

## INCLUDED FEATURES FOR THE SALERNO PLAN – 1390 9P, SARATOGA LAKE

### THE IMPRESSIVE EXTERIOR

- Custom Designed Modern Farmhouse Architecture
- Architecturally specified exterior color palette
- James Hardi Fiber cement Siding
- Cultured Stone Veneers (per plan)
- Certaineed Landmark architectural shingles
- Black metal standing seam metal roof in select locations
- 16'x8' Ammar double layered steel insulated overhead door
- Garage door opener with remote keypad on garage door jamb
- Custom lake side stone paver patio with seat wall and fire pit per landscape plan
- Four exterior electrical outlets and two hose bibs
- Roof gutters
- Thermatru Classic Craft 8' tall exterior entry doors at main house
- Emtek exterior door hardware
- Professionally designed landscaping
- Sod at all turf areas
- Blacktop driveway
- Built in lawn and landscape irrigation system
- Traditional wall lantern coach lights

### THE DISTINCTIVE INTERIOR

- Engineered 7 ½" wide aged French oak hardwood flooring per plans
- Upgraded carpeting at master bedroom, br2, br3, br4.
- Upgraded ceramic tile flooring at all baths
- Solid core interior doors with black hinges and interior locks
- First and second floor nine foot ceilings
- Wood beamed ceiling at great room
- Stained oak tread main staircase with painted risers
- Natural gas fireplace custom tile facing
- Painted 5 ½" square profile baseboard
- 3 ½" Windsor casing throughout
- Window sills at all windows

- 7" cove crown molding at foyer, flex room, lower hall, upper hall, master bedroom and loft
- Painted railings and capped half walls (per plan)
- Smooth painted ceilings (painted to match walls)
- Upgraded white laminate closet shelving throughout
- Stairs to crawl space from main house and exterior bilco door
- (70) +/- 4" Square trim LED recess lighting through out
- Paddle fans at all bedrooms, loft, great room and flex room with remote control
- 8' tall x 12' wide Andersen sliding door @ Great Room and Loft
- Finish tape and painted garage
- Custom lighting fixtures

### THE GOURMET KITCHEN

- Quartz countertop
- Quartz slab full backsplash
- Undermount Blanco Silgranit Diamond Series super single bowl sink
- Custom kitchen cabinets with undercabinet LED lighting
- Thermador PRG366WG 36" dual fuel range
- Zephyr ACT 36" canopy hood (vented to exterior)
- Thermador MD24WS 27" microwave drawer
- Thermador DWHD560CPR 24" panel ready dishwasher
- Thermador T36IT100NP 36" French door-panel ready refrigerator
- GE front load washer and electric dryer
- Oversized kitchen island
- Switch type garbage disposal
- Delta Trinsic single handle pull down faucet

### THE ELEGANT OWNERS SUITE

- Large walk-in closet with custom closet shelving
- 7 ½" Cove Crown molding
- His and Hers vanity with quartz countertop and undermount sink
- Delta Zura single handle SS lav faucets



- Custom his/her ceramic tile shower with built in seat, recessed soap shelf with LED lighting, two oversize delta shower heads and separate hand-held showers
- Frameless clear glass shower enclosure
- Custom ceramic tile master bath floor
- Kohler Reach 1pc comfort height elongated toilet

### Secondary Bathrooms

- Ceramic tile showers (tub base at bath 2) with recess light and frameless clear glass enclosure
- Custom vanity with quartz countertop and porcelain rectangular undermount sink
- Delta Zura chrome single handle lav faucet
- Delta Zura chrome oversize shower head
- Custom ceramic tile flooring
- Kohler Reach 1pc comfort height elongated toilet

### BUILT RIGHT CONSTRUCTION and ENERGY FEATURES

- 4' tall concrete crawlspace walls with exterior asphalt coating
- Foundation drainage system with 6" #2 stone below slab, 4" concrete slab, 4" perforated exterior & interior footing drain and sump pit with 1/3 hp sump pump
- Radon mitigation system
- 2x6 exterior wall construction with 7/16" OSB wall sheathing
- Harvey classic double hung and sliding black exterior, white interior Low E windows with grilles between glass
- Andersen French Doors at Kitchen
- Truss Joist Engineered wood I-joist floor framing system
- 3/4" OSB sub-floor glued and nailed
- R49 fiberglass batt ceiling insulation
- R21 fiberglass batt wall insulation
- R-16 basement wall insulation full height
- Gas fired tankless hot water heater with recirculating loop
- Two zone main house heating and cooling system
- 13 SEER central air conditioning
- 95% efficient two-stage convertible multi speed gas furnace

- Programmable set back thermostat
- Security system with 4 motion sensors, 2 flood/freeze sensors, alarm.com doorbell at front and rear doors.
- Premium Fantech 270cfm exhaust fans at all baths (master and powder are fan/light, Main is fan only)
- 200 AMP electrical service
- Recess lighting at all bedrooms with paddle fan
- Prewire for wall mounted flat screen TV at all bedrooms, loft and great room
- Smoke and carbon detectors per code
- Sealed duct joints reduce air leakage and distribute air evenly with less exposure to dust and indoor air pollutants
- Room in attic with pull down attic stairs on 2<sup>nd</sup> floor

### GENERAL INFORMATION

- Unparalleled south facing views of Saratoga Lake
- 9,249 sf homesite with 45 feet deeded lake front
- Separate detached two car garage with unfinished finished bonus room
- 4 bedroom, study, 3 bathrooms
- 3,412 sf conditioned living space
- 478 sf unfinished bonus room above garage
- Town of Saratoga
- Town Sewer
- Well Water
- LP Gas
- FEMA map amendment removing property from flood zone

Effective March 17, 2025. Subject to change without notice.





**MAIN FLOORING THROUGHOUT (except for bathrooms, mudroom, laundry and bedrooms)**



# Villa Borghese

## Aged French Oak

---

# Challans

Item : MCCH742LCF

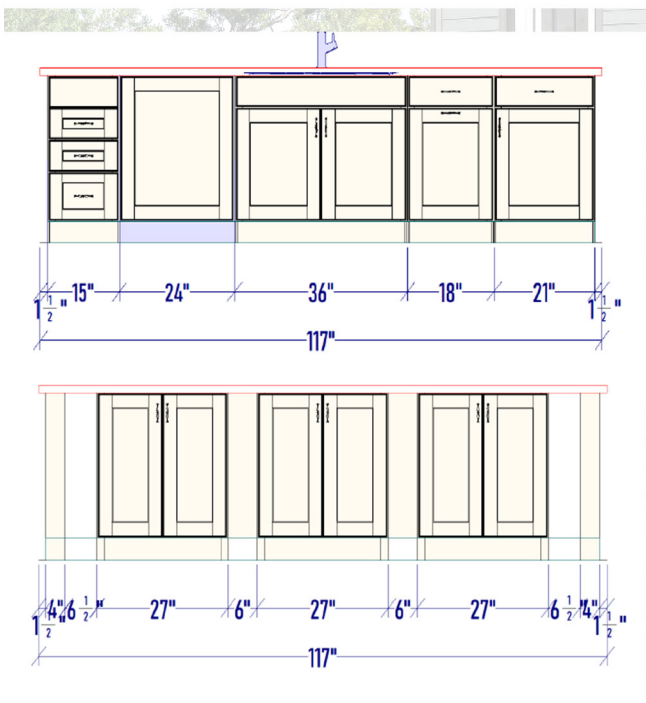
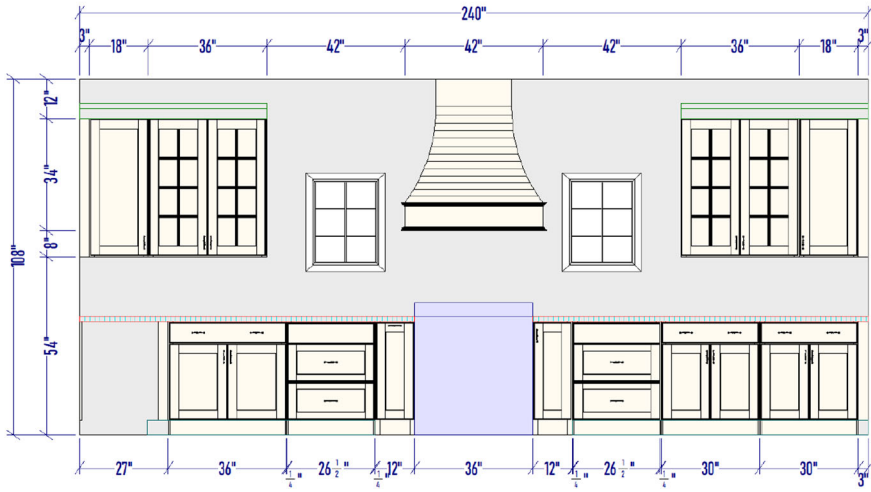
- Designed to evoke true elegance, individual boards measure 8" wide, 75" long (for 75% of the boards) and 9/16" thick.
- Carefully selected from the finest French Oak available, these hardwood floors are smoked and aged for the deepest, richest color imaginable.
- Offered in a variety of sophisticated on-trend colors that beautifully complement a range of interior styles, from traditional to contemporary.
- Handcrafted by skilled artisans with wire-brushed surfaces and slightly distressed edges and ends—creating a true European look and feel.
- Engineered with a 4mm sawn wear surface and sealed with 8 coats of the finest finish for unrivaled resistance and durability.
- Villa Borghese Collection floors are backed beautifully, with a 50-year residential, 3-year commercial finish warranty, and lifetime structural warranty.
- Sqft/Carton: 25.07

