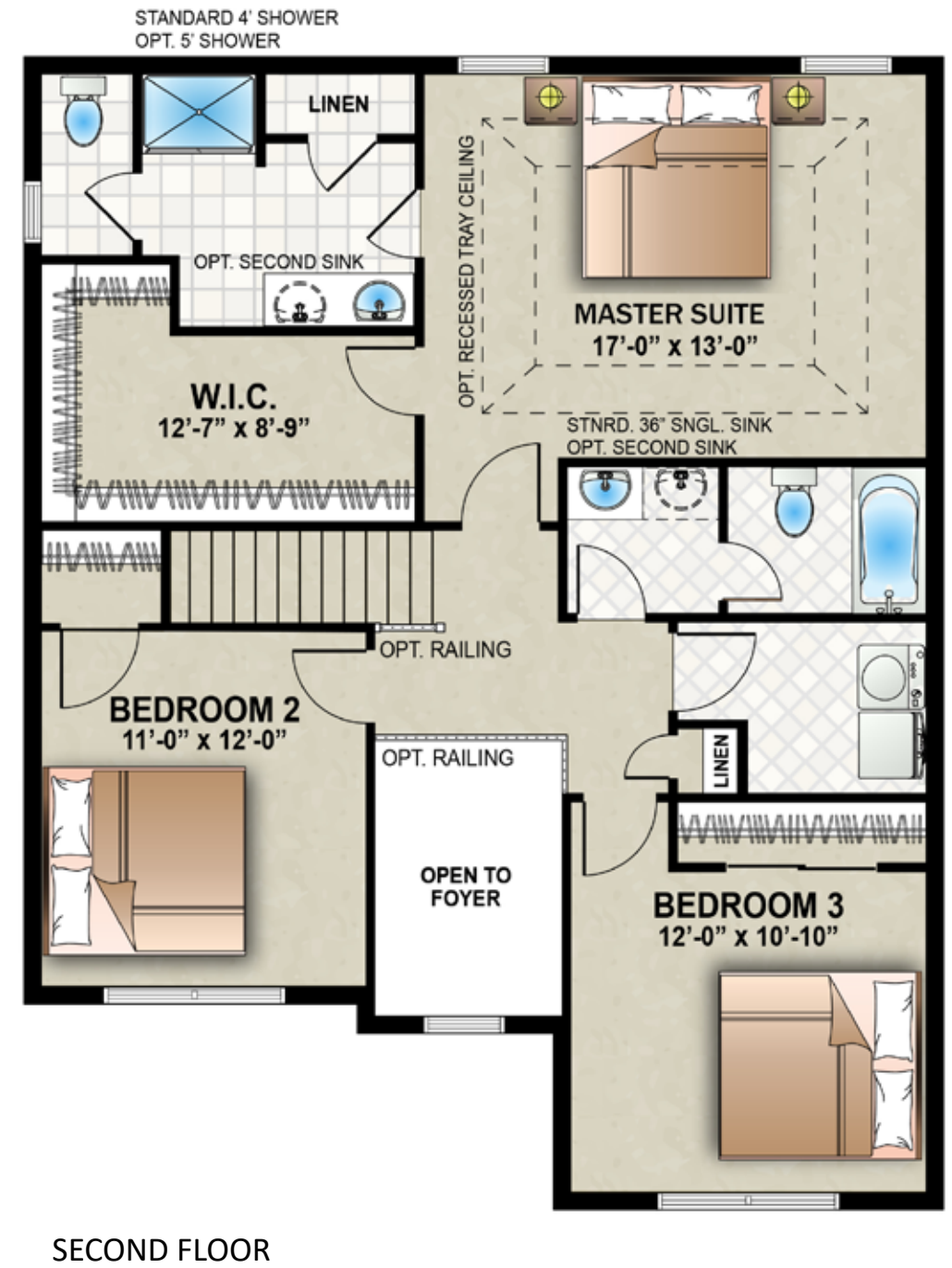
Artist Rendering

Optional Features shown.



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CREEKSIDE

DAKOTA
4 Bedrooms | 2.5 Baths
2-car garage
2496 Sq Ft.



Artist Rendering

Optional Features shown.



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FIRST FLOOR



SECOND FLOOR



CREEKSIDE

ROOSEVELT
 3 Bedrooms + Study | 2.5 Baths
 2-car garage
 2430 Sq Ft.



