STEEPLE VIEW

Artist Rendering/Optional features shown

CREEKSIDE

2-3 Bedrooms | 2 Baths
2-car garage
1976 Sq Ft.

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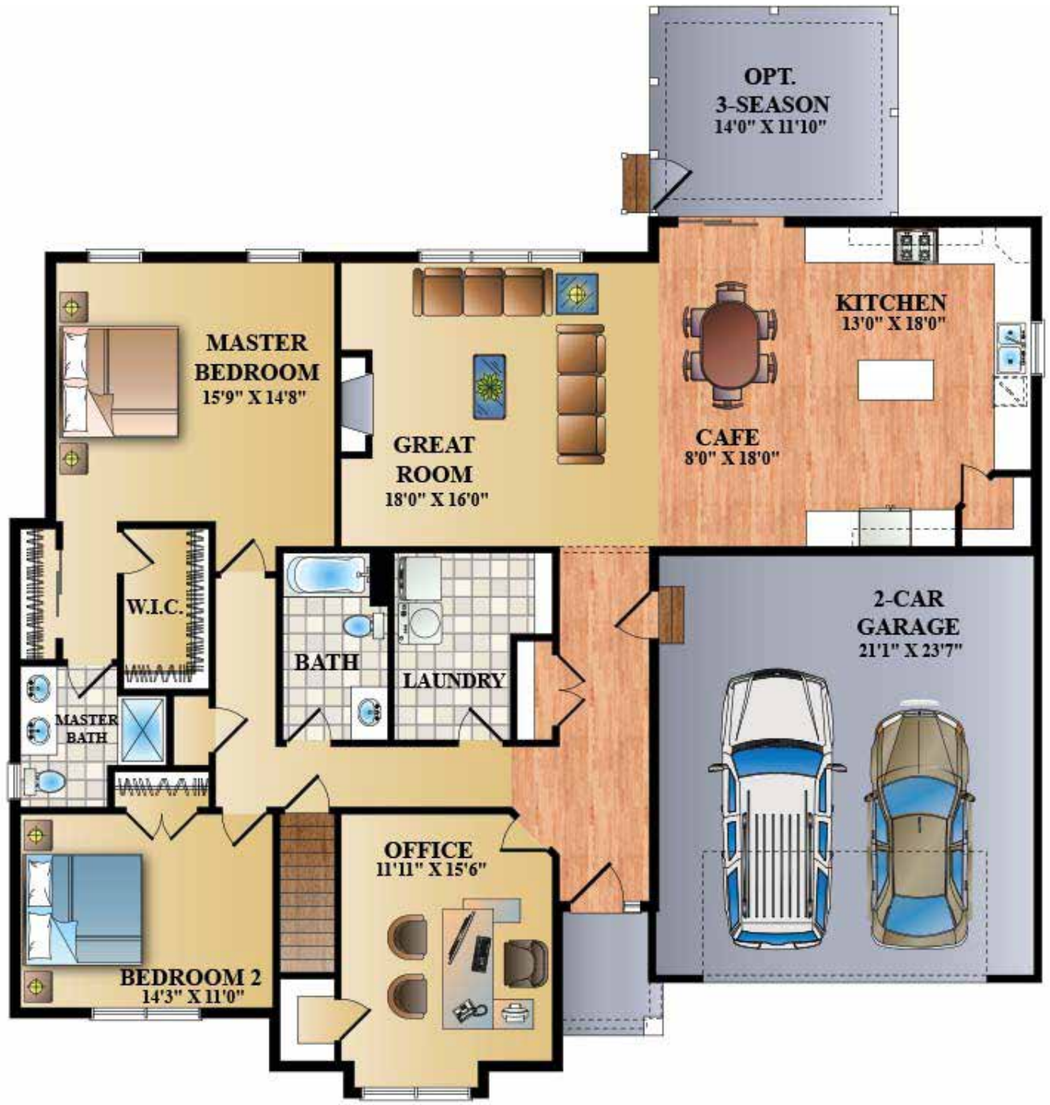
CREEKSIDE | 2-3 Bedrooms | 2 Baths | 2-car garage | 1976 Sq Ft.

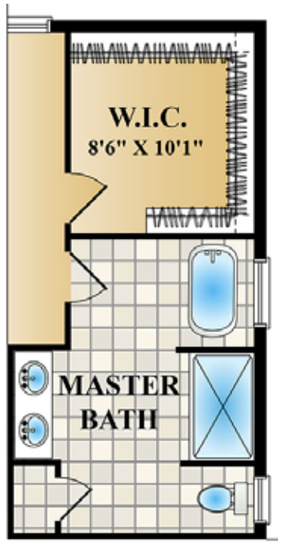


MAIN LEVEL FLOOR PLAN

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 planand are subject to change without notice. All dimensions are to be considered approximate. Artist renderings may include options available at additional cost.