<b>100%</b> Smoked and Aged	<b>4</b> mm Sawn Veneer	<b>75</b> inch Long Planks	<b>8</b> inch Fixed Width	<b>50</b> year Finish Warranty
Dimensions		Finish		

Effective March 17, 2025. Subject to change without notice.

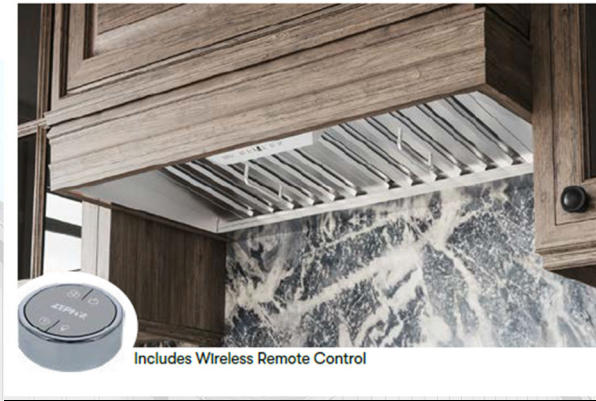






Effective March 17, 2025. Subject to change without notice.





Effective March 17, 2025. Subject to change without notice.



**MASTER BATH**

Vanity







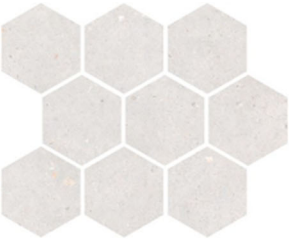



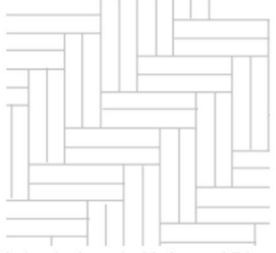


THE BOLD LOOK  
OF **KOHLER**.



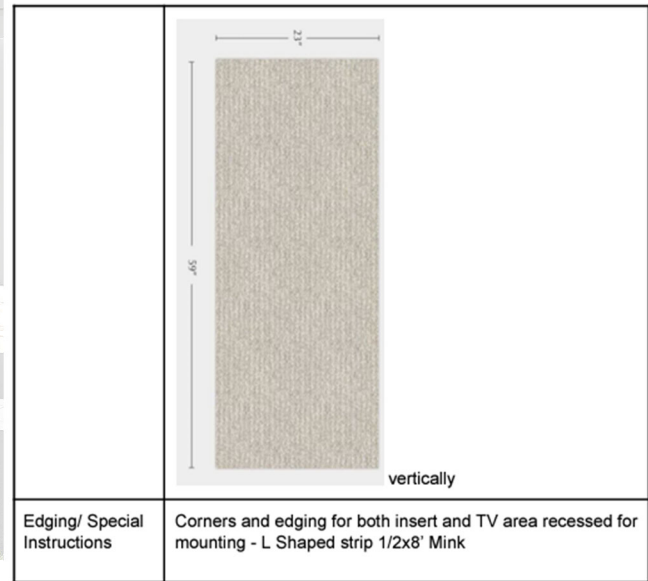
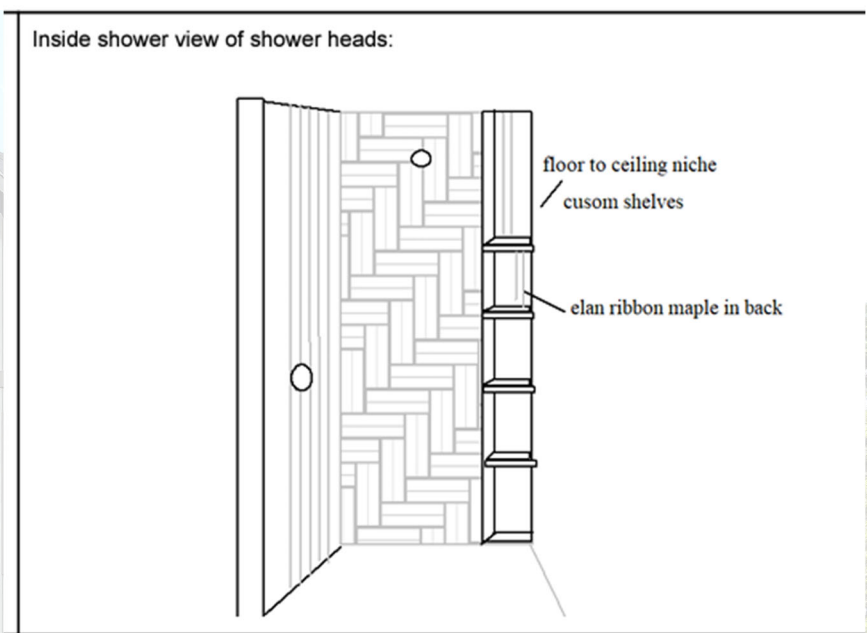
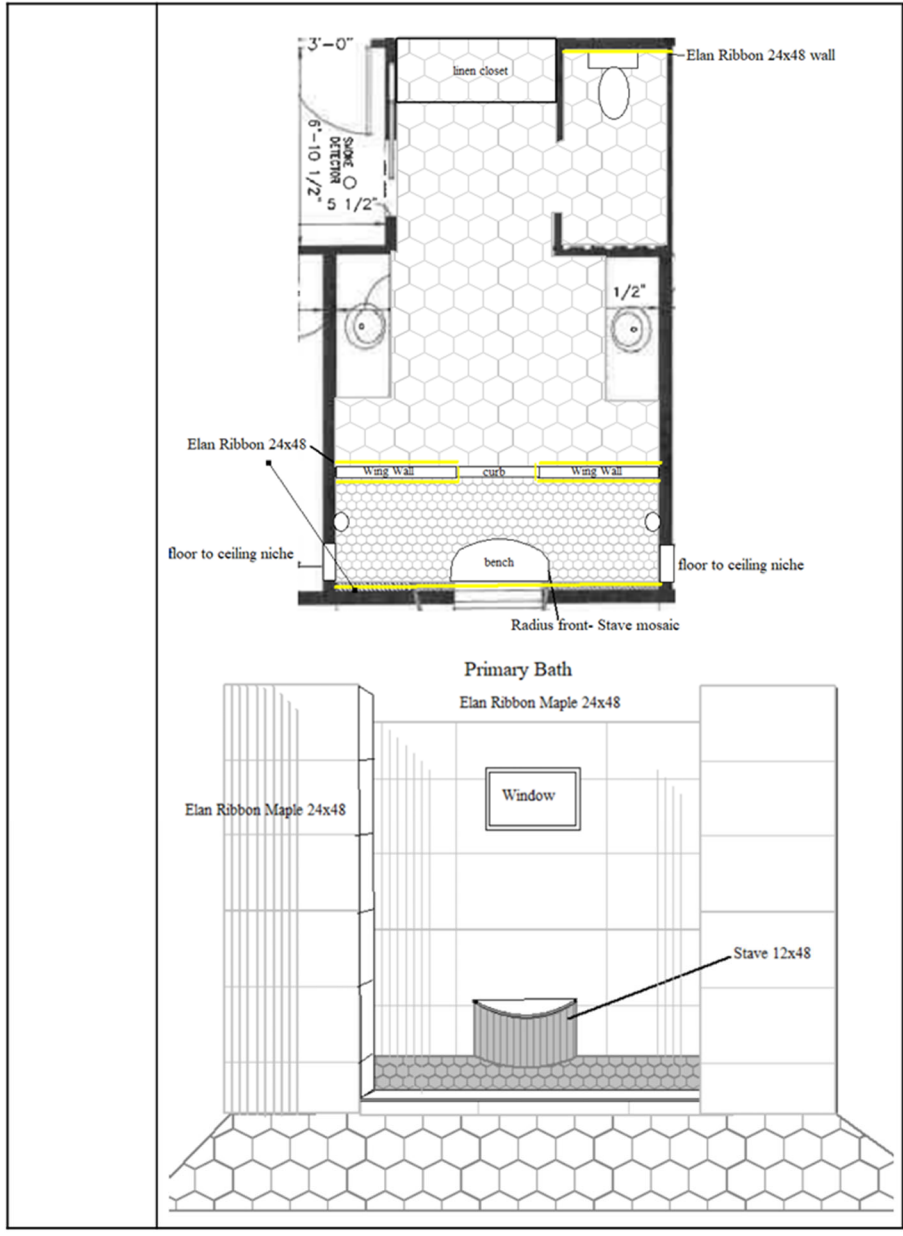
Effective March 17, 2025. Subject to change without notice.

