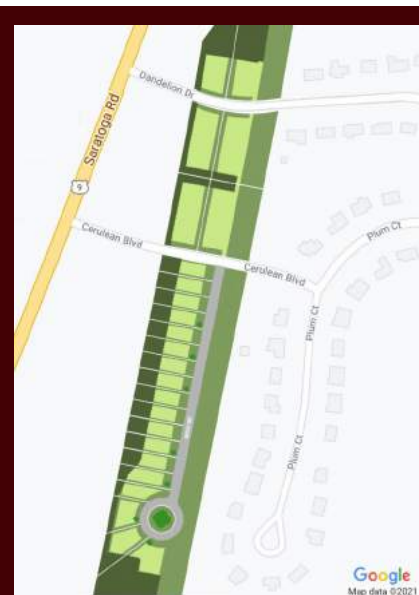
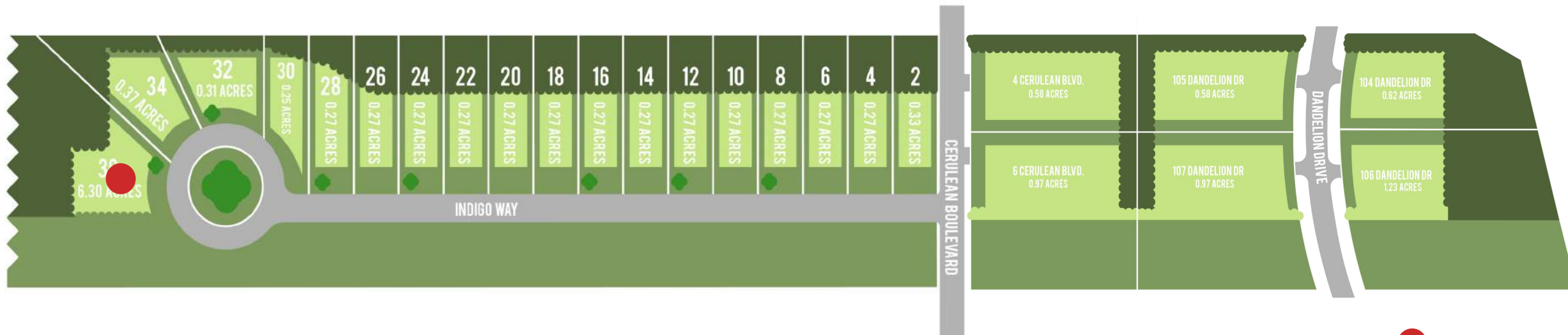




# MULBERRY ESTATES II

Jeana Labas  
Lic. Real Estate Salesperson  
jeana@roohanrealty.com  
Direct Line: (208) 360-1175



## 24 Custom Built Homes

Town of Wilton  
 Saratoga Springs School District  
 5 miles to Broadway, Saratoga Springs  
 Public Water & Sewer  
 Open Living Space Designs



SOLD  
 LOT HOLD



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



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<u>Lot</u>	<u>Description</u>	<u>Premium</u>
2 Indigo Way	0.33 acres	\$0,000.00
4 Indigo Way	0.27 acres	\$0,000.00
6 Indigo Way	0.27 acres	\$0,000.00
8 Indigo Way	0.27 acres	\$0,000.00
10 Indigo Way	0.27 acres	\$0,000.00
12 Indigo Way	0.27 acres	\$0,000.00
14 Indigo Way	0.27 acres	\$0,000.00
16 Indigo Way	0.27 acres	\$0,000.00
18 Indigo Way	0.27 acres	\$0,000.00
20 Indigo Way	0.27 acres	\$0,000.00
22 Indigo Way	0.27 acres	\$0,000.00
24 Indigo Way	0.27 acres	\$0,000.00
26 Indigo Way	0.27 acres	\$0,000.00
28 Indigo Way	0.27 acres	\$0,000.00
30 Indigo Way	0.25 acres	-\$5,000.00
32 Indigo Way	0.31 acres	+\$4,000.00
34 Indigo Way	0.37 acres	+\$4,000.00
<del>36 Indigo Way</del>	<del>6.30 acres</del>	<del>+\$5,000.00</del>
4 Cerulean Boulevard	0.58 acres	+\$4,000.00
6 Cerulean Boulevard	0.97 acres	+\$6,000.00
104 Dandelion Drive	0.62 acres	+\$4,000.00
105 Dandelion Drive	0.56 acres	+\$4,000.00
106 Dandelion Drive	1.23 acres	+\$6,000.00
107 Dandelion Drive	0.97 acres	+\$6,000.00