STEEPLE VIEW

STEEPLE VIEW



OPTIONAL
LUXURY BATH

Artist Rendering/Optional features shown

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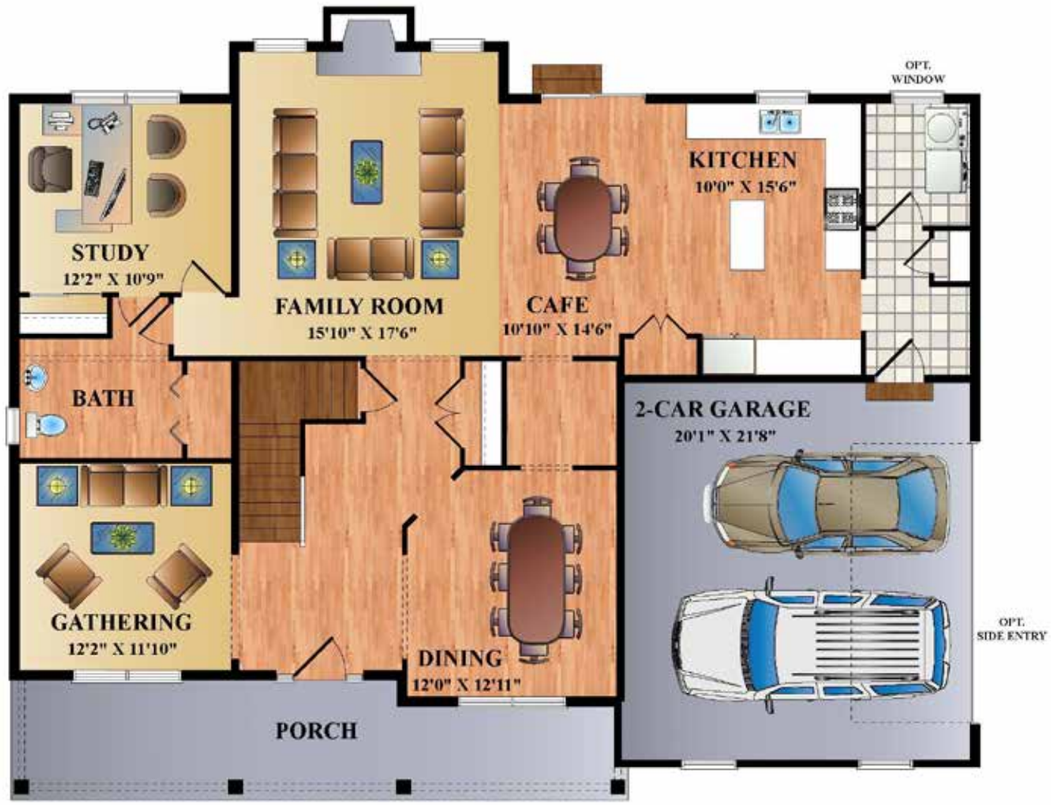
LINCOLN BONUS ROOM

3 Bedrooms | 2.5 Baths
Bonus Room
2-car garage
3112 Sq Ft.

LINCOLN BONUS ROOM | 3 Bedrooms | 2.5 Baths | 2-car garage | 3112 Sq Ft.



