

# Kodiak CONSTRUCTION INC

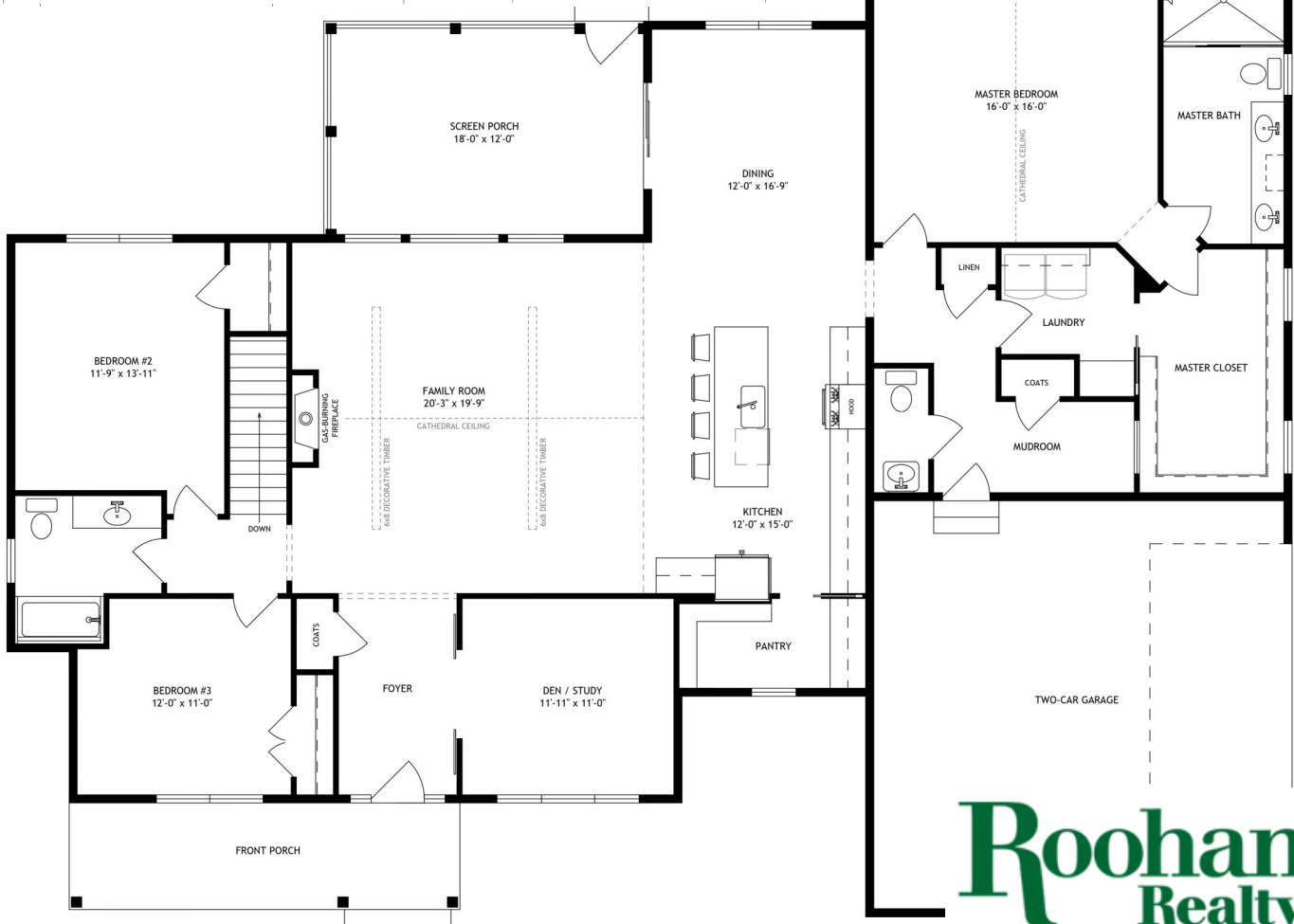
Built for you. Crafted for Generations. Homes by Kodiak.  
Constructed for your family's future.



## Model Home

1 Crestwood Drive

- Town of Greenfield • Saratoga Springs Schools
- 3-Bedroom, 2.5 Bath • 2,354 Square Feet
- Attached Two-Car Garage • One Level Living



**Roohan Realty**

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519 Broadway, Saratoga Springs NY  
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**Model Home  
1 Crestwood Drive**



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

**Exterior Finishes**

Onyx Black architectural asphalt shingles  
“Graphite” vinyl siding & white soffit with aluminum fascia · “Graphite” vinyl board & batten in front gables  
White Silverline windows · Steel front entry door with sidelites and transom  
White Clopay overhead garage door with opener & remote controls  
Covered front porch with square structural columns, vinyl ceiling  
18’ x 12’ screen porch off the dining room  
Asphalt paved driveway  
Seeded lawn, plantings and mulch bed along front elevation  
Private septic and well systems

**Interior Finishes**

GE stainless steel kitchen appliances · Stainless steel undermount sink w/ black Brizo Litze faucet in kitchen  
Granite countertops in kitchen and bathrooms  
Black Delta Ashlyn plumbing fixtures, ceramic tiled shower and floor in master bathroom  
Pedestal sink in powder bath with black Delta Ashlyn widespread faucet  
Chrome Delta Ashlyn bathroom plumbing fixtures, white shower unit and elongated toilet in guest bathroom  
Provenza Affinity engineered hardwood floors in kitchen, family room, dining room and foyer  
Plush Southwind Fairview carpet in den, bedrooms and closets.  
Mannington Audra grouted luxury vinyl tile in guest bathroom, laundry room, mudroom and powder bath  
Masonite 7’ tall interior 2-panel doors, safe-n-sound on bedrooms  
1x4 casing and 1x6 base trim throughout home, shoe installed at hard surface floors  
9’ ceiling height on the first floor  
Carped red oak boxed stairs to basement with oak wall rail  
Custom closet shelving installed in pantry and closets  
Gas-Burning Fireplace with painted white mantle and black granite surround

**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  
Two coaxles in family room, one above fireplace and one to the right of the fireplace  
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