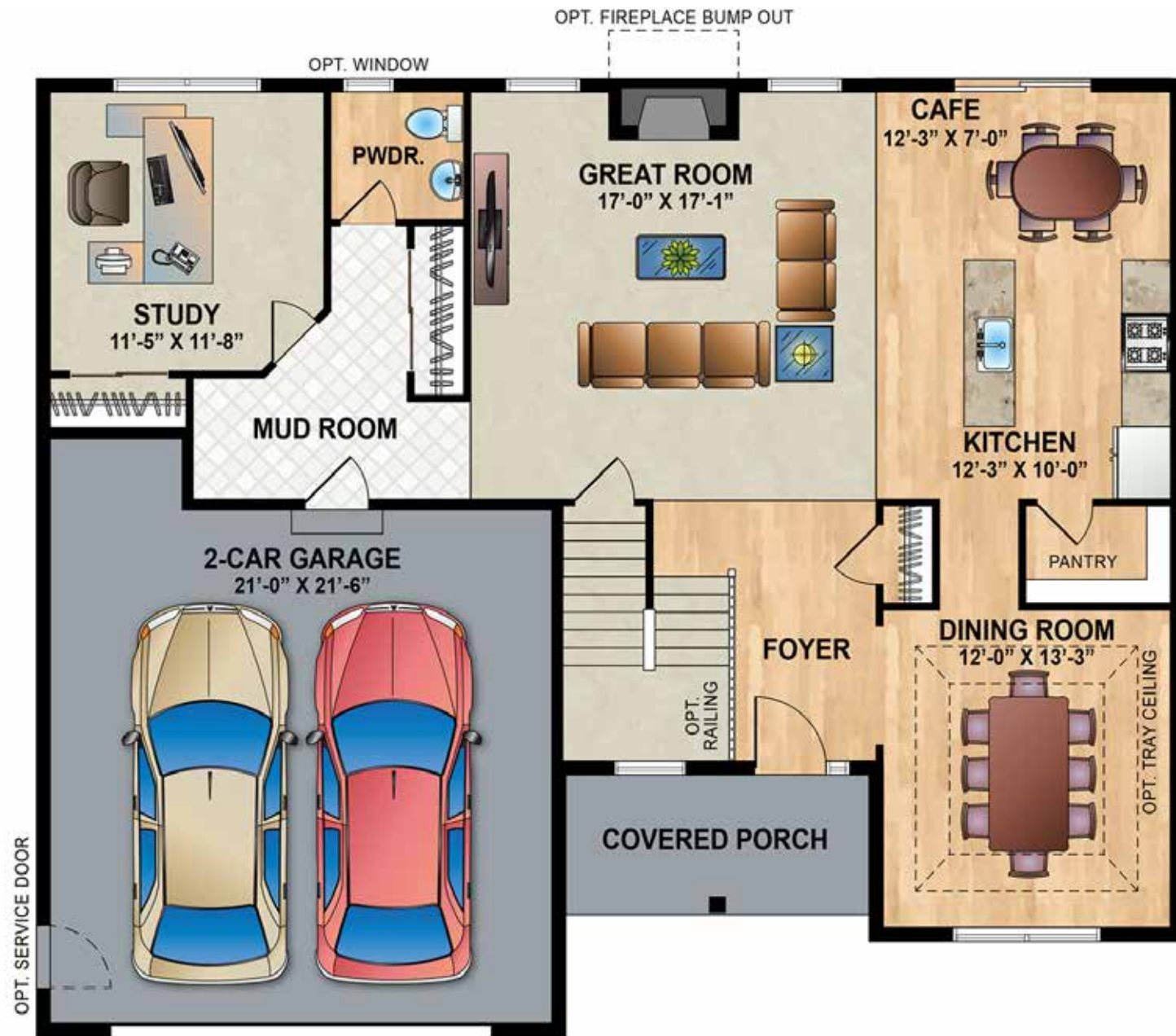
Artist Rendering

Optional Features shown.



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FIRST FLOOR



SECOND FLOOR

CREEKSIDE

LINCOLN
 3 Bedrooms | 2.5 Baths
 2-car garage
 2707 Sq Ft.



Artist Rendering

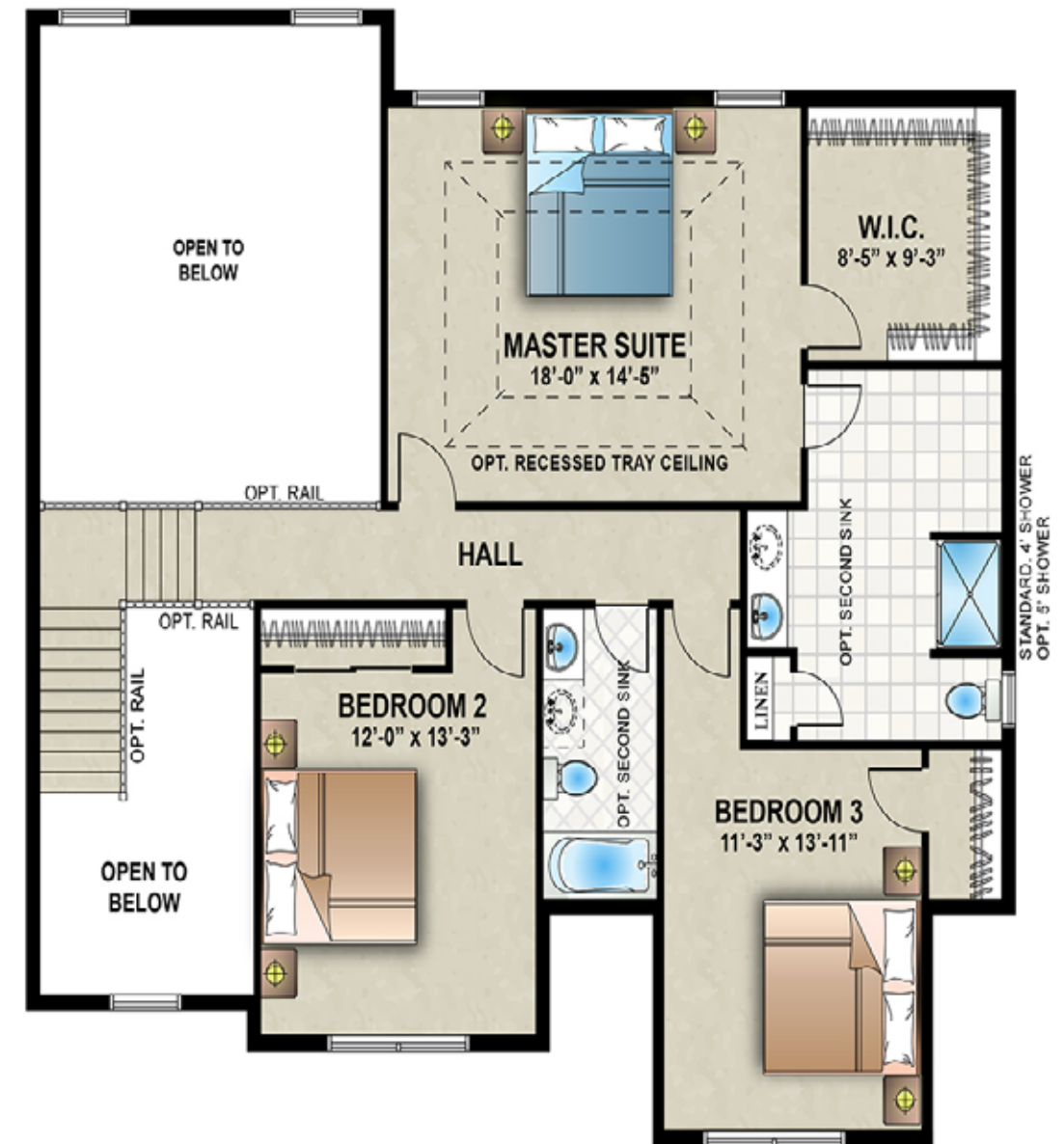
Optional Features shown.



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FIRST FLOOR



SECOND FLOOR



CREEKSIDE

PORTSMOUTH
4 Bedrooms | 2.5 Baths
2-car garage
2761 Sq Ft.