**Master Bathroom (upstairs) :**

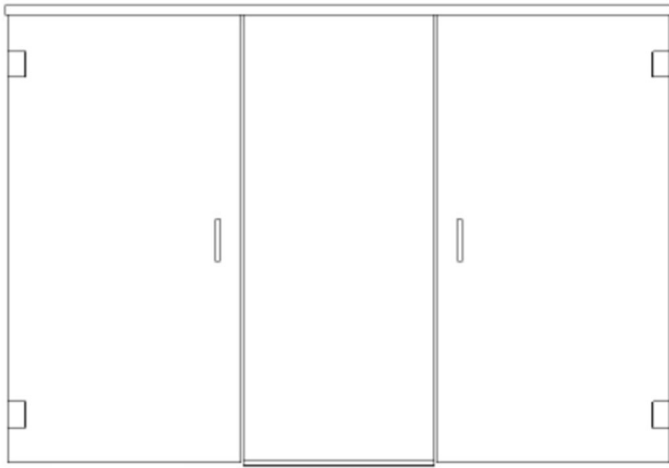
Floor	<p>Piaka Beams White 12.5" hex porcelain</p>  <p><b>**alternating directions of deco like this: (not this color, just this pattern layout)</b></p> 	Grout	Lat #97 Iron
Shower Floor	<p>Breton Fresh 4x4.5 hexagon mosaic</p> 		Lat #97 Iron
Walls	<p>Coventry Cotton 3x16 glossy porcelain</p> 		Lat # 97 Iron

	 <p>Laid as double herringbone in 90 degree L7 layout. SIDE WALLS AS NOTED ON SKETCH</p>		
Trim/Edging	<p>L shaped strip for wood wall areas: 3/8x8' Sand Beige</p> <p>Edging for shower wall tile: L shaped Iron 3/8x8'</p> <p>Transition for floor: L-shaped profile Iron 3/8x8'</p>		
Accent	<p>Wing walls - inside and outside of shower along with back window wall of shower-</p> <p>Elan Ribbon Maple 24x48 installed horizontally straight stacked so that lines are vertical.</p>  <p>Curved radius front of bench &amp; inside niche: State Cocoon Glee flat-12x48 SH \$21.99 SF ^install vertically as seen in sketch <b>**longer lead time from Italy 8-10 weeks ***</b></p> 		Lat #30 Sand Beige
Accessories	<p>Custom floor to ceiling niche w. Calacatta shelves to match vanity top</p> <p>Bench top to match vanity top- same calacatta looking quartz</p>		
Special Instructions			






## MUDROOM



### Mudroom

Floor:	Malta 6" white star polished and white cross matte \$22.39 SF 	Grout	Lat #94 Walnut
Transition/ accent	L shaped strip Walnut 3/8x8'		
Special Instructions	Adjust grout joints to make pattern work- it is supposed to be irregular and imperfect		



## LAUNDRY

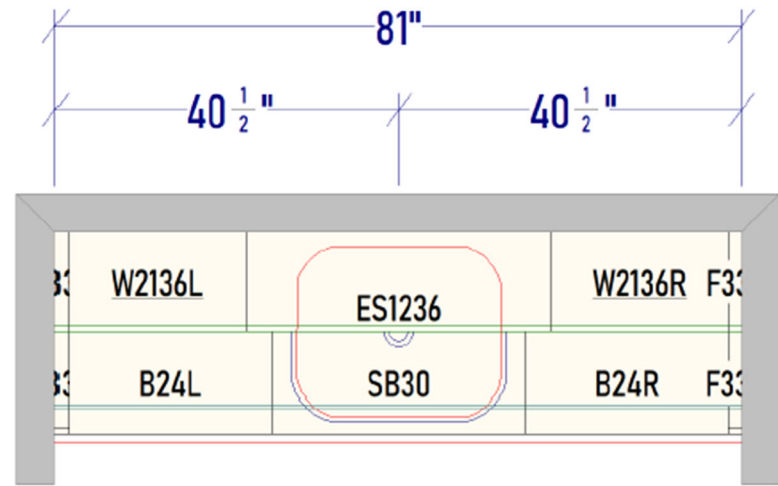
### Floor

### Laundry Room:

Floor:	Trapeizum wood light 4x9 w. Petra Grey Hex 8x9 	Grout	Lat # 56 Desert Khaki
Transition/ accent	L shaped profile 3/4x8' Desert Khaki		
Special Instructions			



Ultra white quartz countertop





Effective March 17, 2025. Subject to change without notice.



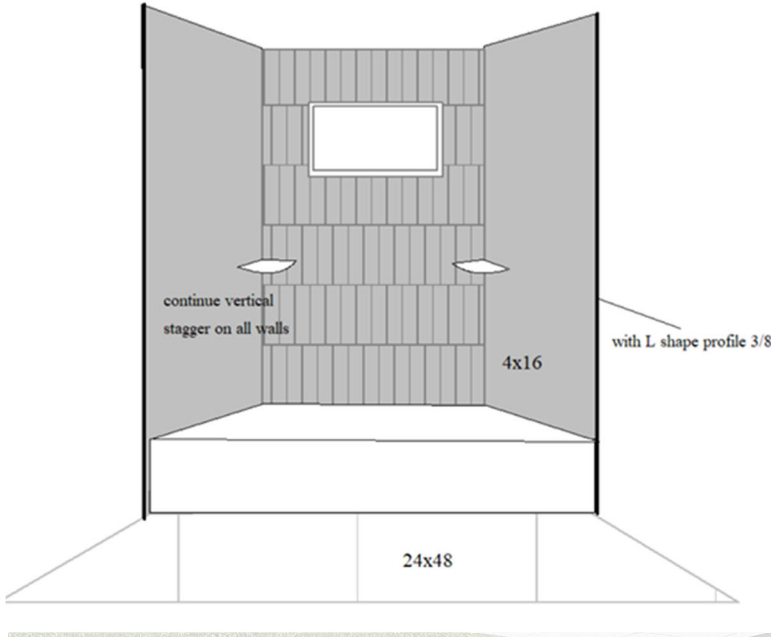
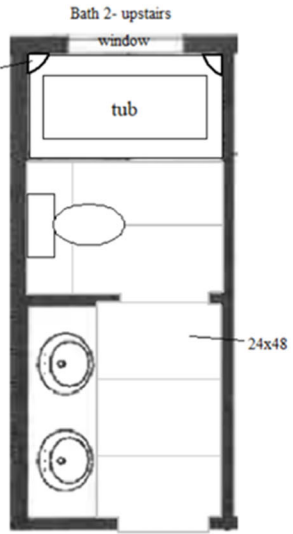
## BATH 2 (2nd FLR)

