



MULBERRY

ESTATES II

Included Features

16 Indigo Way
Wilton, NY 12831
Offered at \$687,000



Homesite

- Town of Wilton
- Saratoga Springs School District
- Public Water, Sewer, and Natural Gas
- No HOA or HOA fees
- 0.27 Acres



Exterior Finishes

- Owens Corning architectural asphalt shingles in the color "Driftwood"
- Low maintenance Norandex Cedar Knolls vinyl lap siding & soffit with aluminum fascia in the color "Carbon"
- Low maintenance Norandex Cedar Knolls vinyl board & batten in the color "Carbon"
- VWD white vinyl windows with full screens, grilles between the glass and tilt-in for easy cleaning
- Therma-Tru insulated Smooth Star painted front entry door
- Egress window in lower level for future bedroom/office
- Clopay Premium series 18' x 8' overhead garage door with one row of glass, opener and two remote controls
- Covered front porch with stamped concrete floor, miratec wrapped columns and vinyl soffit ceiling
- Stamped concrete front sidewalk from driveway to front porch
- Rear porch and rear patio, stamped concrete
- Asphalt paved driveway
- Professional landscape design mulch beds along front elevation, plantings & hydro-seeding
- Lawn irrigation sprinkler system

Construction Specifications

- 2,268 sf Finished Living Space; 1,034 sf First Floor: 1,234 sf Second Floor: 1,034 sf Unfinished Lower-Level
- 9' First Floor wall height: 8' Second Floor wall height: 8' Lower-Level wall height
- Blower Door tested house at completion to show low air leakage
- R21 Exterior wall insulation; R21 Basement exterior wall insulation, floor-to-ceiling
- R38 Exterior ceiling insulation

Mechanical Systems

- 95% Efficient forced air heating system
- 13 SEER Air conditioning system
- Programmable single zone thermostat for heating & cooling system control
- Efficient gas-fired hot water heater
- Two exterior water spigots, one each in the front and rear of the home
- PEX waterlines throughout, PVC waste lines
- Panasonic bath fans, vented directly to the exterior per Code
- Electric washer hook up
- Electric dryer hook up

Electrical

- 200-amp Electrical service panel served by underground power feed
- One ceiling fixture per room
- Five LED 6" surface mount lights in kitchen
- Interconnected smoke & carbon monoxide detectors
- One coaxial in family room
- One coaxial for Owner to connect to wireless router in foyer closet
- Outlets and light switches per Code

Interior Finishes

- Heat-N-Glo DV3732 direct vent gas fireplace with custom trim design and 4"x8" tile surround inlay
- Red oak stair treads with painted risers & stringers installed from the lower level to the second floor
- Wall-mounted red oak handrail
- Masonite solid-core interior 2-panel interior doors
- 3-1/2" Stafford interior window and door casing
- 5-1/4" Colonial baseboard, shoe installed at hard surface floor
- Custom shelving in pantry and primary closet
- Schlage Bowery door handles in black finish
- Prime all drywall. Primer services as the flat white finish for the ceilings and inside standard depth closets
- Two coats wall color applied to the walls in the house
- Two coats trim white to all interior trim and interior doors, sprayed Sherwin Williams "Pure White"
- Prime the garage drywall, one coat sprayed and backrolled
- Stain the stair treads to the lower level & second floor to closely match the Bella Cera hardwood floor color
- Study loft with built-in workstation desk

Flooring

- Bella Cera Casa Mia 6" wide red oak engineered hardwood in "French Oak Isola" throughout main living areas, loft, and bedrooms
- Ceramic Tile: Primary Bathroom 12"x24" Imperial Stone Pepper Honed Porcelain
- Mannington Adura 12"x24" Luxury Vinyl Tile with Grout: Mudroom, Laundry Room, Guest Bathroom

Kitchen

- Timberlake Portfolio cabinetry in "Painted Harbor" and "Painted Sage"
- Double trash-can pullout cabinet
- Soft-close drawers and doors
- 3'3" x 7'5" Kitchen Island
- Quartzite countertop in "Natural Larissa Polished"
- Stainless steel undermount sink
- Brizo Rock single handle pull down faucet in "Luxe Steel"
- 2" x 6.5" Ceramic subway tile backsplash along perimeter kitchen cabinets
- Frigidaire Stainless steel kitchen appliances with range hood
- Walk-in pantry with custom shelving design

Primary Bathroom

- 9'5" Dual sink vanity, Timberlake Portfolio cabinetry in "Painted Black"
- Granite countertop in "Grey Perlatio Polished" with two white rectangular undermount sinks and 4" backsplash
- Delta Stryke 8" Widespread Faucets in "Matte Black" and coordinating shower trim with wall mount handshower
- Luxurious 6' x 6' Ceramic tiled shower; Granite bench along back wall of shower
- Custom glass sliding shower door
- American Standard Edgemere elongated chair height toilet
- Delta Stryke towel rings, robe hook, 24" towel bar, toilet tissue holder and mirror

Guest Bathroom

- 8' Dual sink vanity, Timberlake Portfolio cabinetry in "Maple Rye"
- Granite countertop in "Silver Grey Honed" with two white rectangular undermount sinks and 4" backsplash
- Delta Ashlyn single handle faucet in "Matte Black" and coordinating shower/tub trim
- 60"x32" Clarion fiberglass shower/tub unit with Subway Tiled Walls and 18" Apron, White
- American Standard Edgemere elongated chair height toilet
- Delta Ashlyn towel rings, robe hook, 24" towel bar, toilet tissue holder and mirrors

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

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Powder Bathroom

- Fairmount Designs 24" Natural Walnut Vanity
- Delta Ashlyn single handle faucet in "Matte Black"
- American Standard Boulevard 1-piece elongated chair height toilet
- Towel ring, toilet tissue holder and mirror

Laundry Room Features

- Timberlake Portfolio cabinetry in "Painted Sage"
- Stained red oak countertop over the washer & dryer hookups

Mudroom Features

- Custom built-ins in the mudroom
- Outlet in the mudroom closet for vacuum charging storage

Saratoga Showcase of Homes Included Upgrades

- Ceiling speaker system: 2 Dining Room, 2 Kitchen, 2 Back Porch
- Stamped concrete sidewalk, front porch, back porch, and rear patio
- Solid core interior doors throughout
- Custom paneled fireplace surround
- Tiled kitchen backsplash
- Guest bathroom with dual sink vanity
- Oversized ceramic tiled shower with handshower, granite bench in primary bath
- Red oak Bella Cera engineered hardwood in the bedrooms
- Provide 50-amp power for future electric vehicle charging station in the garage
- Sub-slab plumbing for future full bathroom in the lower level
- Crown trim throughout the first floor living area

