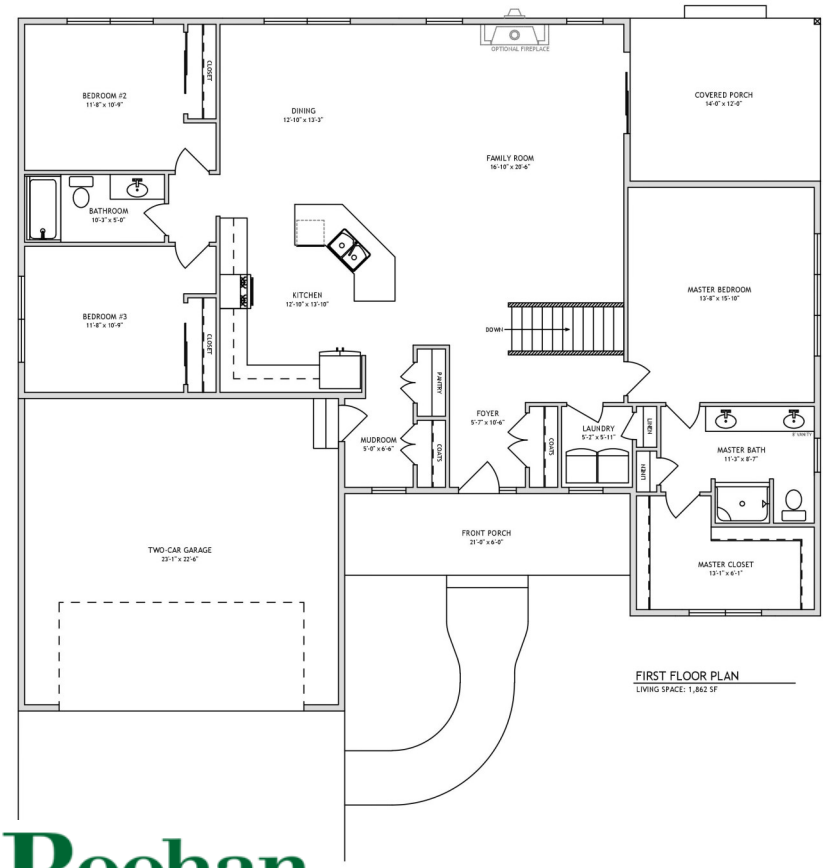
Kodiak CONSTRUCTION INC

Built for you. Crafted for Generations. Homes by Kodiak.
Constructed for your family's future.

301 Bockes Road Greenfield, New York

Starting From $386,000

- 3.8 Acre Parcel
- Town of Greenfield Center
- Saratoga Springs Schools
- 7.7 Miles to Broadway
- 1,862 Square Feet
- 3-Bedroom, 2-Bath
- Two-Car Garage
- Open Living Space



EXTERIOR FINISHES CertainTeed Architectural Asphalt Shingles, Vinyl Lap Siding & Shakes, Pella Encompass Vinyl Windows, Therma-Tru Entry Door, Insulated Overhead Door w/Opener, Seeding & Plantings

INTERIOR FINISHES 9' Ceiling Height, Granite Kitchen Counters, Stainless Appliances, Mannington Plank Floors, Plush Carpet Floors, Oak Stair Treads, White Interior Trim, One-Color 'Dove White' Ceilings and Walls, Solid Core Interior Doors, Windsor & Colonial Trims, 95% Efficient HVAC & 13 SEER AC

Roohan Realty

Darlene Chorman, Associate Broker · (518) 496-6564 · DarleneChorman@gmail.com

Roohan Realty
519 Broadway, Saratoga Springs NY
Darlene Chorman
Associate Broker
(518) 496-6564
DarleneChorman@gmail.com

NEW CONSTRUCTION

301 Bockes Road, Greenfield Center

Starting From $386,000

Kodiak CONSTRUCTION INC
740 Route 9, Wilton NY
www.KodiakofSaratoga.com
(518) 587-4847
info@kodiakofsaratoga.com

Exterior Finishes

CertainTeed Landmark series architectural asphalt shingles

CertainTeed Wolverine American Legend lap siding & soffit with aluminum fascia · Vinyl shakes in front gable

Pella Encompass series windows & sliding door · Therma-Tru front entry door

Insulated steel overhead garage door with opener & remote controls

Covered Front Porch, pressure treated decking with Miratec wrapped columns and beam, vinyl ceiling

Crushed stone driveway with parking / turn-around area

Seeded lawn plantings and mulch bed along front elevation

Engineered septic system · Drilled deep water well with expansion tank

Interior Finishes

Fabuwood, or similar kitchen cabinetry · Granite kitchen countertops · Stainless steel kitchen appliance package

Fabuwood bathroom vanities · Formica bathroom counters

Mannington plank floors in main living areas · Mannington Adura Meridian tile in bathrooms and laundry room

Plush carpet in bedrooms and closets

Masonite solid core interior 2-panel (or equal) doors

3-1/2” Windsor casing and 5-1/4” colonial base trim throughout home, shoe installed at hard surface floors

9’ ceiling height

Stained oak stair treads with white painted risers and stringers. Matching stained oak rails

White wire mesh shelving installed in closets, one per each clothes closet, three per linen

Mechanical Systems

200-amp electrical service panel served by underground power feed

One coaxle outlet for Owner to connect to wireless router in closet, out of sight

Smoke & carbon monoxide detectors per Code

Panasonic bath fans, vented directly to the exterior per Code

Two exterior water spigots, one each in the front and rear of home

95% York Forced Air heating · 13 SEER York Air Conditioning · Programmable thermostat

High efficiency propane-fired hot water heater

R21 exterior wall insulation, R38 exterior ceiling insulation · Blower door tested house to show low air leakage

Options

Add gas-fired fireplace in Family Room $8,500

**Kodiak Construction reserves the right to substitute manufacturers or specifications without prior notice*