### Bathroom 2 Upstairs: TUB BASE W TILED WALLS ABOVE

Floor	Gemma White Onyx 24x48 polished porcelain ^straight stacked 	Grout	Lat # 89 Smoke Grey
Tub			
Walls	Villa Glacial 4x16 ceramic ^stacked vertically and staggered horizontally <b>**also use on wall behind vanity</b>  Glacial		Lat # 88 Silver Shadow
Trim/Edging	Framing shower opening: L Shaped silver shadow 3/8 thick x 8' length Floor transition: L shaped strip 3/8x 8' Smoke Grey		
Accessories	-ULTRA WHITE QUARTZ CORNER SHELVES (2)		









THE BOLD LOOK  
OF **KOHLER**



**Bath 3 (1<sup>st</sup> floor)**



CABINET/COUNTERTOP/HARDWARE

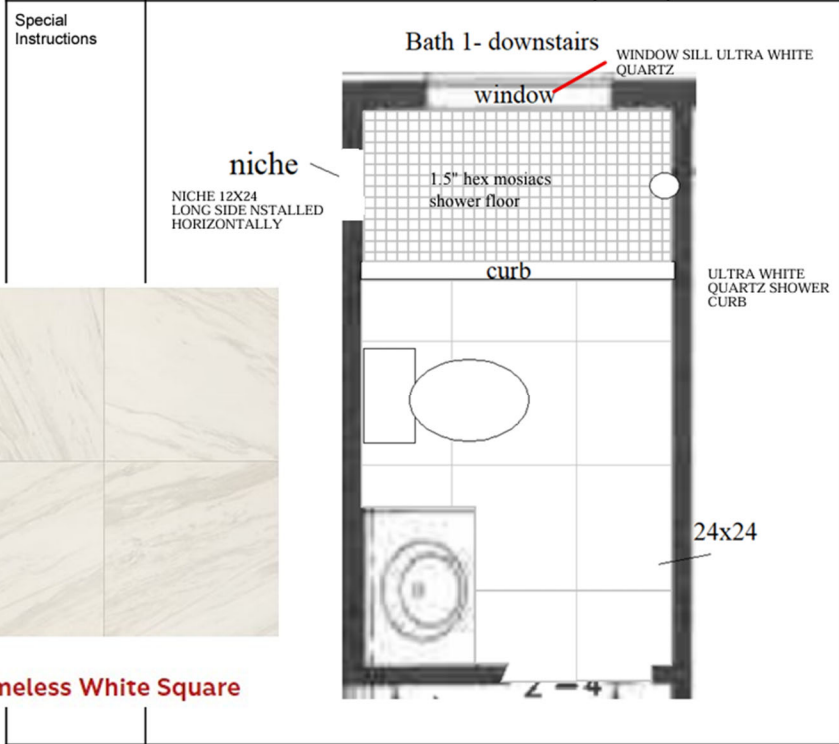
Olena 36" vanity with quartz top





**Bathroom 1 Downstairs: DAL TILE-THIS BATH ONLY**

Shower Walls	PT20 PERPETUO TIMELESS WHITE 12X24 HOR STACK		Grout	5227 CASTLE WALL
Shower Floor	PT20 1.5 HEX MOSAICS			
Floor:	PT20 24X24 STRAIGHT			
Trim/Edging	TSBG GREIGE SCHLUTER -3 SIDES OF SOAP NICHE AND EDGE SHOWER WALLS			
Accessories	12X24 RECESS SOAP SHELF WITH ULTRA WHITE QUARTZ SILL			



THE BOLD LOOK  
OF **KOHLER**.



*Effective March 17, 2025. Subject to change without notice.*



**STAIR LANDING CHANDELIER**

TBD

**CARPET**

Sanctury, color pebble beach, nylon carpet

**FOYER**

TBD

**CEILING FANS ALL BEDROOMS, GREAT ROOM AND LOFT**





**FIREPLACE WALL DETAIL**

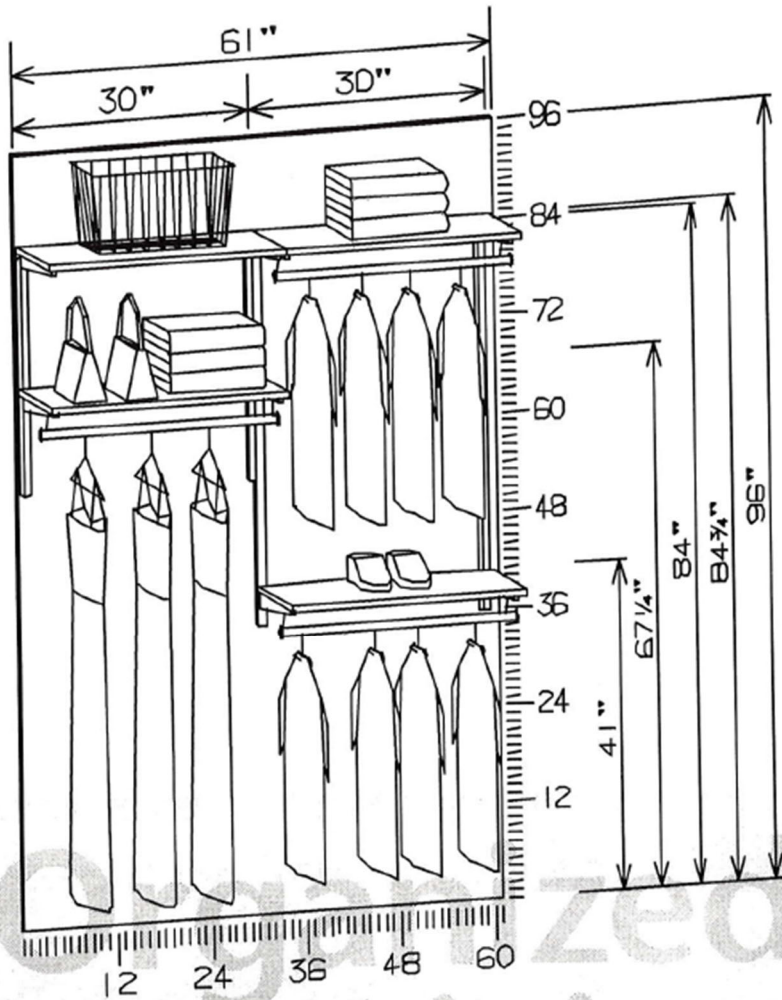
FIREPLACE WALL DETAIL FLOOR TO CEILING . RECESSED NICHE FOR TV  
Porcelanosa Treccia – Natual color 23x59 vertically.