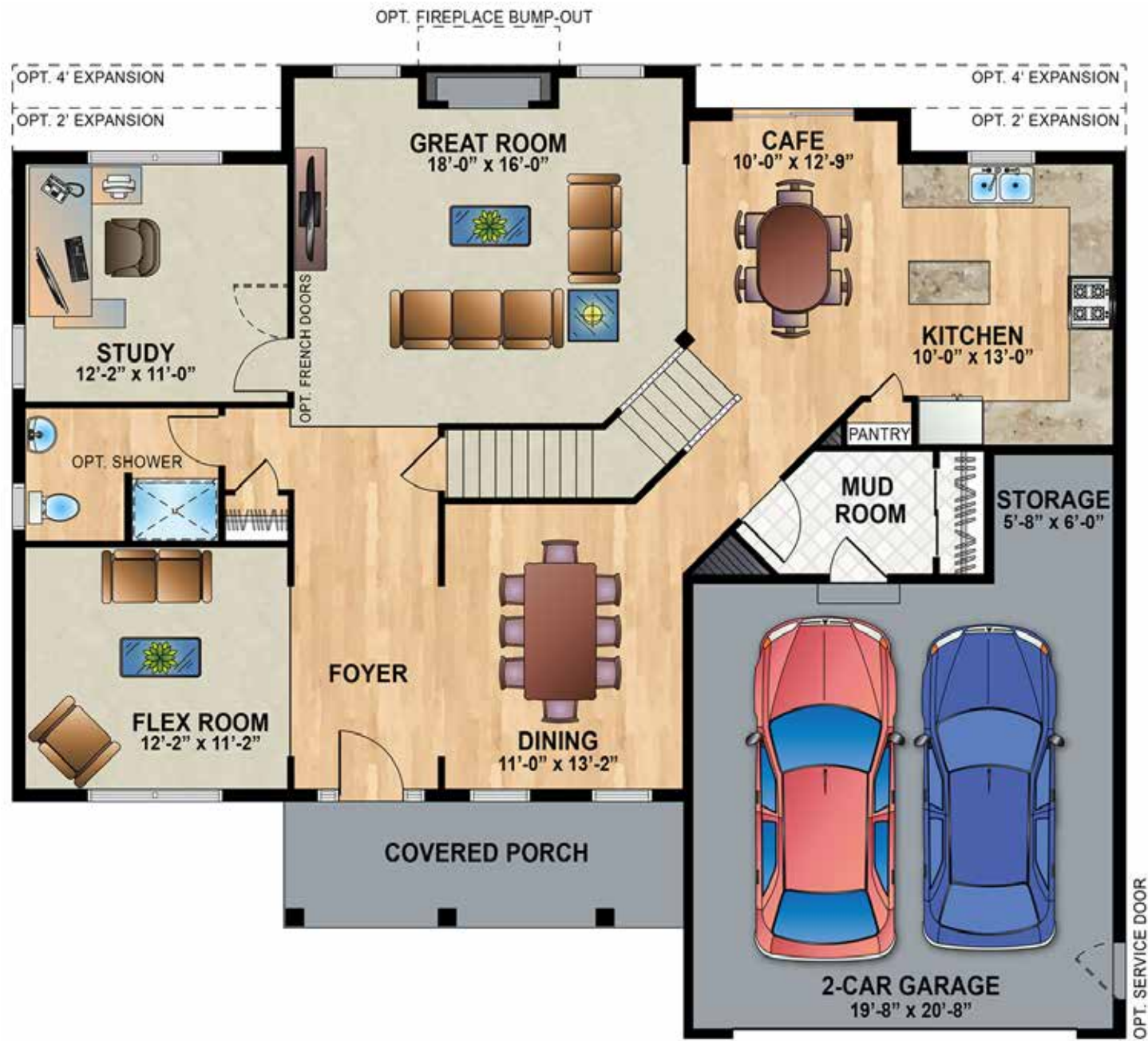
Artist Rendering

Optional Features shown.



