

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

Architectural asphalt shingles
Vinyl lap siding & soffit with aluminum fascia
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
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
American Standard Colony series fixtures in chrome, white shower units and elongated toilets
Guardian 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% 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*