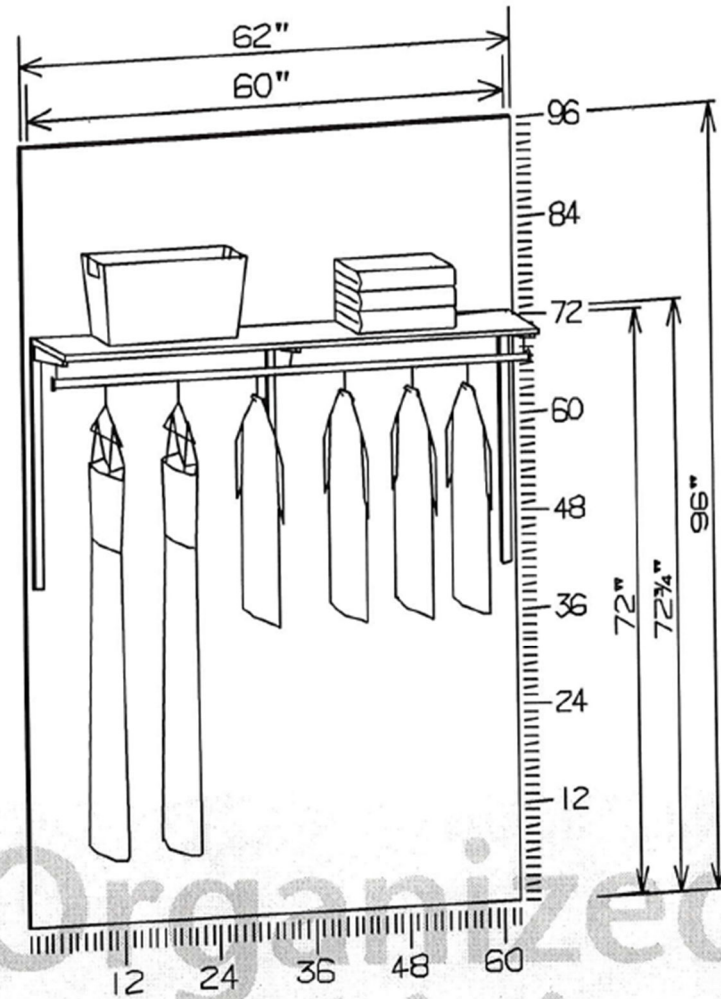
- Salerno - Mudroom Closet - Freedom

Qty: 1



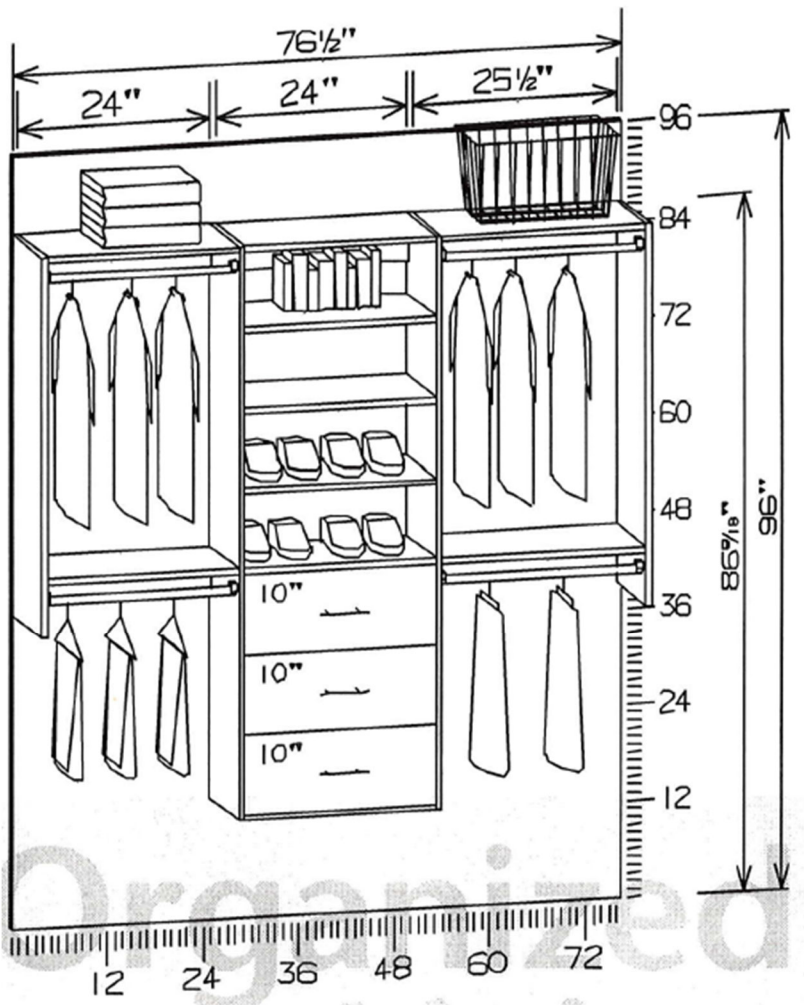
Salerno - Office Closet - Freedom

Qty: 1



# - Salerno - Bedroom #4 - Classic

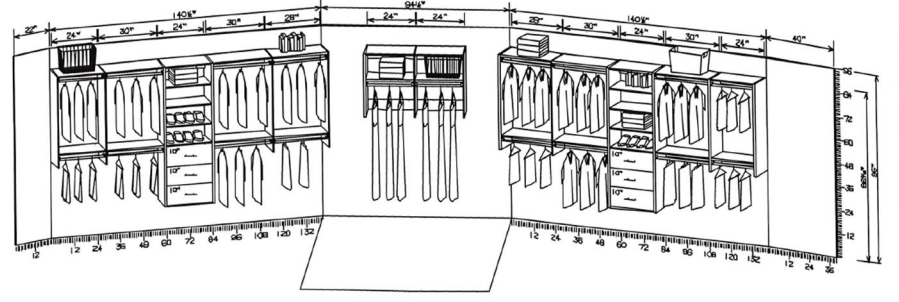
Qty: 1



# 1390 9P - Salerno - Master Walk-In Closet - Classica White

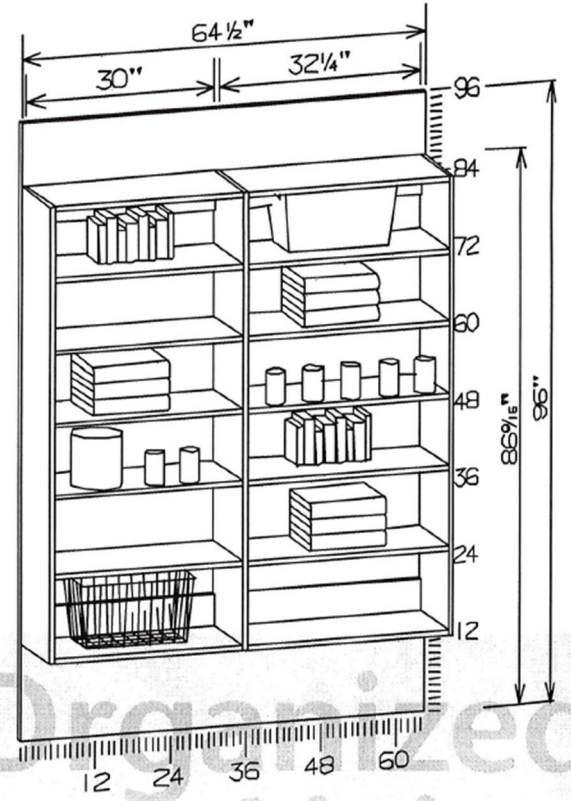
Organized Living

Qty: 1



# Salerno - Master Linen Area - Cl

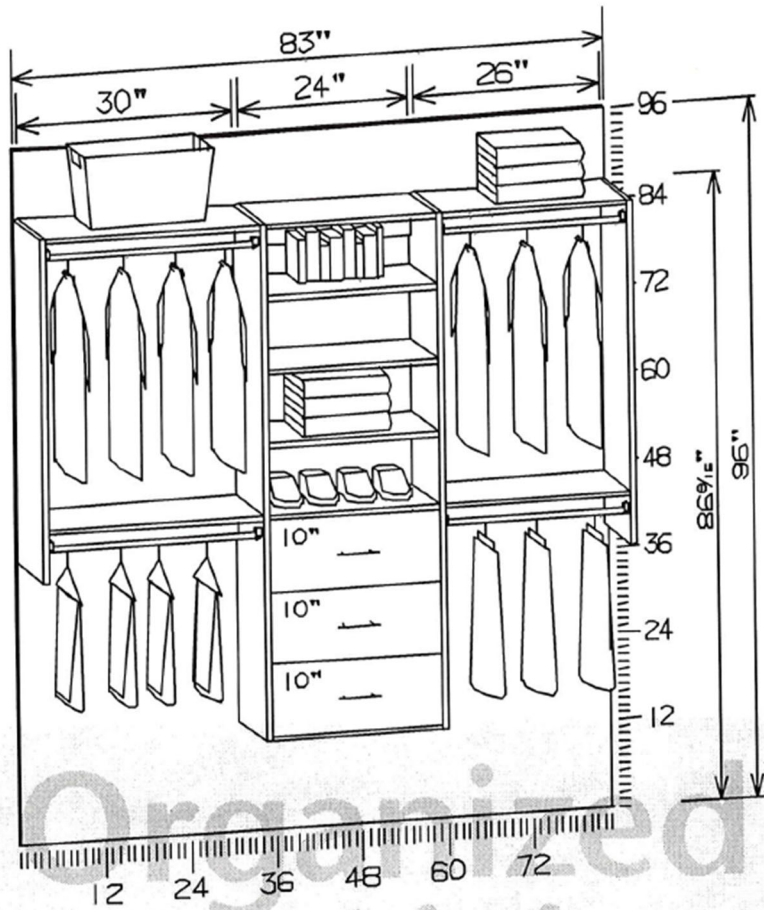
Qty: 1





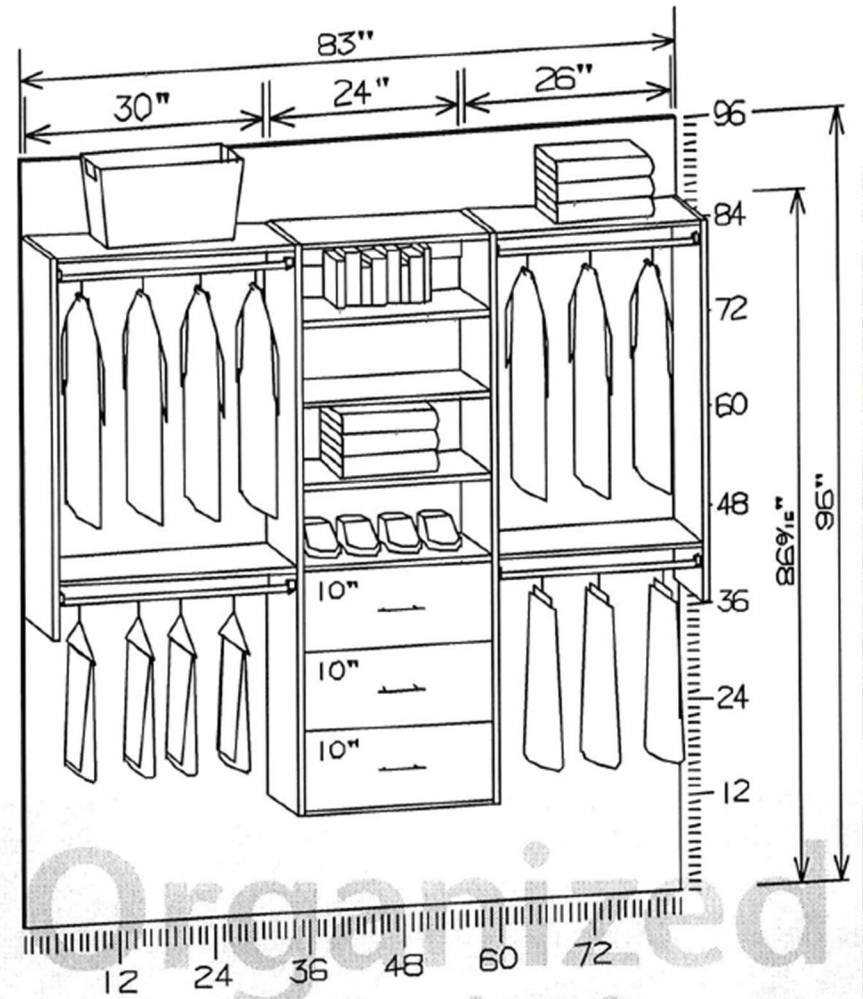