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FIRST FLOOR



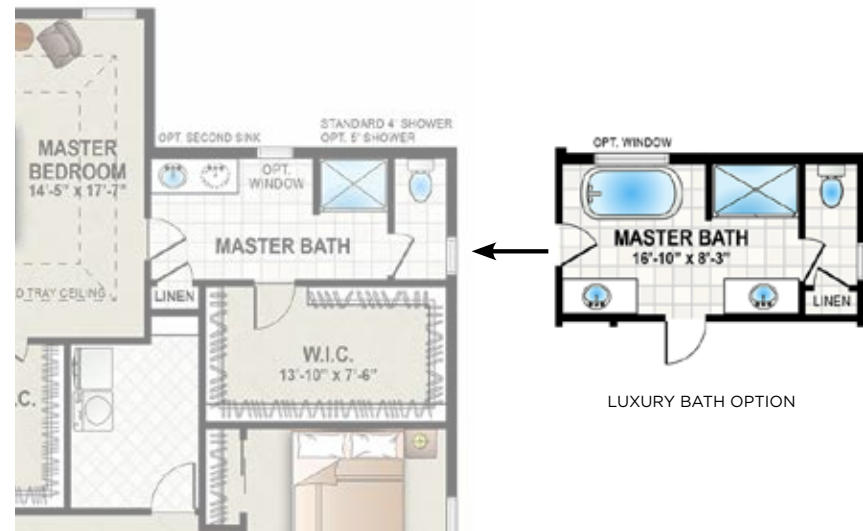
SECOND FLOOR



CREEKSIDE

NAPOLITANO

4 Bedrooms | 2.5 Baths
2-car garage
2883 Sq Ft.



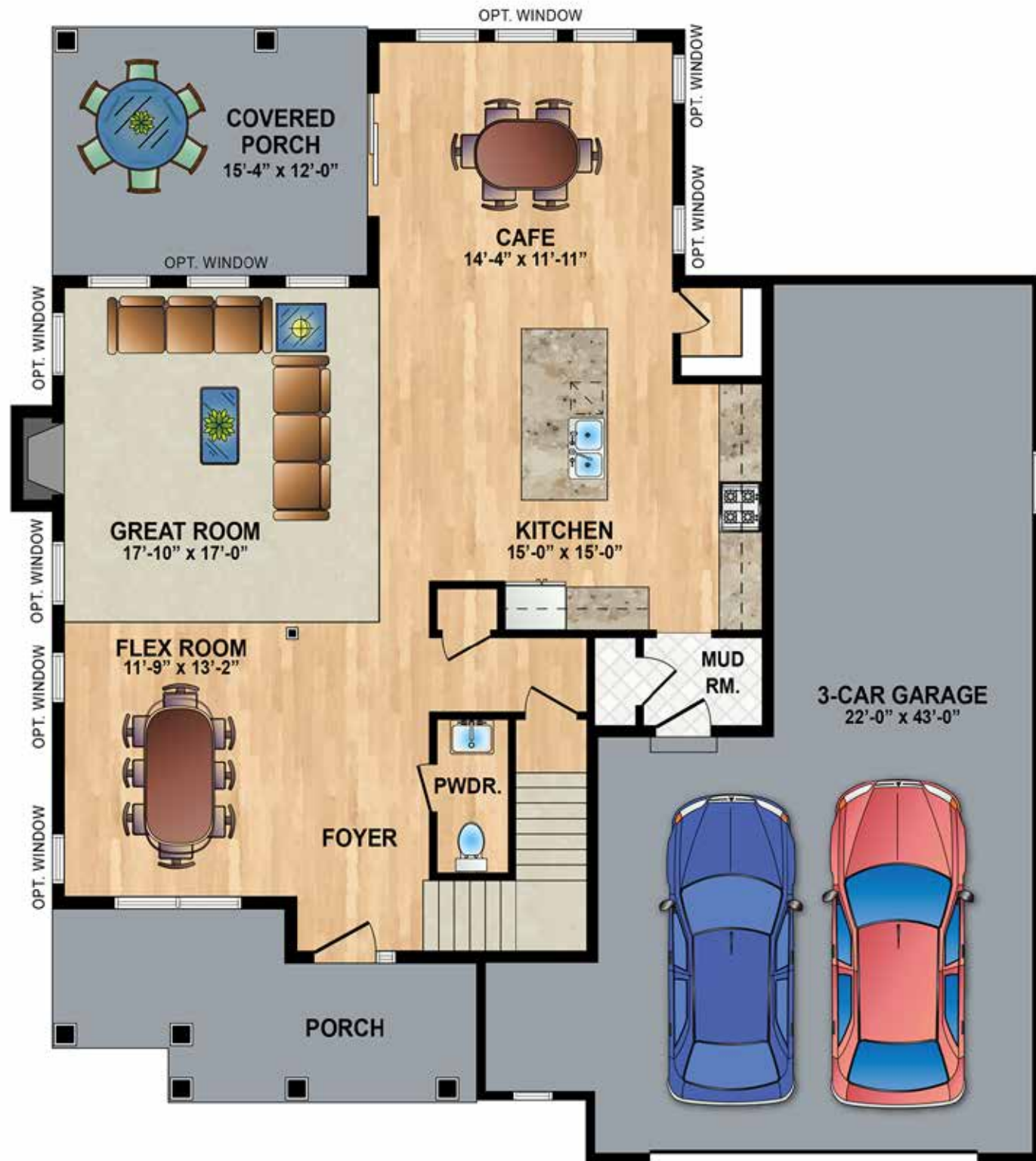
Artist Rendering

Optional Features shown.



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FIRST FLOOR

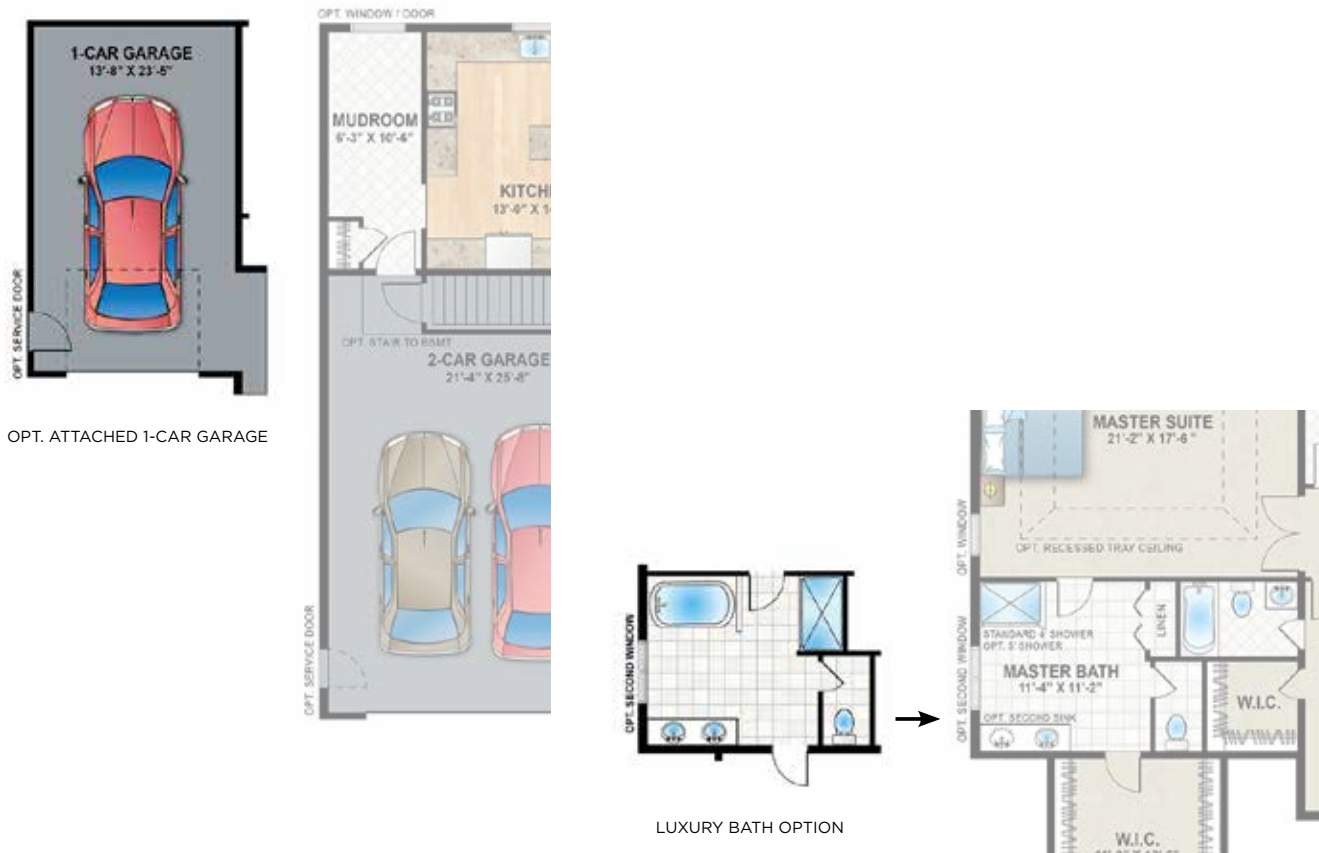


SECOND FLOOR



CREEKSIDE

WASHINGTON
4 Bedrooms | 3.5 Baths
2-car garage
3380 Sq Ft.



Artist Rendering

Optional Features shown.



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FIRST FLOOR



SECOND FLOOR



CREEKSIDE

ONEIDA
3 Bedrooms | 2.5 Baths
2-car garage
2185 Sq Ft.



OPT. CAFE EXPANSION



Artist Rendering

Optional Features shown.

