


MULBERRY
ESTATES II

Kodiak
CONSTRUCTION^{INC}



Included Features

34 Indigo Way
Wilton, NY 12831
Offered at \$674,750

Homesite

- Town of Wilton
- Saratoga Springs School District
- Public Water, Sewer, and Natural Gas
- Complementary 8 hours of time with interior design firm Plum & Crimson for interior selections
- No HOA or HOA fees

Exterior Finishes

- Owens Corning architectural asphalt shingles
- Low maintenance Norandex Cedar Knolls vinyl lap siding & soffit with aluminum fascia
- Low maintenance Norandex Cedar Knolls vinyl board & batten per plan
- 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, per plan
- Two egress windows in the lower level
- VWD sliding glass door in the lower level walk-out and at dining room covered porch
- Clopay Premium series 18' x 8' overhead garage door with opener and two remote controls
- Covered front porch with brushed concrete floor, miratec wrapped columns and vinyl soffit ceiling
- Brushed concrete front sidewalk from driveway to front porch
- \$2,500 Asphalt paved driveway allowance
- \$4,000 Landscape allowance for mulch bed along front elevation, plantings & hydro-seeding
- \$2,000 Lawn Irrigation allowance for lawn sprinkler system

Construction Specifications

- 2,003 sf Finished First Floor Living Space: 1,293 sf Optional Lower-Level: 770 sf Optional Second Floor
- 9' First Floor wall height: 8' Lower-Level wall height: Optional 8' Second Floor 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
- \$3,500 Light fixture allowance
- 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 closet, out of sight
- Outlets and light switches per Code

Interior Finishes

- Heat-N-Glo SL7 direct vent gas fireplace with standard mantel and surround
- Red oak stair treads with pine risers & stringers installed from the first floor to the lower-level
- Wall-mounted red oak handrail
- Masonite hollow core interior 2-panel (or equal) interior doors
- 3-1/2" Windsor interior window and door casing
- 5-1/4" Windsor baseboard, shoe installed at hard surface floor
- \$5,000 Shelving allowance for pantry and closets
- Schlage door handles in Black or Brushed Nickel as selected from allowance
- Prime all drywall. Primer services as the flat white finish for the ceilings and inside standard depth closets
- Apply two coats wall color to the walls in the house, up to four colors (excludes accent walls)
- Apply two coats trim white to all interior trim and interior doors, sprayed Sherwin Williams Pure White
- Prime out the garage drywall, one coat sprayed and backrolled
- Stain the stair treads to the lower-level to closely match the Bella Cera Casa Mia hardwood floor color

Flooring

- Bella Cera Casa Mia prefinished engineered hardwood: Foyer, Dining, Kitchen, Family Room
- Carpet: All Bedrooms and closets
- Ceramic Tile: Primary Bathroom (\$10/ SF allowance)
- Mannington Adura 12"x24" Luxury Vinyl Tile with Grout: Mudroom, Laundry Room, Guest Bathroom

Kitchen

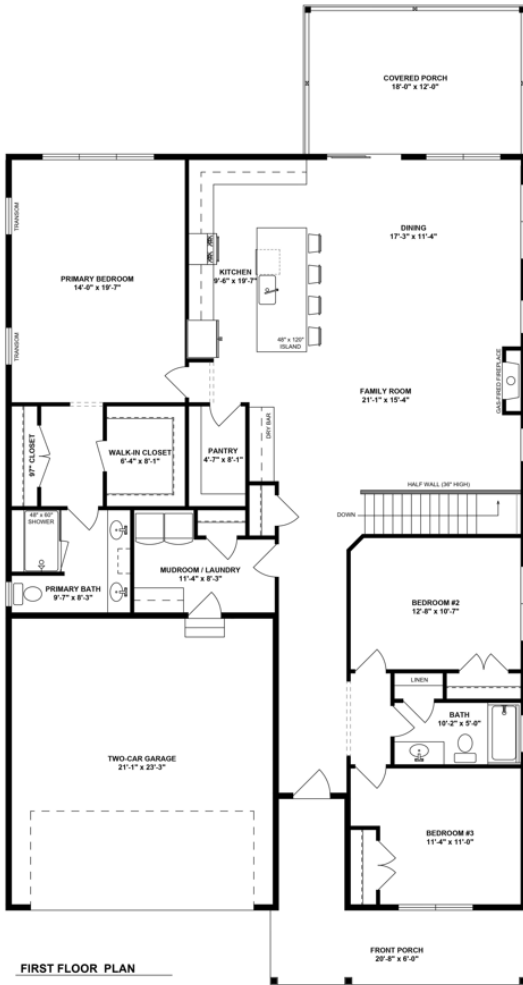
- Timberlake Portfolio cabinetry with standard cabinet hardware as selected from allowance
- Double trash-can pullout cabinet
- Soft-close drawers and doors
- 4' x 10' Kitchen Island
- Granite or Quartz countertop selection from standard options
- Stainless steel undermount sink
- Delta Coranto single handle faucet in matte black or brushed nickel or chrome
- 3x6 Ceramic subway tile backsplash along perimeter kitchen cabinets (\$10/sf tile allowance)
- \$7,000 Stainless steel kitchen appliance allowance
- Walk-in pantry with white melamine shelving per allowance

Primary Bathroom

- 8' Dual sink vanity, Timberlake Portfolio cabinetry with standard cabinet hardware as selected from allowance
- Granite countertop from standard options with two white rectangular undermount sinks and 4" backsplash
- Delta Ashlyn single lever Matte Black faucets and shower trim
- 5' Fiberglass shower base with 9' high tiled shower walls with \$10/sf tile allowance; Granite bench along back wall of shower
- Custom glass shower door selected with \$2,200 allowance
- American Standard Edgemere elongated chair height toilet
- Towel rings, bars, toilet tissue holder and mirrors as selected from allowance

Guest Bathroom

- 4' Single sink vanity, Timberlake Portfolio cabinetry with standard cabinet hardware as selected from allowance
- Granite countertop from standard options with one white rectangular undermount sink and 4" backsplash
- Delta Ashlyn centerset Matte Black faucet and shower/tub trim
- 5' Clarion fiberglass shower/tub unit
- American Standard Edgemere elongated chair height toilet
- Towel ring, bar, toilet tissue holder and mirror as selected from allowance



34 Indigo Way

- Town of Wilton
- Saratoga Springs Schools
- 3-Bedroom, 2 Bath
- 2,003 Square Feet
- Public Water, Sewer, Natural Gas
- Attached Two Car Garage
- One Level Living
- Optional Second Floor Plan

Optional Finished Plans

- Lower Level
- Second Floor