# Salerno - Bedroom #2 Closet - Classi

Qty: 1



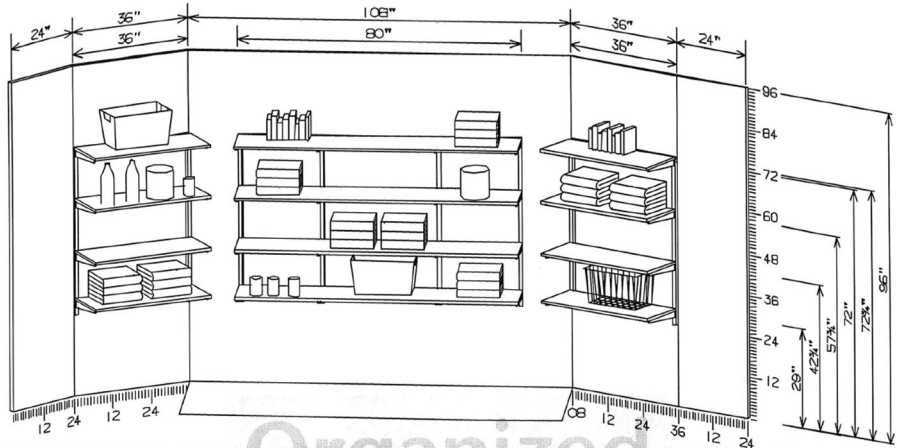
# Salerno - Bedroom #3 Closet - Clas

Qty: 1



1390 9P - Salerno - 2nd Floor Hall Linen Closet - Freedom Rail White

Qty: 1



Effective March 17, 2025. Subject to change without notice.



**Exterior Colors**

Horizontal siding and trim boards

Board & batten siding



B-1 Hardie Siding  
Arctic White



P-1 Hardie Siding  
Rich Espresso



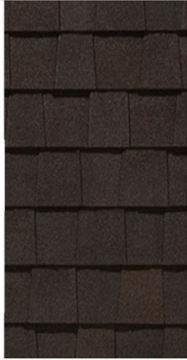
Brookside LED Collection One-Light Large Wall  
Lantern  
LED Wall Lantern w/AC LED Module