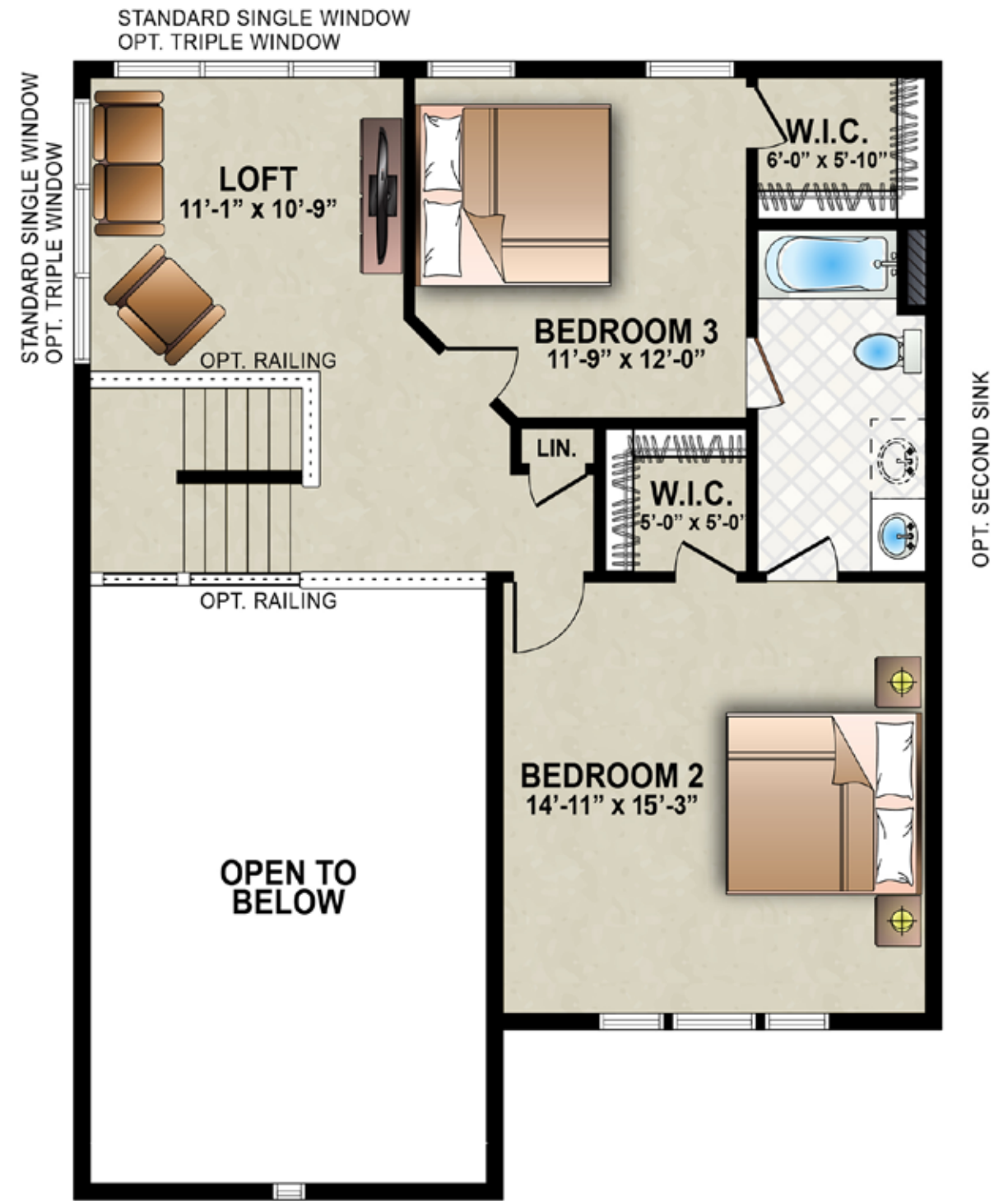


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FIRST FLOOR

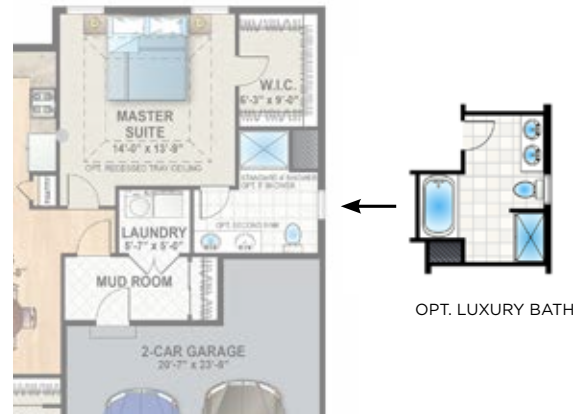


SECOND FLOOR



CREEKSIDE

JEFFERSON
3 Bedrooms | 2 Baths
2-car garage
1555 Sq Ft.



OPT. FARMHOUSE STYLE



Artist Rendering

Optional Features shown.



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CREEKSIDE

CREEKSIDE
2 Bedrooms | 2 Baths
2-car garage
1976 Sq Ft.



Artist Rendering

Optional Features shown.



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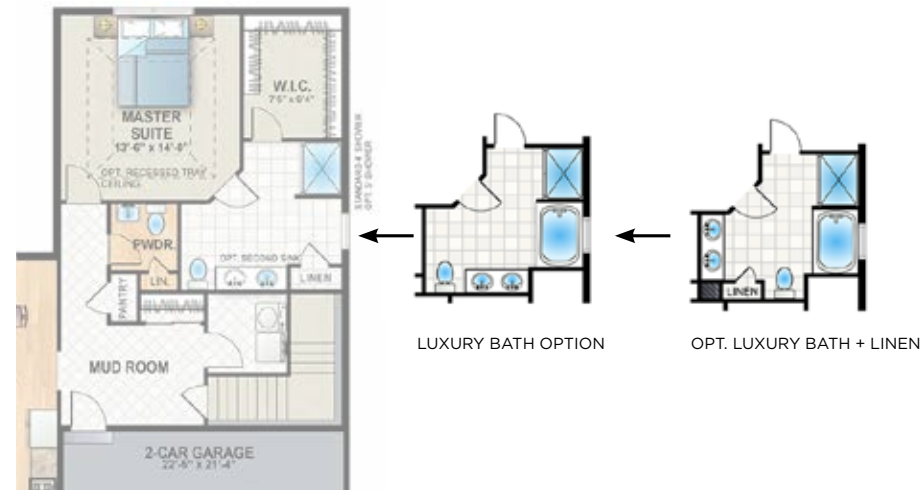
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CREEKSIDE

TRUMAN
3 Bedrooms | 2.5 Baths
2-car garage
1984 Sq Ft.



Artist Rendering

Optional Features shown.



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CREEKSIDE

TRUMAN FARMHOUSE

3 Bedrooms | 2.5 Baths
2-car garage
2092 Sq Ft.



Artist Rendering

Optional Features shown.



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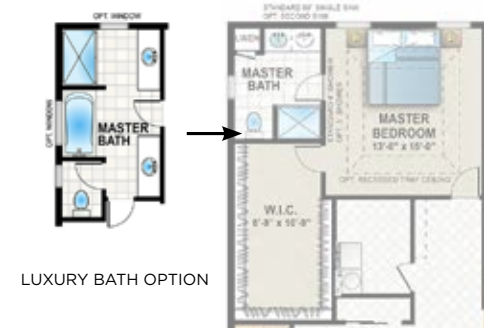
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CREEKSIDE

PATROON
3 Bedrooms | 2.5 Baths
2-car garage
2226 Sq Ft.



Artist Rendering

Optional Features shown.



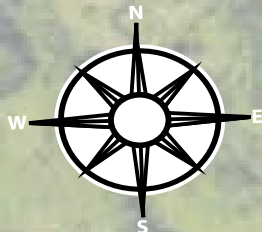
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PATROON | 3 Bedrooms | 2.5 Baths | 2-car garage | 2226 Sq Ft.