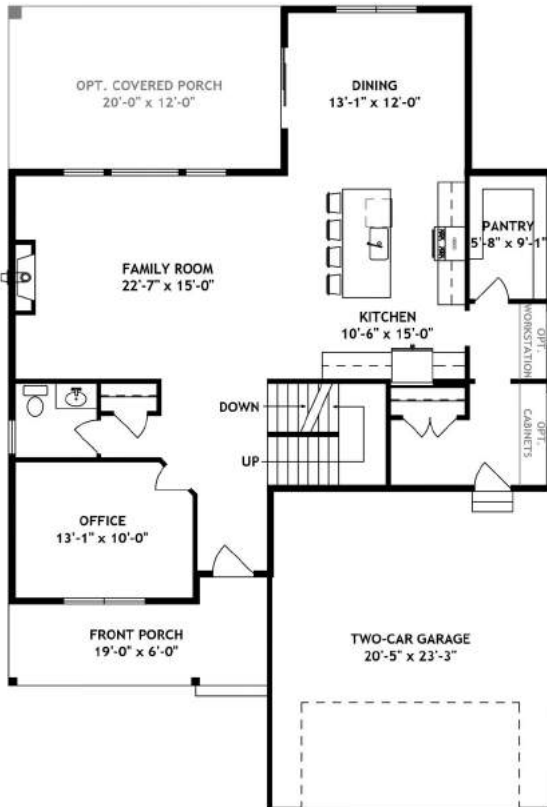
**Floor Plans:**

	<u>Sq Ft</u>	<u>Primary</u>	<u>Bdrms</u>	<u>Baths</u>	<u>Starting From</u>
Copper	1,817	1st Floor	3	2.5	\$524,900.00
Mahogany	2,367	2nd Floor	3	2.5	\$649,000.00
Timberwolf	2,518	2nd Floor	4	2.5	\$685,000.00
Custom	Design your dream home!				





Optional Features Shown



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### Mahogany

- Town of Wilton
- Saratoga Springs Schools
- 3-Bedroom, 2.5 Bath
- 2,367 Square Feet
- Public Water & Sewer



# MULBERRY ESTATES II

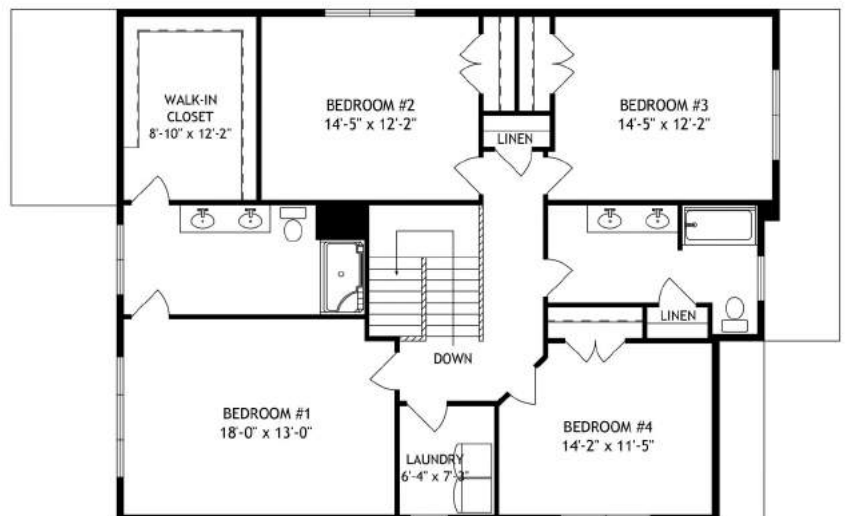
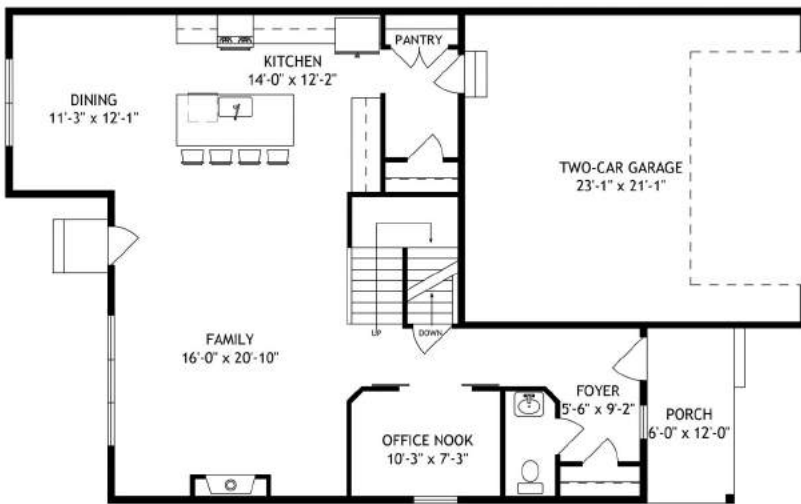
Wilton, NY