**Exterior Stone**

**Roof**



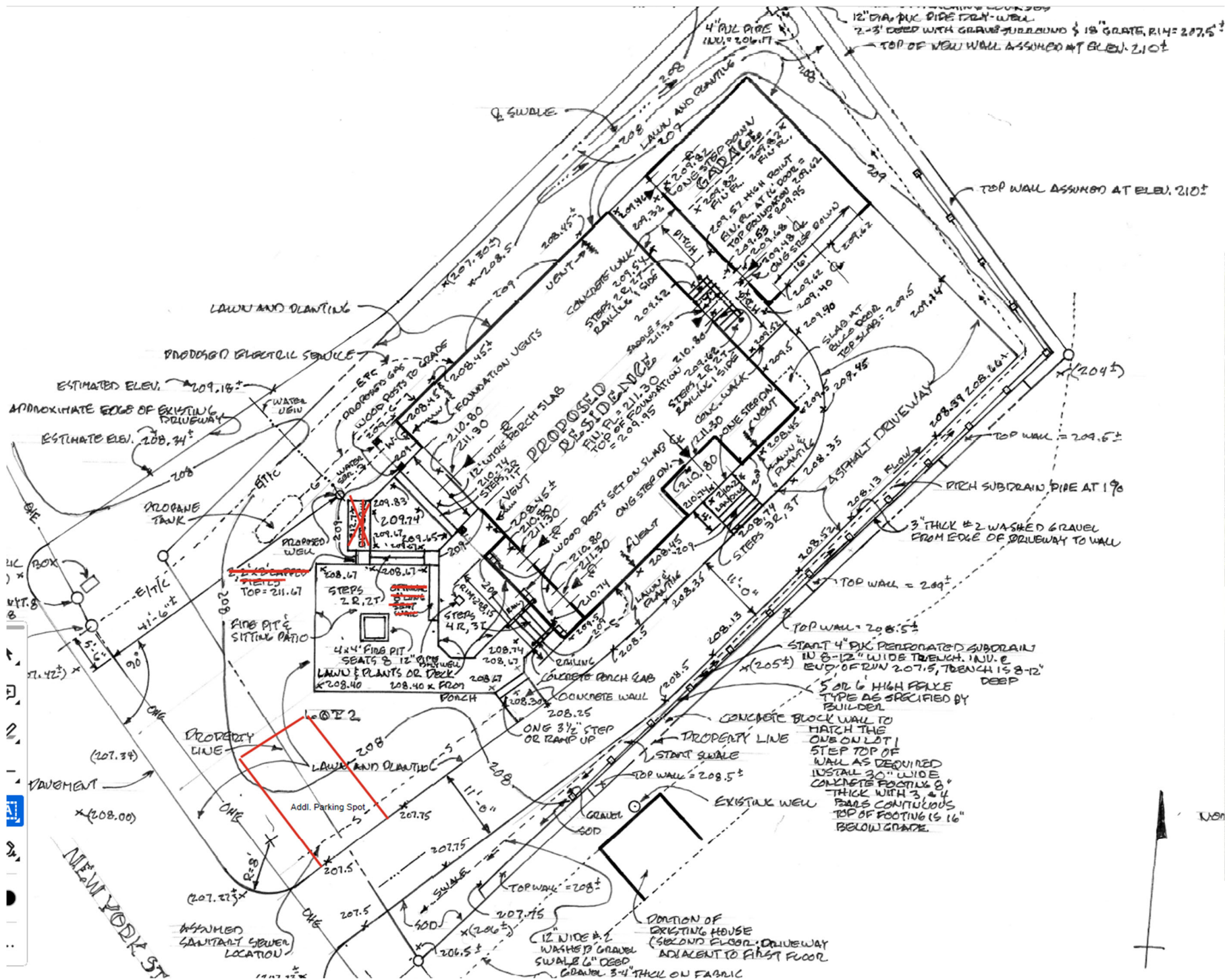
Eldorado Stone  
Silver Lining Stacked



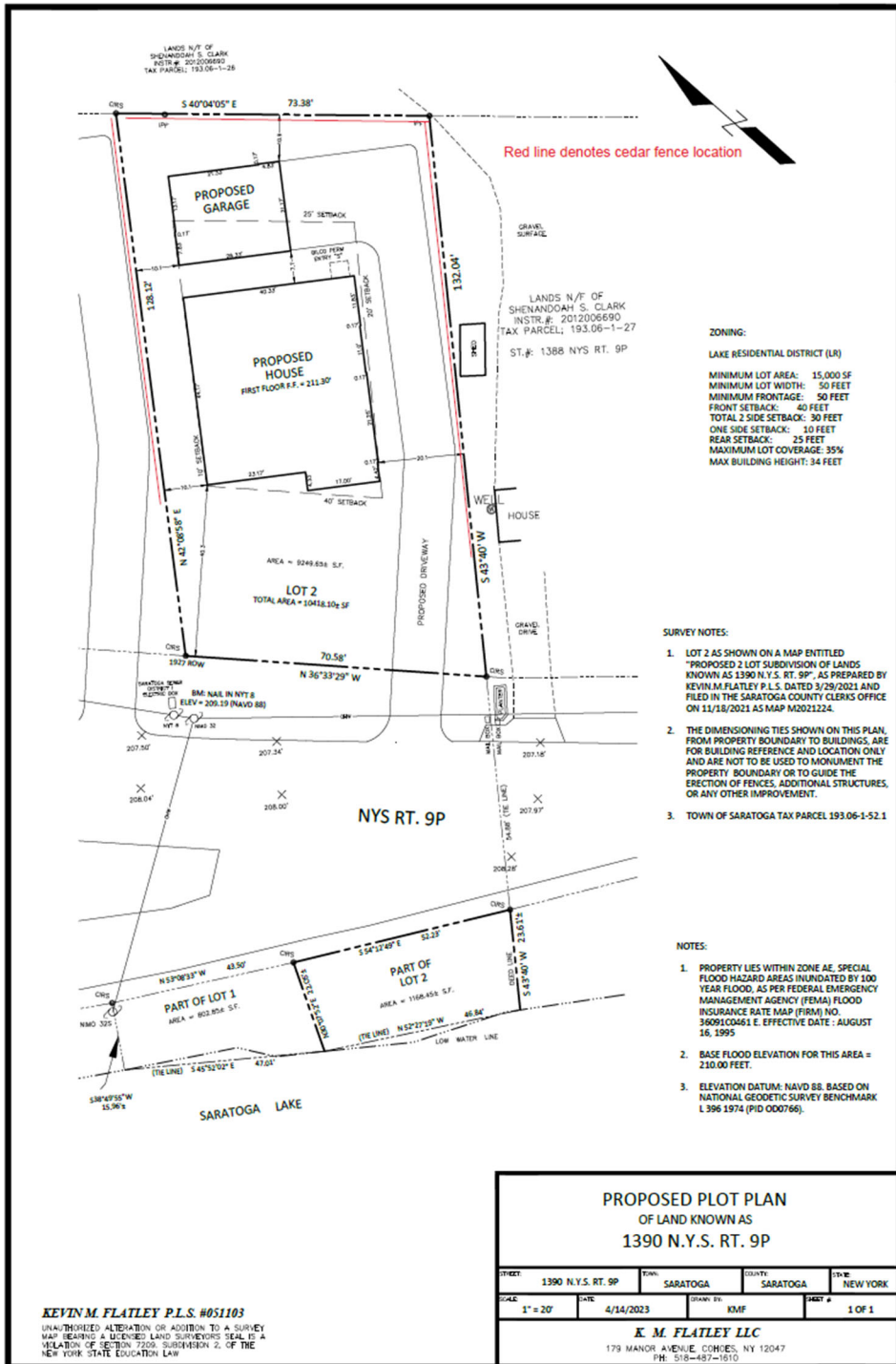
Certainteed Landmark  
Black Walnut

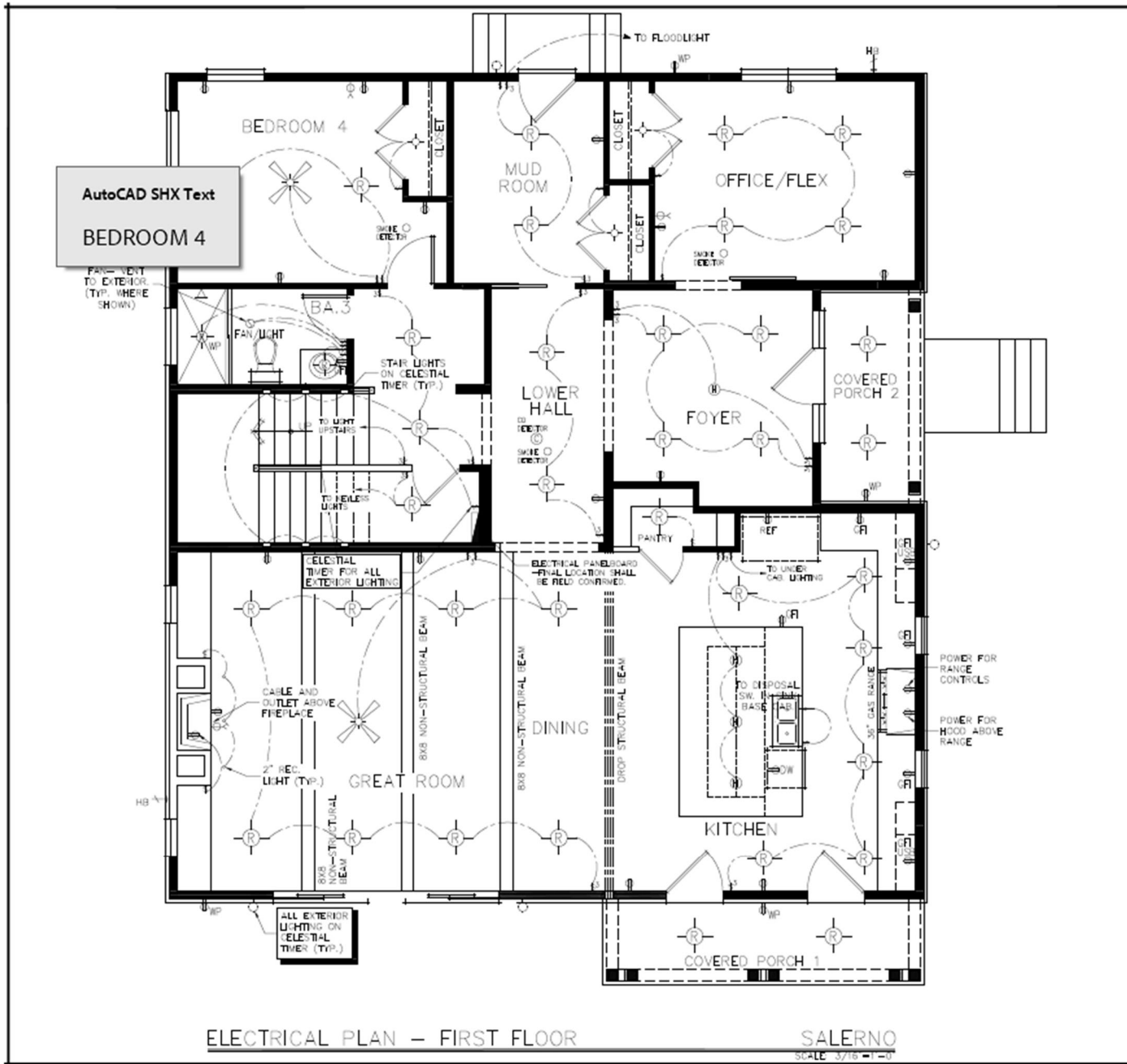






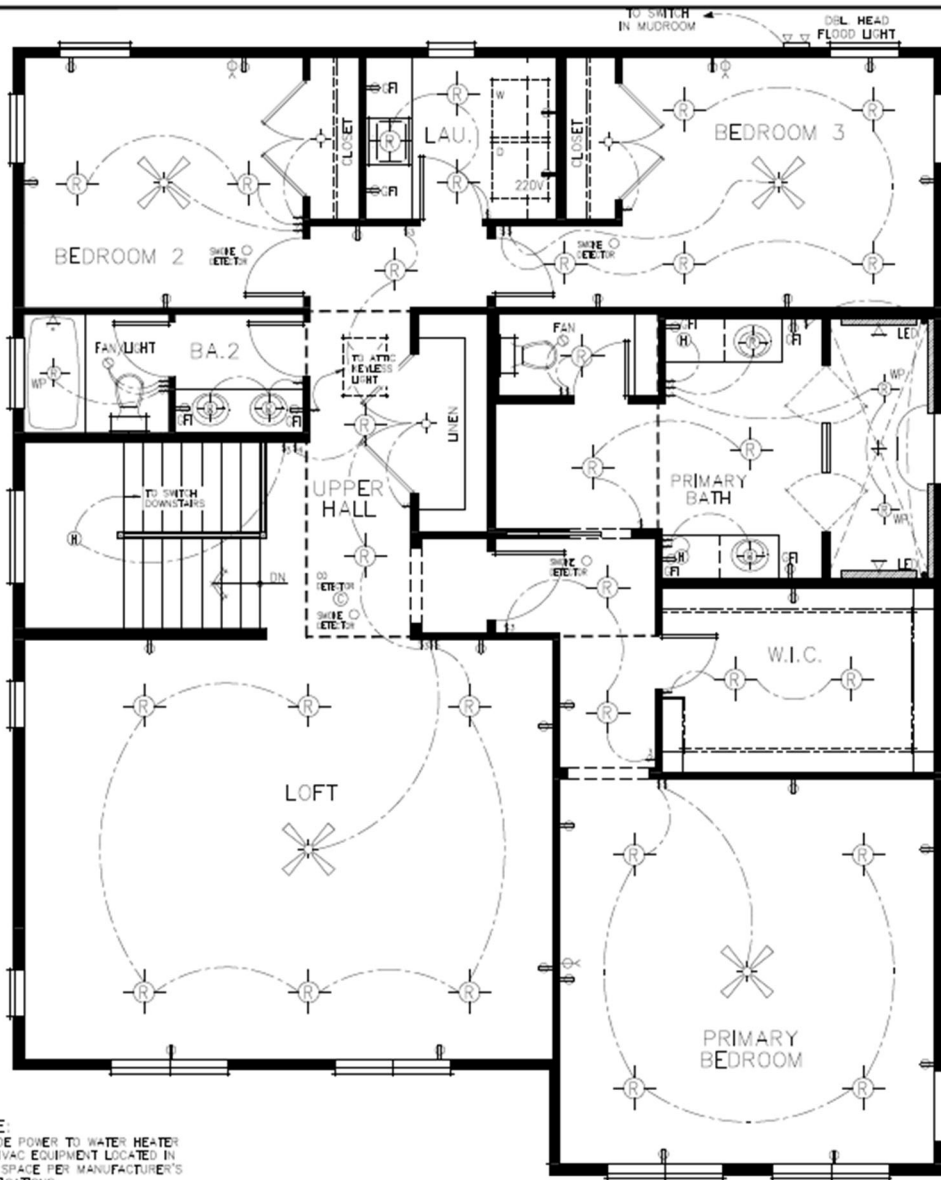






Effective March 17, 2025. Subject to change without notice.



