

GLENMORE  
AT  
GRAND

Saratoga Springs, NY

**Kodiak**  
CONSTRUCTION INC

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



Optional Features May Be Shown

## Starting From \$439,900

- 6,500 Square Foot Lot
- City of Saratoga Springs
- 1.4 miles to Broadway
- Saratoga Springs Schools
- 4-Bedroom, 2.5 Bath
  - 2,144 Square Feet
- Attached Two-Car Garage
  - Open Living Space



**Roohan**  
Realty

**Darlene Chorman, Associate Broker**  
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Direct Line: (518) 496-6564



519 Broadway, Saratoga Springs NY  
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**NEW CONSTRUCTION**  
**GLENMORE AT GRAND**  
**Saratoga Springs, NY 12866**  
**Starting From \$439,900**



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  
Pella Encompass, or similar, series windows · Therma-Tru front entry door  
Steel overhead garage door with opener & remote controls  
Asphalt paved driveway  
Seeded lawn, plantings and mulch bed along front elevation  
Saratoga Springs City sewer and water systems

#### **Interior Finishes**

Fabuwood, or similar kitchen cabinetry · Granite kitchen countertops · Stainless steel undermount kitchen sink  
Whirlpool, or similar, stainless steel kitchen appliance package  
Fabuwood bathroom vanities · Cultured Marble bathroom counters  
Kohler Alteo series fixtures in chrome, white shower units and elongated toilets  
Stonecast plank floors in kitchen & dining areas · Mannington Adura Meridian tile in master bath  
Plush carpet in bedrooms, closets and hallways and family room  
Masonite interior 2-panel (or equal) doors  
3-1/2" casing and 5-1/4" base trim throughout home, shoe installed at hard surface floors  
9' ceiling height on first floor, 8' ceiling height on second floor  
Carpet stairs to second floor with stained oak wall rails and open rails as applicable  
White wire mesh shelving installed in closets, one row per each clothes closet, three rows 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 natural gas-fired hot water heater  
R21 exterior wall insulation, R38 exterior ceiling insulation  
Blower door tested house to show low air leakage

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