MAIN LEVEL FLOOR PLAN

SECOND LEVEL FLOOR PLAN

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STEEPLE VIEW

STEEPLE VIEW

STEEPLE VIEW

Artist Rendering/Optional features shown

LINCOLN

3 Bedrooms | 2.5 Baths
2-car garage
2706 Sq Ft.

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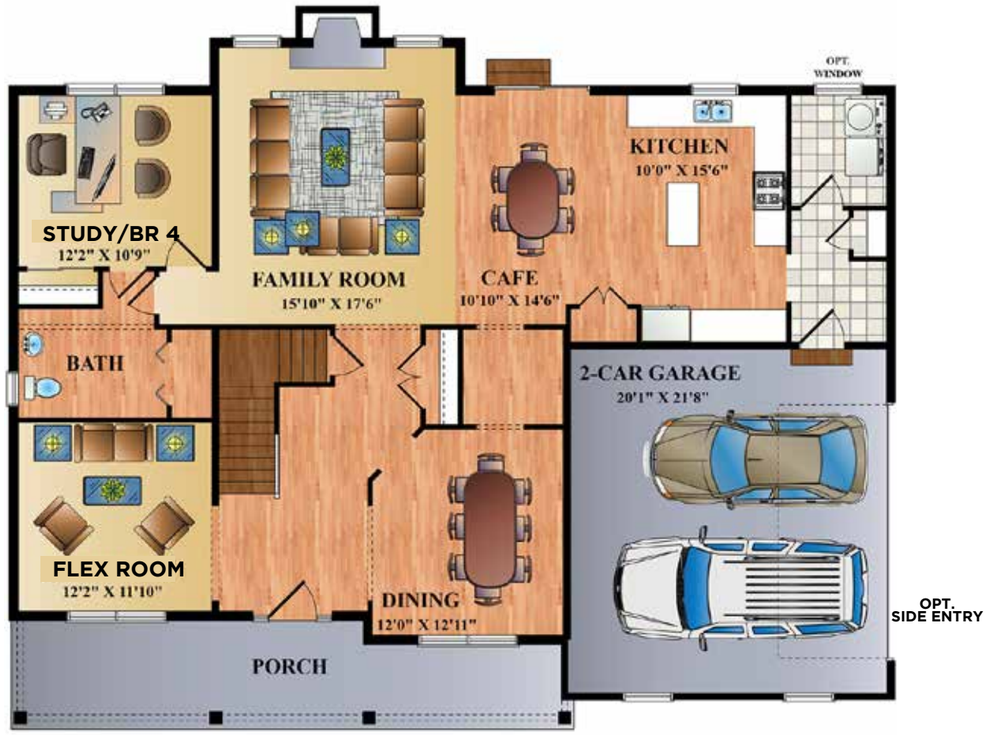
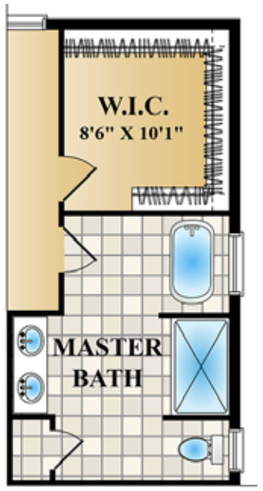
LINCOLN | 3 Bedrooms | 2.5 Baths | 2-car garage | 2706 Sq Ft.



MAIN LEVEL FLOOR PLAN

SECOND LEVEL FLOOR PLAN



OPTIONAL LUXURY BATH

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STEEPLE VIEW

STEEPLE VIEW

STEEPLE VIEW

Artist Rendering/Optional features shown

NAPOLITANO

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

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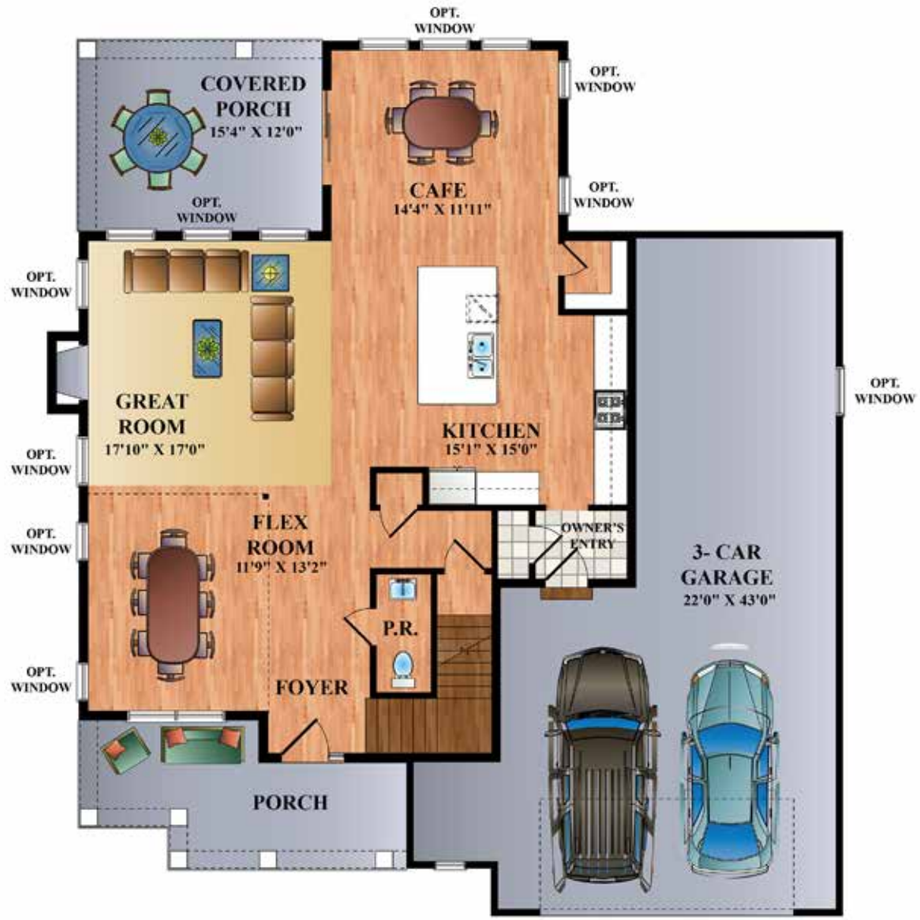
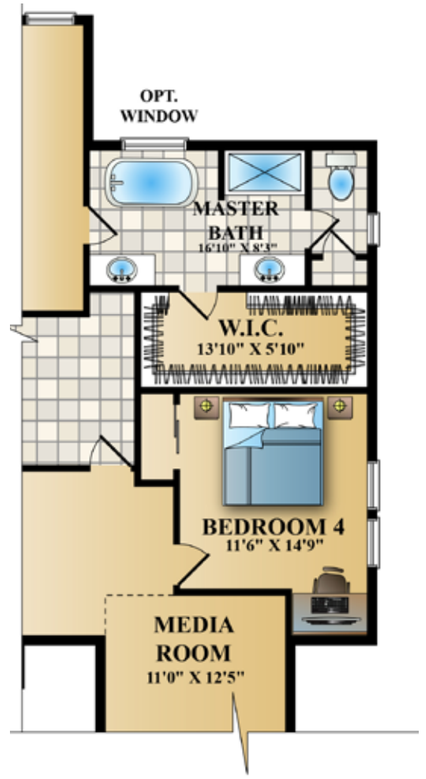
NAPOLITANO | 4 Bedrooms | 2.5 Baths | 3-car garage | 2883 Sq Ft.



