



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

NEW CONSTRUCTION
31 Nelson Avenue
Saratoga Springs, New York 12866
Starting From \$649,500



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

Exterior Finishes

Architectural asphalt shingles
Vinyl siding & soffit with aluminum fascia · Vinyl board and batten in front gables
Silverline, 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
Public water system · Private septic system

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
American Standard Colony series fixtures in chrome, white shower units and elongated toilets
Engineered hardwood in main living areas · Mannington Adura Meridian tile in bathrooms and laundry
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
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% Efficient forced air heating · 13 SEER 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*