Optional Features shown. The plans and elevations on these pages are for illustrative purposes only. Floor plans, features, and kitchen designs may vary according to alternative styles selected or modifications to the plan and are subject to change without notice. All dimensions are to be considered approximate. Artist renderings may include options available at additional cost.



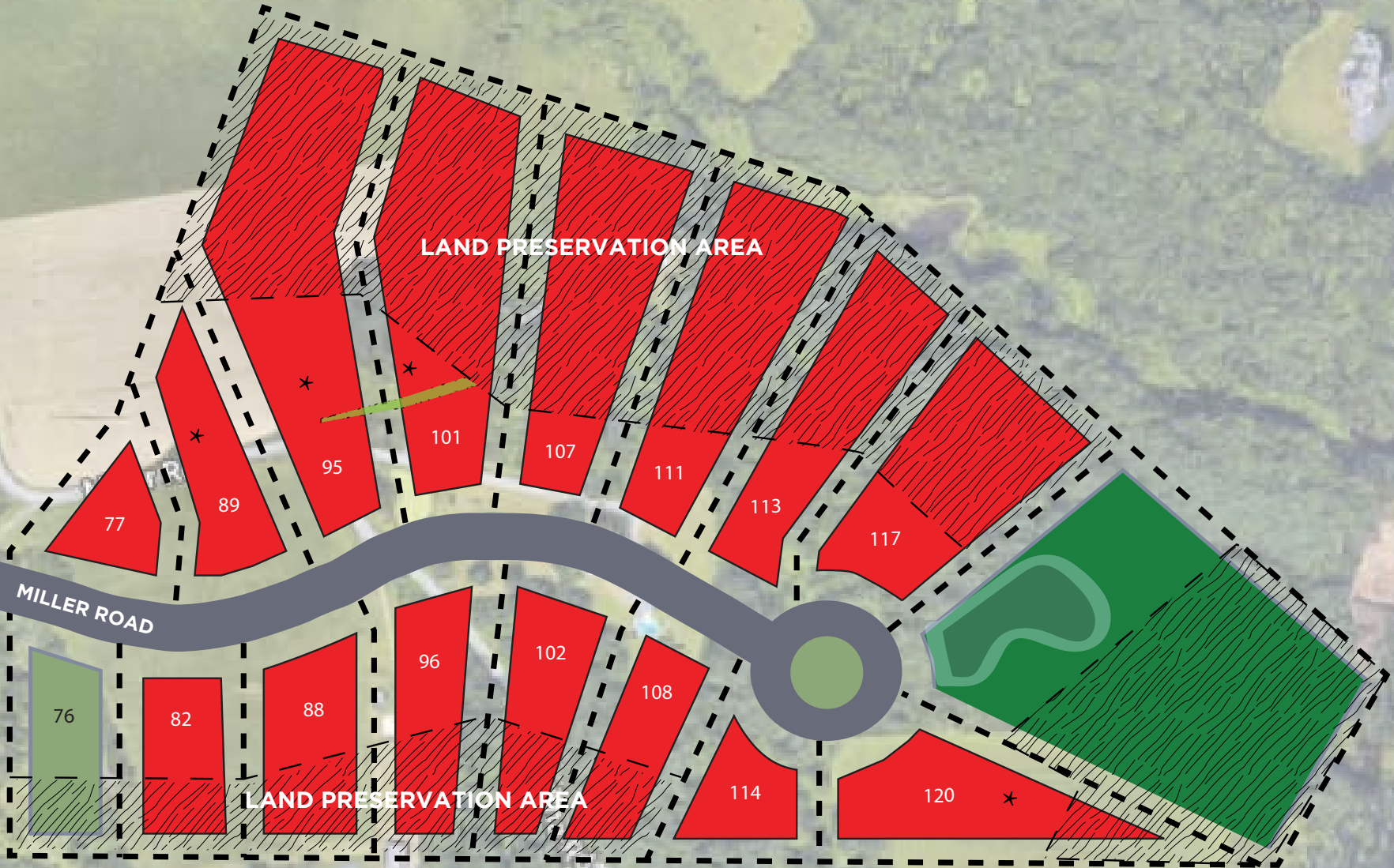
NEW SCOTLAND SOUTH ROAD

Zee Rd

New Scotland South Rd

Miller Rd

- = AVAILABLE
- = SOLD
- = READY OCCUPANCY
- = BUILDERS MODEL
- ✱ = LOT PREMIUMS



MILLER ROAD

LAND PRESERVATION AREA

LAND PRESERVATION AREA

76

82

88

96

102

108

77

89

95

101

107

111

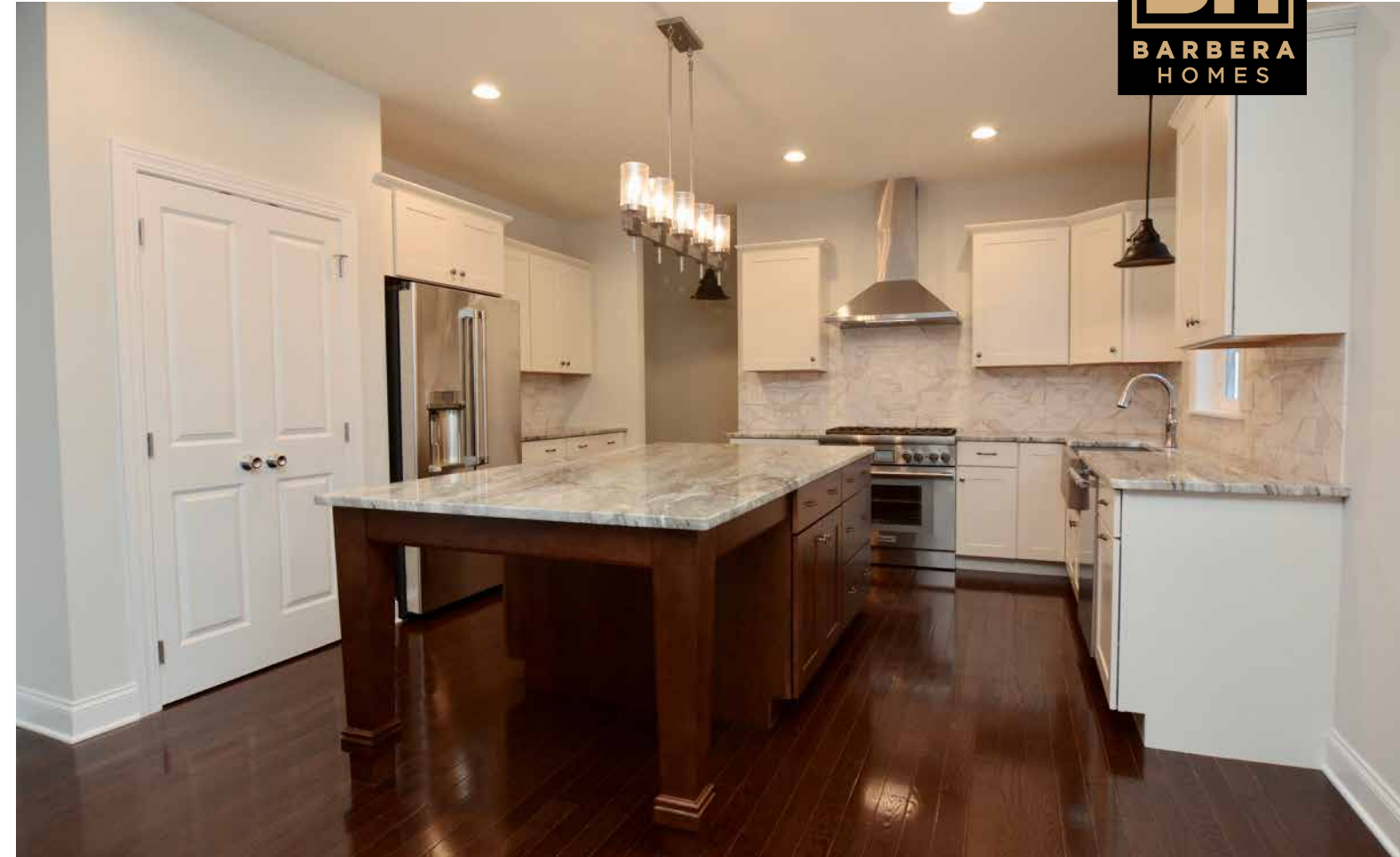
113

117

114

120

Phillip Rd



INCLUDED FEATURES

KITCHEN

Personal Kitchen Design Consultation
36" Schrock® entra™ cabinetry | Dovetail + Full extension Smart Stop™ Drawer | Select styles
Crown Molding | Cabinet Hardware | Select hardware styles
Granite or Quartz countertop with 4" backsplash and pencil edge | Series I
BLANCO Stellar® (441025) Stainless Steel single bowl undermount sink
Delta® Linden™ single handle kitchen faucet with spray | Chrome
Recessed or Fixture light at kitchen sink
Ice maker connection valve for refrigerator
Exterior venting for standard Range Hood < 400CFM
Pre-wire for garbage disposal
Whirlpool® Stainless Steel Appliances
 Whirlpool® Electric range
 Whirlpool® Dishwasher
 XQE® 30" Stainless Steel Ducted Range Hood

INTERIOR

First floor nine foot ceiling height
Heat-N-Glo SL-7F SLIMLINE FUSION 36" zero clearance gas fireplace
Heat-N-Glo gas logs | 4-sided black trim contemporary surround
Rough Sawn wood fireplace mantle
Fireplace unit is set 12" above finished floor
Oak Colonial Railing and Balusters | Natural finish | First floor | Per plan
Half wall with painted wood cap | Second floor | Per plan
Colonial style 3-1/2" window and door casing
Colonial style 5-1/4" baseboard
Base shoe molding for hard surface flooring
Smooth finish walls and ceilings
Sherwin-Williams® Flat wall/ceiling paint | Dover White
Sherwin-Williams® interior acrylic latex Pearl | Extra White
Sherwin-Williams® exterior acrylic latex Satin | Extra White
Garage interior taped one coat
Basement stairwell finish tape and paint
2 panel smooth finish hollow core interior doors
Satin Chrome 3 hinge door design
Kwikset® Abbey Knob | Satin Chrome interior locksets
Single row ventilated shelving system

MASTER BATH

Schrock® entra™ cabinetry
Cabinet Hardware | Select styles
60" Cultured Marble single bowl seamless vanity top
Delta® Classic single handle centerset lavatory faucet | Chrome
4' tile shower to ceiling | Fiberglass shower floor base | (2) Ceramic soap dishes