MAIN LEVEL FLOOR PLAN

SECOND LEVEL FLOOR PLAN



OPTIONAL LUXURY BATH

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STEEPLE VIEW

STEEPLE VIEW

Artist Rendering/Optional features shown

PATROON

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

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

MAIN LEVEL FLOOR PLAN

OPTIONAL CAFE

OPTIONAL SECOND FLOOR BONUS ROOM

OPTIONAL LUXURY BATH

OPTIONAL 5' SHOWER

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Optional Features may be shown.

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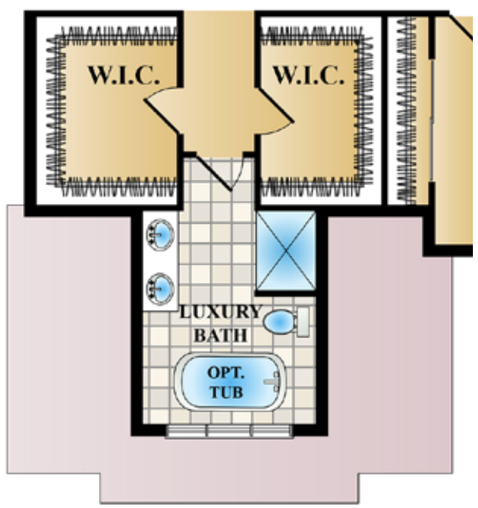
STEEPLE VIEW

STEEPLE VIEW

OPTIONAL BEDROOM 2 BATH



OPTIONAL LUXURY BATH
BEDROOM 2 BATH

Artist Rendering/Optional features shown

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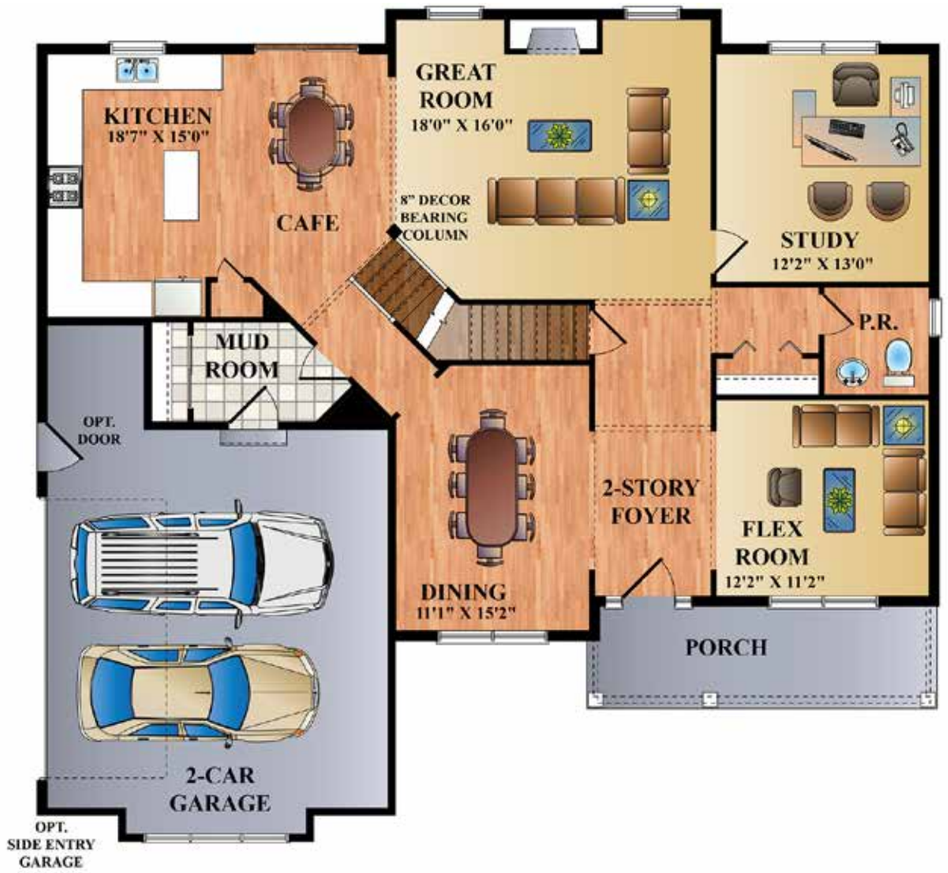
PORTSMOUTH