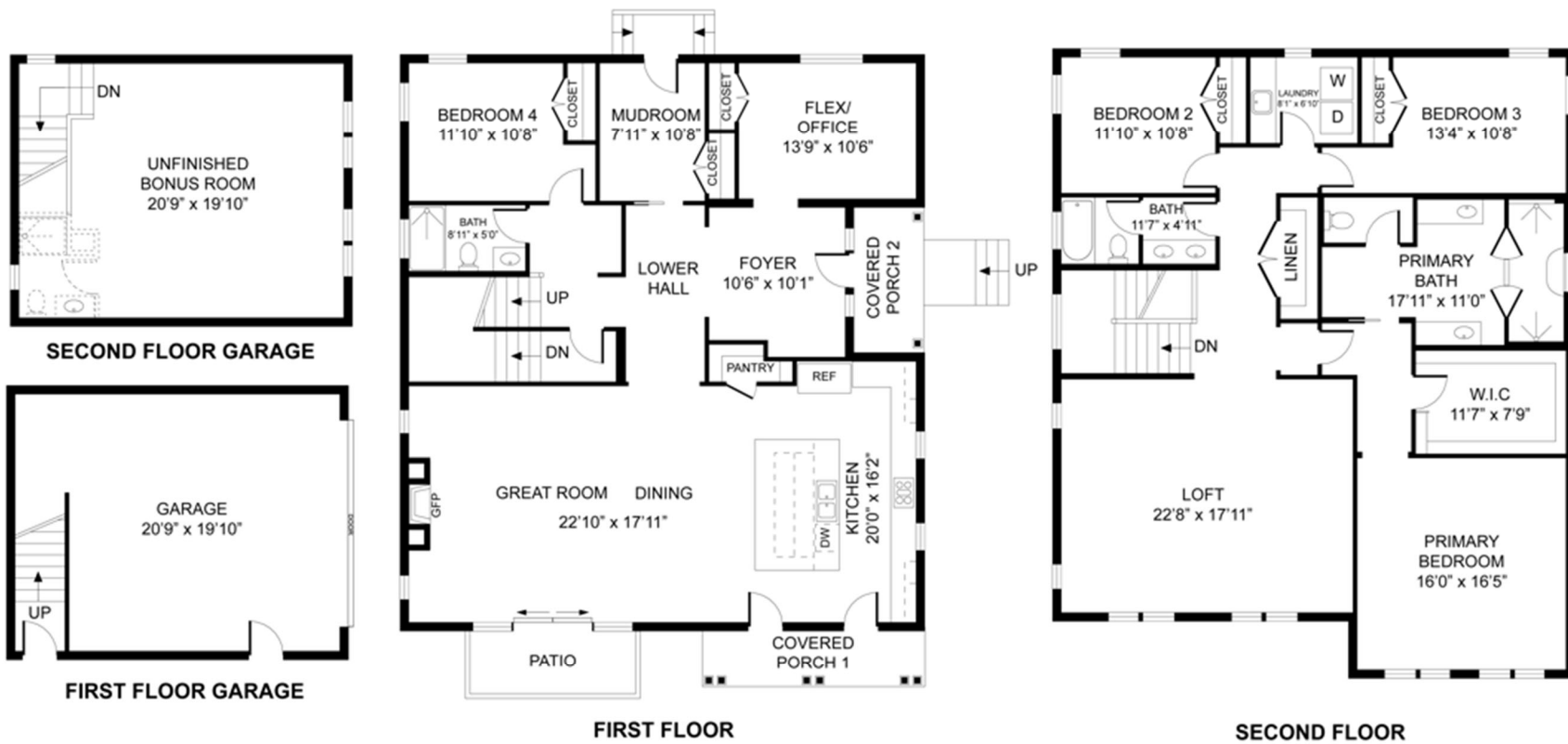


NOTE:  
 PROVIDE POWER TO WATER HEATER  
 AND HVAC EQUIPMENT LOCATED IN  
 ATTIC SPACE PER MANUFACTURER'S  
 SPECIFICATIONS.

ELECTRICAL PLAN — SECOND FLOOR

SALERNO  
 SCALE 3/16" = 1'-0"









*Effective March 17, 2025. Subject to change without notice.*





*Effective March 17, 2025. Subject to change without notice.*