Optional Features Shown

## Timberwolf

- Town of Wilton
- Saratoga Springs Schools
  - 4-Bedroom, 2.5 Bath
  - Office Nook
- 2,518 Square Feet
- Public Water & Sewer

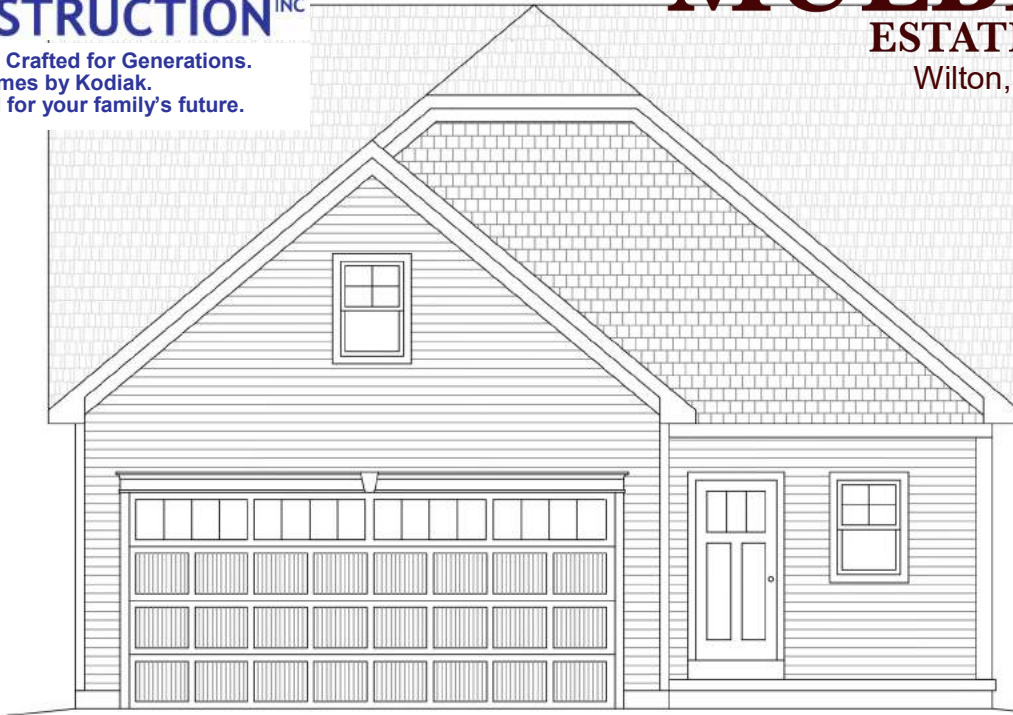


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Constructed for your family's future.