4 Bedrooms | 2.5 Baths
2-car garage
2862 Sq Ft.

PORTSMOUTH | 4 Bedrooms | 2.5 Baths | 2-car garage | 2862 Sq Ft.



MAIN LEVEL FLOOR PLAN

SECOND LEVEL FLOOR PLAN

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STEEPLE VIEW

STEEPLE VIEW

STEEPLE VIEW

Artist Rendering/Optional features shown

SIENA FARMHOUSE
STANDARD ELEVATION
2-3 Bedrooms | 2 Baths
3-car garage
2011 Sq Ft.

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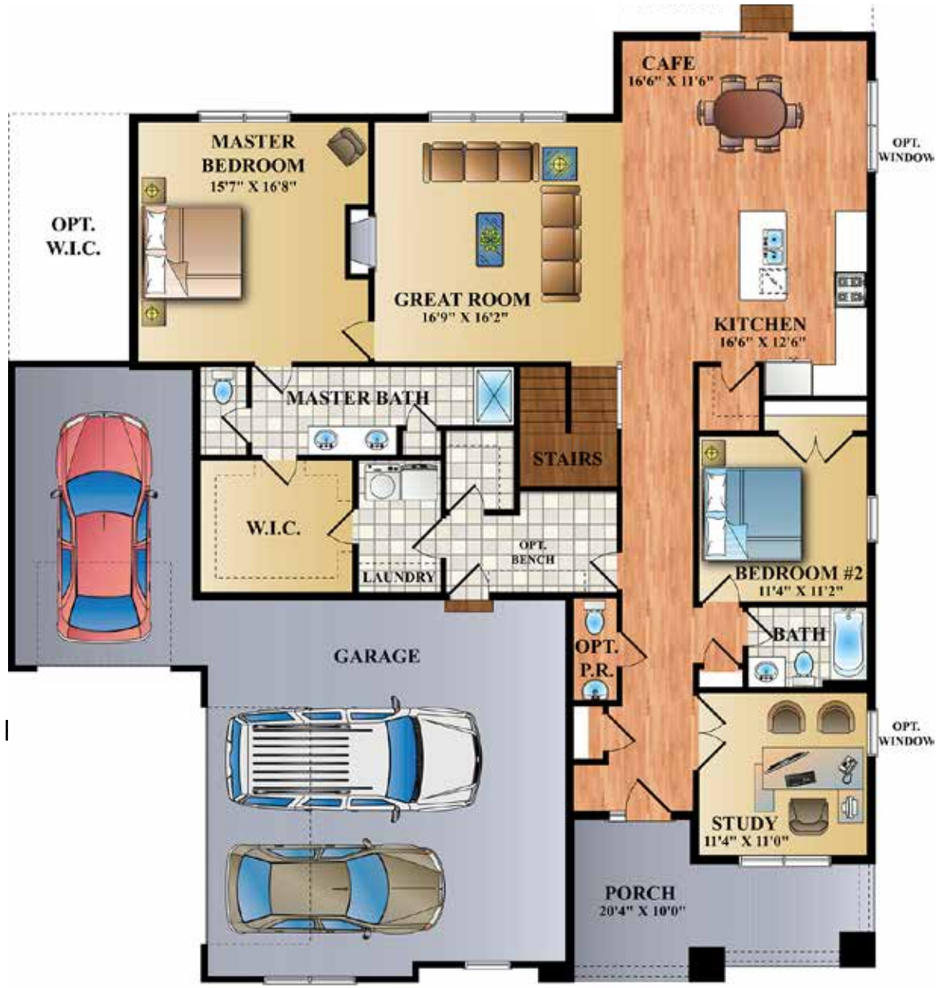
SIENA FARMHOUSE | 2 Bedroom | 2 Baths | 3-car garage | 2011 Sq Ft.