Delta® Classic Monitor® 13 shower trim | Chrome
Silver bypass shower door
Flush wall mount mirror
Kohler® Wellworth® round front toilet | White
Contemporary series bath accessories | Chrome
ENERGY STAR® exhaust fan with ceiling light and timer

MAIN BATH

Schrock® entra™ cabinetry
Cabinet Hardware | Select styles
Cultured Marble seamless vanity top
Delta® Classic single handle centerset lavatory faucet | Chrome
5' fiberglass shower and tub unit with tension rod
Delta® Classic Monitor® 13 tub and shower trim | Chrome
Flush wall mount mirror
Kohler® Wellworth® round front toilet | White
Contemporary series bath accessories | Chrome
ENERGY STAR® exhaust fan with ceiling light

POWDER BATH

Kohler® 21" Veer™ pedestal sink | White
Delta® Classic single handle centerset lavatory faucet | Chrome
Oval mirror
Kohler® Wellworth® round front toilet | White
Contemporary series bath accessories | Chrome
ENERGY STAR® exhaust fan with ceiling light

FLOOR SURFACES

Hardwood (Oak 2 1/4" Pre finished) | Select colors

Kitchen
Café
Dining Room
Powder Room
Entry foyer

Carpeting

Series I with 6lb padding

Ceramic Tile

Master Bath

Shaw® Series I 'Paragon Tile Plus' (LVT) with Armourbead™ wear layer

Main Bath
Laundry Room
Mudroom

EXTERIOR

Royal® Residential® vinyl siding collection
GAF® Timberline HD Architectural shingles | Lifetime limited warranty | Select colors
GAF® Cobra® Ridge Vent attic ventilation system
RhinoRoof® Synthetic Roofing Underlayment, or comparable
Ice and Water guard for eaves and valleys
Kickout Flashing
White Super Corner Post with foam | 3.5" lineal vinyl window trim, front elevation
White Frieze Board, Fascia and Soffits, J-Block to match siding color, per plan
Cedar-Grain Vinyl Shakes or Board & Batten, per plan
Square Porch Columns, per plan
Raised Panel Shutters, per plan
Pella® 250 vinyl sliding glass door
Therma-Tru® SmoothStar® fiberglass 4 panel entry door, sidelights per plan
Kwikset® Abbey Knob | Satin Chrome entry door lockset | Deadbolt
Amarr® Stratford 2000 overhead garage door | White
LiftMaster® Overhead Garage Door Opener | (2) Remotes | **myQ**® Smartphone connectivity
LiftMaster® Overhead Garage Door Opener Wireless Keypad

INCLUDED FEATURES

WINDOWS

Pella® 250 Energy Star® rated double hung vinyl windows
White exterior | White interior | White hardware
Inview™ screens | Grilles Between the Glass (GBG), front elevation

OUTDOORS

Choice of select landscape packages
Inground irrigation system | 20 heads | Control Panel
36" concrete sidewalk from entry door to driveway
Hydro seed starter lawn for areas disturbed during construction
Paved asphalt driveway
Two frost free exterior water faucets

