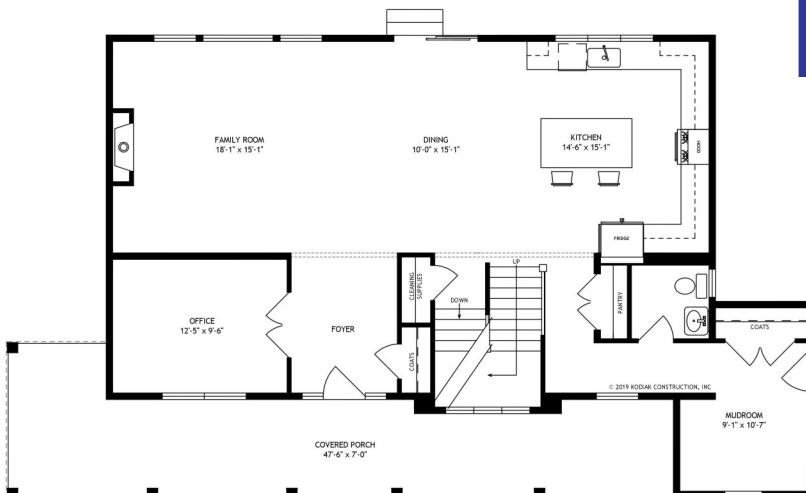
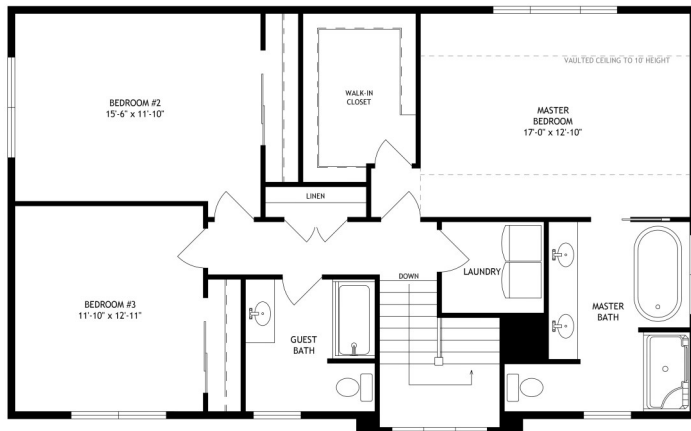


# Kodiak CONSTRUCTION INC

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



Optional Features Shown



## Colden

- Town of Greenfield
- Saratoga Springs School District
- Farmhouse Design
- 3-Bedroom, 2.5 Bath
- 1st Floor Office
- 2,402 Square Feet
- Breezeway attached Two-Car Garage
- Open Living Space

**Roohan Realty**

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



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**NEW CONSTRUCTION**  
Greenfield Center, NY



740 Route 9, Wilton NY

www.KodiakofSaratoga.com

(518) 587-4847

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## **Colden**

### **Exterior Finishes**

Architectural asphalt shingles

Vinyl lap siding & soffit with aluminum fascia · Vinyl shakes in front gables

Andersen 100 series, or similar, windows · Insulated steel front entry door

Clopay T50 Series steel overhead garage door with opener & remote controls

Covered front porch, pressure treated decking with square structural columns, vinyl ceiling

Asphalt paved driveway, \$3,200 allowance

Seeded lawn, plantings and mulch bed along front elevation

Private septic and well systems

### **Interior Finishes**

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

Whirlpool, or similar, stainless steel kitchen appliance package

Solid surface countertop in guest bath · Pedestal sink in powder bath

Chrome plumbing fixtures, white shower units and elongated toilets

Southwind Majestic plank floors in kitchen, dining room, mudroom, foyer and master bathroom

Plush carpet in family room, office, stairs to 2nd floor, bedrooms, closets and hallway

Mannington Revive linoleum in guest bathroom and laundry room

Masonite 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

### **Upgrade Options**

Gas-Burning Fireplace \$5,235

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

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