MAIN LEVEL I PLAN

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STEEPLE VIEW

Artist Rendering/Optional features shown

SIENA MID CENTURY MODERN
OPTIONAL ELEVATION

2-3 Bedrooms | 2 Baths
3-car garage
2011 Sq Ft.

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SIENA | 2 Bedrooms | 2 Baths | 3-car garage | 2011 Sq Ft.

MID CENTURY MODERN

MAIN LEVEL FLOOR PLAN

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STEEPLE VIEW

STEEPLE VIEW

STEEPLE VIEW

Artist Rendering/Optional features shown

WASHINGTON

4 Bedrooms | 3.5 Baths
2-car garage
3569 Sq Ft.

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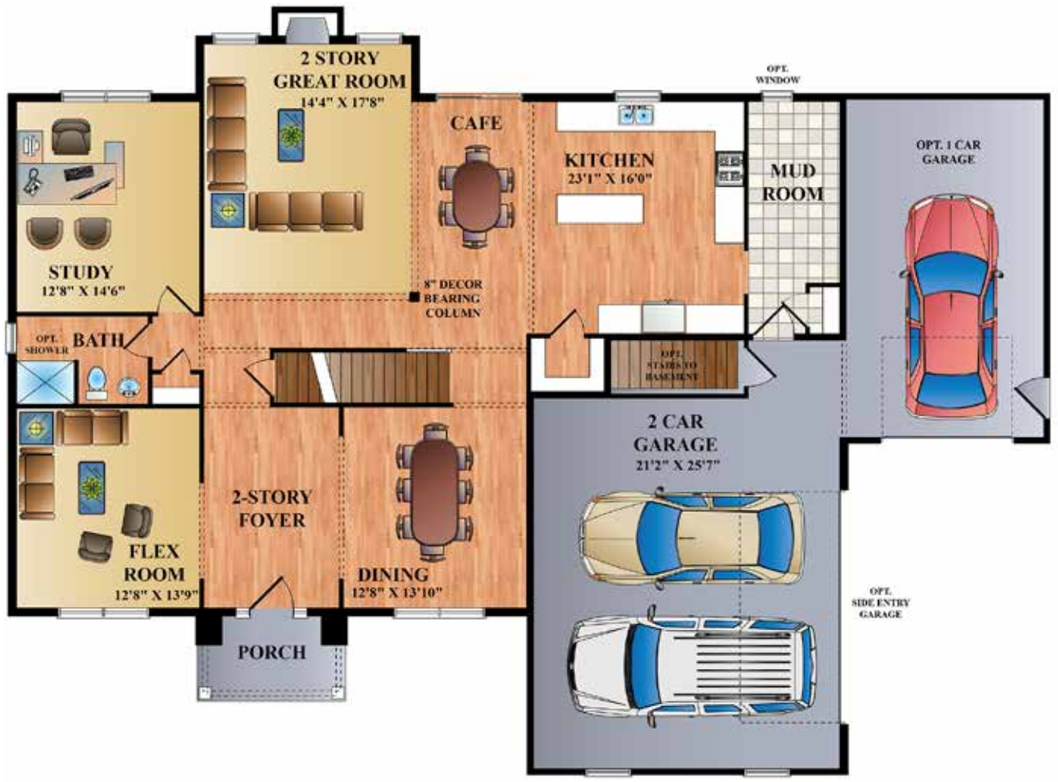
WASHINGTON | 4 Bedrooms | 3.5 Baths | 2 car garage | 3569 Sq Ft.