CONSTRUCTION TECHNOLOGY

Water-Resistive Barrier (WRB) House-wrap
Asphalt Sealant on exterior foundation wall
Interior and Exterior footing drain with sump pump pit
Passive Radon system | Sub-Slab radon mitigation pipe vented through roof
Sump Pump system for non gravity connections
Saw cut expansion joints in concrete floors
Full Basement - 8' foundation height | Actual height varies
Egress Window Well System | Safety ladder | Lexan cover | Safety Grate | 'Stacked Stone' finish
Moisture Resistant sheetrock in areas of Master and Main bath
Attic space access hatch
2x6 exterior wall construction | 7/16" OSB exterior sheathing
1/2" OSB roof sheathing
3/4" OSB sub-flooring
Engineered I-Joist floor system

ENERGY EFFICIENCY

Lennox® 96% High Efficiency gas furnace
Lennox® 13 SEER Air Conditioner
1 - zone heating and cooling system
Lennox® Humidifier
FIELDCONTROLS® Make-Up Air System/Exhaust
Spray Foam penetration sealing
R-21 fiberglass side wall insulation
R-38 cellulose loose fill ceiling insulation and or fiberglass batt
R-15 FSK insulation blanket for basement exterior walls
50 gallon Power Vent hot water heater
Programmable LED thermostat
Water saving plumbing fixtures
Pressure balancing shower valves
Sealed supply duct system

ENERGY STAR

ENERGY STAR® certified windows
Raised-heel 'energy' roof truss system
R-38 loose-fill insulation in ceiling of living areas
Automatically controlled ENERGY STAR® bath fan
Blower Door testing
ENERGY STAR® light fixtures and high efficiency light bulbs (LED/CFL)

LIGHTING AND ELECTRICAL

Interior lighting fixture allowance \$900
(1) front yard lamppost and coach lights to plan
Switched outlets in all bedrooms
(2) CAT 5 telephone outlets
(2) RG 6 cable outlets
Doorbell with chime
(2) outdoor GFI outlets
220 volt connection for dryer and range
Washer and Dryer connection per plan
Dryer Box® connection
Smoke detectors hard wired in bedrooms to code
Carbon Monoxide detector to code
200 AMP electrical service

INTERIOR DESIGN

Appliance selections at John D. Marcella Appliances
Kitchen and Bath Design at Builders Kitchen, Inc.
Interior Design services provided by Blairhouse Interiors Group
Light Fixture selections at Wolberg Lighting Design
Closets and Bath Accessories consultation

BUILDING EXPERIENCE

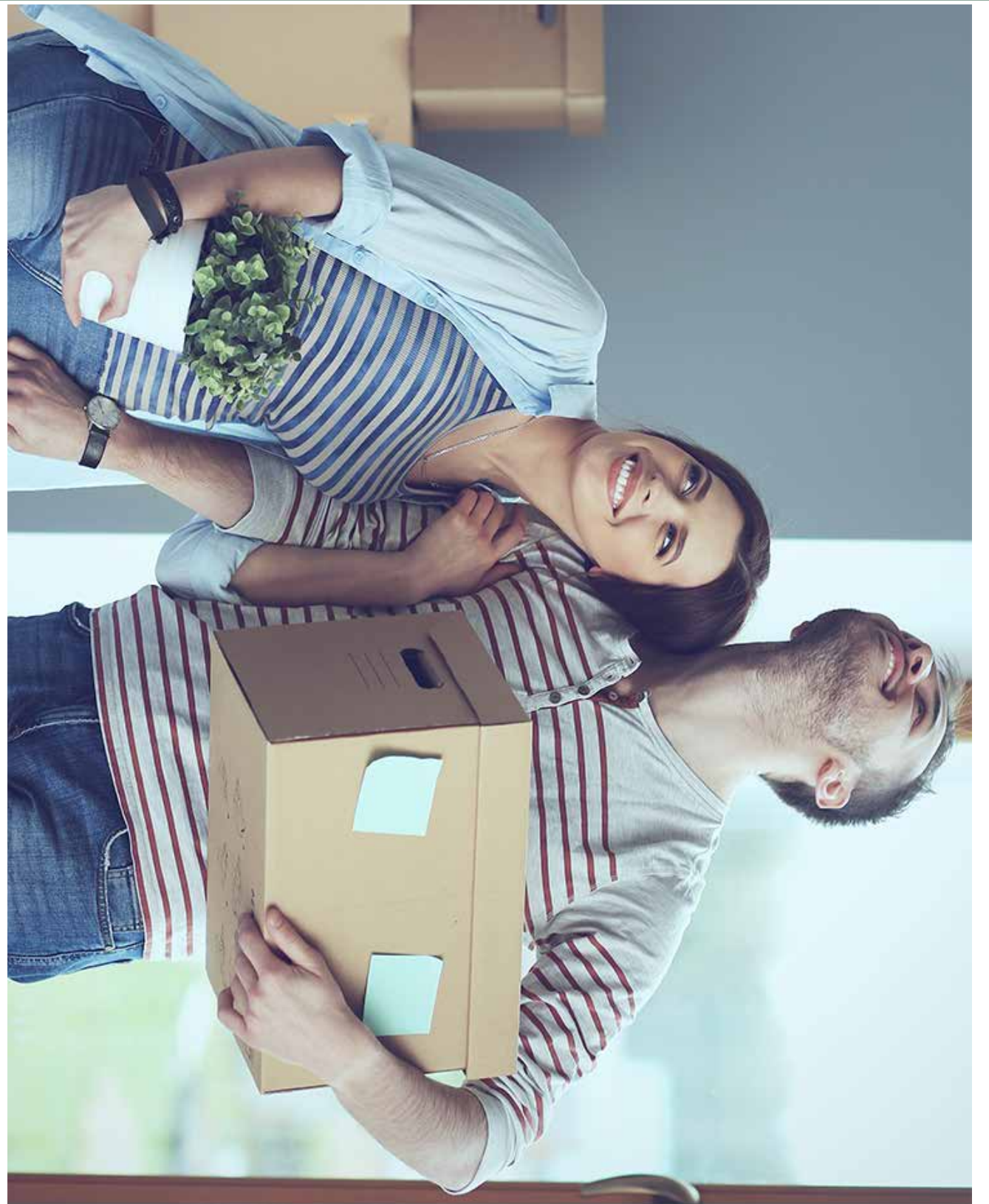
Lot walk with Project Manager
Pre-construction meeting with Production Manager
Structural Orientation
Framing tour
Kitchen and Bath layout review
Mechanical layout review
Electrical consultation
Progress reports from Site Coordinator
Pre-closing Home Delivery orientation
Manufacturer product warranty documents
NYS limited warranty | 10 year structural warranty
Customer Service | Full time personnel
Customer Service Homeowner Portal

YOUR LOCAL COMMUNITY

Albany County | Town of New Scotland
Voorheesville School District
Natural Gas | Municipal Sewer | Municipal Water | Low pressure e/one sewer system



CREEKSIDE



CREEKSIDE