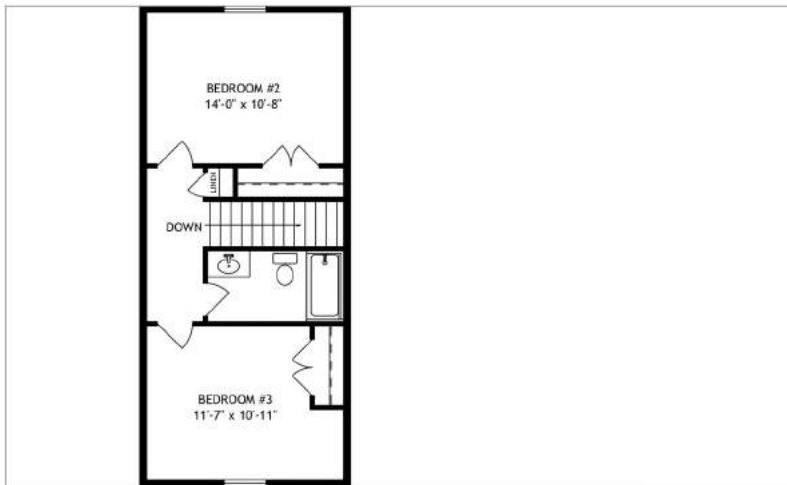


ESTATES II

Wilton, NY

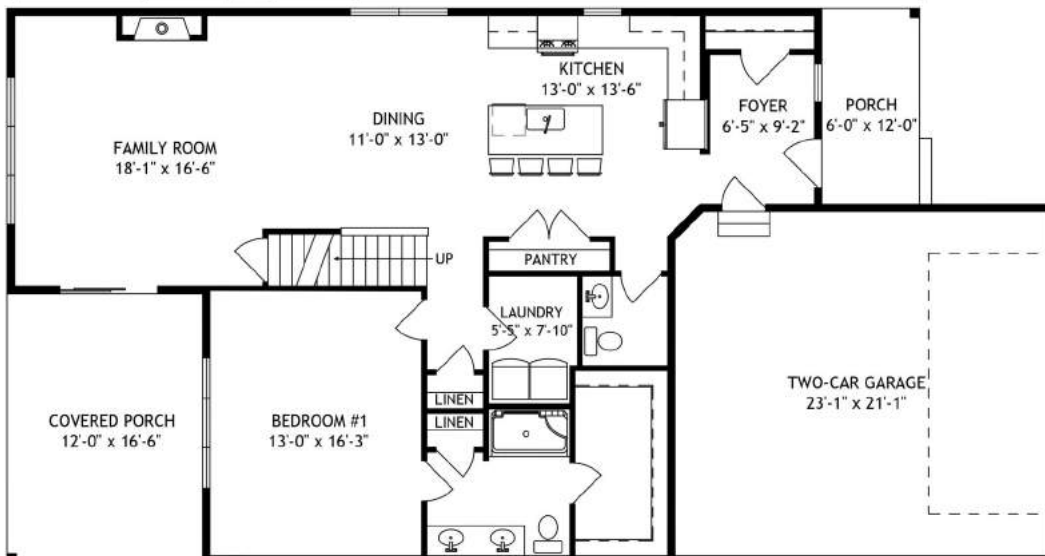


Optional Features Shown



**Copper**

- Town of Wilton
- Saratoga Springs Schools
- 3-Bedroom, 2.5 Bath
- 1,817 Square Feet
- Public Water & Sewer



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740 Route 9, Wilton NY

www.KodiakofSaratoga.com

## Standard Specifications

### Exterior Finishes

Architectural asphalt shingles

Vinyl lap siding & soffit with aluminum fascia · Vinyl Board & Batten or Shakes per plans

VWD, or similar, white vinyl windows · Insulated steel front entry door

Clopay Gallery series overhead garage door with opener & remote controls

Covered front porch, brushed concrete floor with square structural columns, vinyl ceiling

Asphalt paved driveway allowance

Seeded lawn, plantings and mulch bed along front elevation

### Interior Finishes

Granite countertops in kitchen & primary bath · Stainless steel undermount kitchen sink

Whirlpool, or similar, stainless steel kitchen appliance package

Solid surface bathroom counter in guest bath · Pedestal sink in powder bath

Chrome plumbing fixtures, white shower units & elongated comfort height toilets

Bella Cera Casa Mia engineered hardwood, or similar, flooring in kitchen, dining room, family room & foyer

Plush carpet in office, bedrooms, closets and hallway

Mannington Adura LVT in master bathroom, guest bathroom and laundry room

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

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

9' ceiling height on first floor, 8' ceiling height on second floor

Carpeted stair treads to the 2nd floor. Stained oak wall rail

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

One coaxle in family room

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*