MAIN LEVEL FLOOR PLAN

SECOND LEVEL FLOOR PLAN

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STEEPLE VIEW

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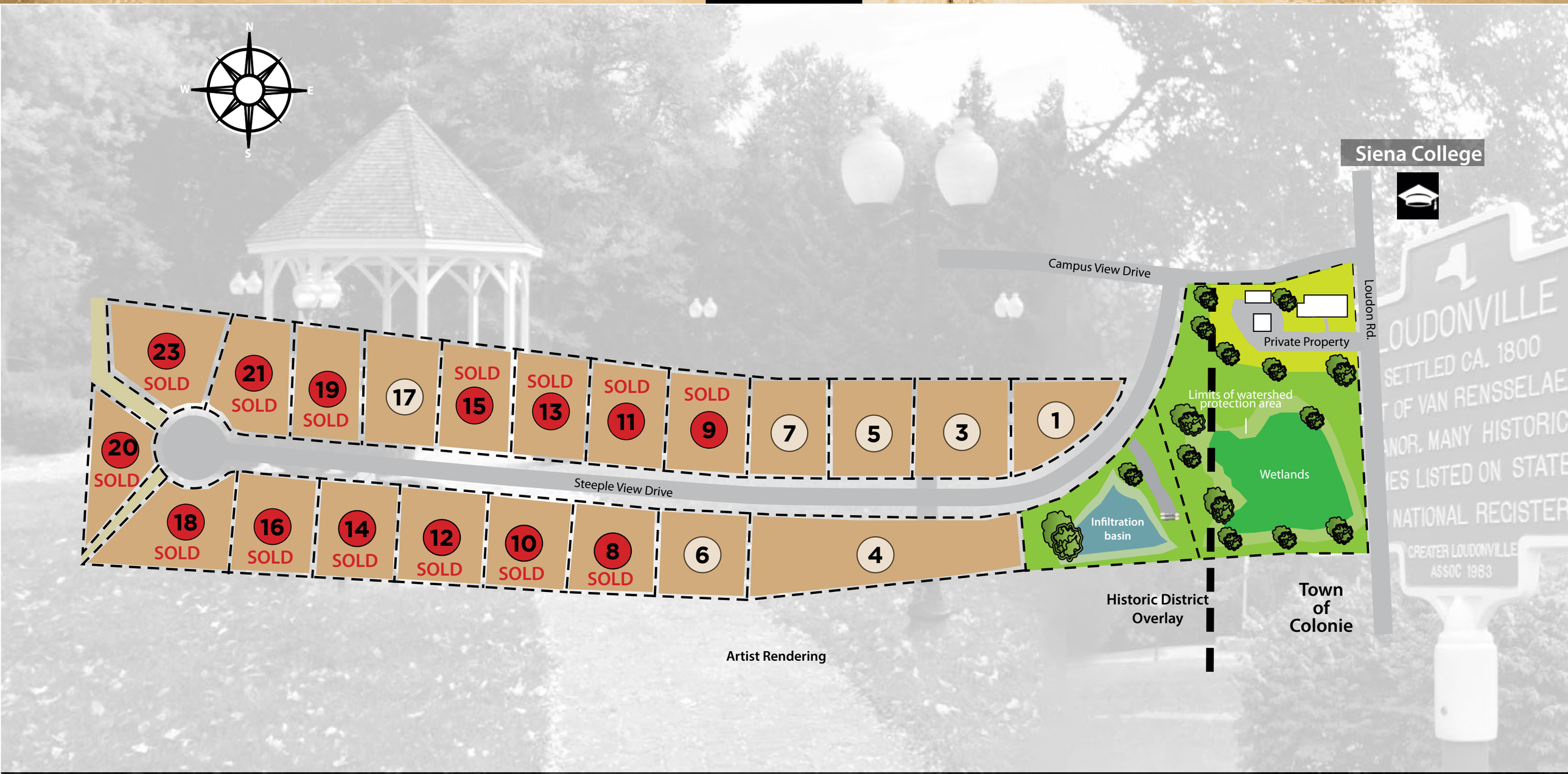

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INCLUDED FEATURES

STEEPLE VIEW

LIGHTING AND ELECTRICAL

Interior lighting fixture allowance Ranch plans $1,000
Interior lighting fixture allowance Colonial plans $1,250
(1) front yard lamppost and coach lights to plan | 3 styles to select from
Switched outlets in all bedrooms
(4) Recessed lights with (1) switch in kitchen
Decora Rocker switches with standard outlets
(3) CAT 5 telephone outlets
(3) 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
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 Colonie | Loudonville, NY
North Colonie School District
Shaker Jr. High School
Shaker High School
Loudonville or Southgate Elementary School | District will confirm at time of Registration
Natural Gas | Municipal Sewer | Municipal Water

KITCHEN

Personal kitchen design consultation
36" Schrock® Group 7 cabinets | Dovetail + Full extension Smart Stop™ Drawers | Select styles
1 set sliding shelves | 1 set stack drawers | Twin wastebaskets Granite or Quartz countertop with 4" backsplash and pencil edge | Series I
Crown Molding| Cabinet Hardware | Select hardware styles
Granite or Quartz countertop with pencil edge | Series I
BLANCO Stellar® (441025) Stainless Steel single bowl undermount sink
Delta® Essa® single handle pull-out kitchen faucet | Chrome
Recessed or Fixture light at kitchen sink
Ice maker connection valve for refrigerator
Exterior venting for standard microwave hood < 400CFM
Insinkerator® Badger 5 1/2 hp Dura-Drive® garbage disposal
BOSCH® Stainless Steel Appliances
- 800 Series electric slide-in range
- Ascenta® Dishwasher
- 300 series over-the-range microwave

INTERIOR

First floor nine foot ceiling height | 10' per plan
Heat-N-Glo SL-750 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 treads with carpet runner | Natural finish
Oak Colonial Railing and Balusters | Natural finish | First floor | Per plan
Half wall with painted wood cap | Second floor | Per plan
Transitional style 3-1/2" window and door casing
Transitional 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 finish tape and paint
Basement stairwell finish tape and paint
Masonite® Heritage series 2-panel Logan model smooth finish interior doors
Satin Chrome 3 hinge door design
Kwikset® Delta Lever | Satin Chrome
Single row ventilated shelving system
White laminated single row shelving system | Master Suite

MASTER BATH

Schrock® **E**ntra™ cabinetry
Cabinet hardware | Select hardware styles
60" Quartz vanity top | 4" backsplash | 6 colors | (2) White undermount sinks
Delta® WOODHURST™ two handle centerset lavatory faucet | Chrome
4' tile shower to ceiling | Acrylic shower floor | (2) Ceramic soap dishes
Delta® WOODHURST™ shower trim | Chrome
Semi Frameless sliding shower door | Chrome
Flush wall mount mirror
Kohler® Highline® Comfort Height® elongated toilet | White
Contemporary Series bath accessories | Chrome
ENERGY STAR® exhaust fan with ceiling light and timer

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BH BARBERA HOMES

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INCLUDED FEATURES

STEEPLE VIEW

MAIN BATH
Schrock® **E**ntra™ cabinetry
Cabinet hardware | Select styles
Cultured Marble seamless vanity top
Delta® WOODHURST™ two handle centerset lavatory faucet | Chrome
5' fiberglass shower and tub unit with tension rod
Delta® WOODHURST™ 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 Tresham® 24" Pedestal sink | White
Delta® WOODHURST™ two handle centerset chrome faucet
Oval mirror
Kohler Tresham® Comfort Height® elongated toilet | White
Contemporary Chrome bath accessories
ENERGY STAR® exhaust fan with ceiling light

FLOOR SURFACES
Hardwood (Oak 3 1/4" Pre finished) | Select colors
COREtec® Plus® contemporary flooring | 5" or 7" Plank | "Coordinating" stain color
    Kitchen | Cafe' | Dining Room | Powder Room | Entry Foyer
Carpeting
    Series 1 with 6lb padding
Ceramic Tile
    Master Bath | Main Bath | Laundry Room | Mudroom

EXTERIOR
Boral Cultured ProStone® | Select colors and styles from Carolina Collection | Per Plan
Standing Seam metal roofing | Select colors | Per Plan
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
James Hardie® HardiPlank® Lap Siding Select Cedarmill | 5" exposure | Color Plus® Technology
James Hardie® Staggered Edge Shakes, per plan | Cedarmill Finish | Color Plus® Technology
Boral® Battens | Per plan
Boral® KLEER TrueEDGE® Trimboards | Painted Artic White
Ventilated vinyl soffit and aluminum fascia | White
Square Porch Columns, per plan
Raised panel shutters | Per plan
Pella® Lifestyle® sliding glass door
Therma-Tru® SmoothStar® fiberglass 2-panel square shaker entry door | S120| Sidelights per plan
Kwikset® Hawthorne® | Satin Nickel keyed entry door lockset | Deadbolt
Amarr® Stratford 2000 overhead garage door | Stockton glass | White
LiftMaster® Overhead Garage Door Opener | (2) Remotes | myQ® Smartphone connectivity
LiftMaster® Overhead Garage Door Opener Wireless Keypad

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 faucets

WINDOWS
Pella® Lifestyle Series Energy Star ® rated Double Hung EnduraClad ® windows
White exterior | White interior | White hardware
Inview™ screens | Grilles Between the Glass (GBG), front elevation

CONSTRUCTION TECHNOLOGY
Water-Resistive Barrier (WRB) House-wrap
Asphalt Sealant on exterior foundation walls
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" AdvanTech™ 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)

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BH BARBERA HOMES
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STEEPLE VIEW

COLONIALS	BR	BATH	SQ FT	PRICE
Lincoln	3	2.5	2,706	$650,900
Lincoln / Bonus Room	3	2.5	3,112	$692,900
Portsmouth	4	2.5	2,862	$652,900
Napolitano	4	2.5	2,883	$682,900
Washington	4	3.5	3,569	$772,900
RANCHES				
Creekside	2-3	2	1,976	$582,900
Siena	2-3	2	2,011	$622,900
Siena Mid Century Modern	2-3	2	2,011	$637,900
Patroon	3	2.5	2,226	$674,900

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STEEPLE VIEW

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