

# MOUNTAINS EDGE

*at Lake George*

A Community of Private, Custom-Crafted Homes set Between the Mountains & the Lake



**Kodiak**  
CONSTRUCTION<sup>INC</sup>

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REAL ESTATE GROUP

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## 16 Custom Built Homes

Private Homesites between the Mountains & the Lake

Town of Lake George

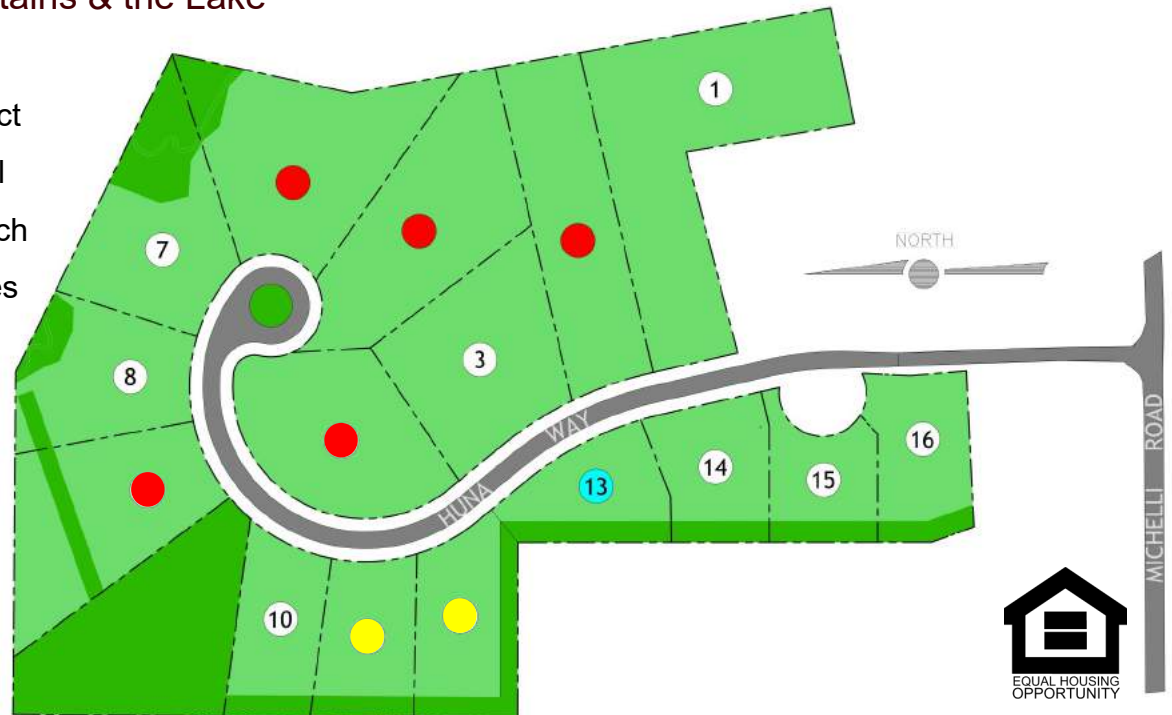
Lake George School District

Public Sewer, Drilled Well

1 mile to Million Dollar Beach

.47 to 1.48 acres homesites

- SOLD
- LOT HOLD
- MODEL
- QUICK DELIVERY



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

## Included Features

### Homesite

- Town of Lake George
- Lake George School District
- Town Sewer Tie-in, Drilled Well, Buried 500-gallon propane tank
- HOA Community

### Exterior Finishes

- Owens Corning architectural asphalt shingles
- Low maintenance Norandex Cedar Knolls vinyl lap siding & soffit with aluminum fascia, per plan & APA
- Low maintenance Norandex Cedar Knolls vinyl board & batten or vinyl shakes on front elevation, per plan & APA
- VWD vinyl windows with full screens, grilles between the glass and tilt-in for easy cleaning, per plan & APA
- Therma-Tru insulated Smooth Star painted front entry door, style per plan
- Egress window in lower level
- Clopay Premium series overhead garage door with one row of glass, opener & two remote controls, size per plan
- Covered front porch with stamped concrete floor, miratec wrapped columns and vinyl soffit ceiling
- Brushed concrete front sidewalk from driveway to front porch
- Asphalt paved driveway allowance
- \$4,500 landscape design allowance for mulch beds along front elevation, plantings & hydro-seeding

### Construction Specifications

- 9' First Floor wall height: 8' Second Floor wall height: 7'-7" 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
- "Zip System" R3.3 insulated wall sheathing
- Complementary 8 hours of time with interior design firm Plum & Crimson for interior selections

### Mechanical Systems

- 95% Efficient forced air heating system
- 13 SEER Air conditioning system
- One 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
- \$5,000 Light fixture allowance
- One ceiling fixture per room
- Five LED 6" razor/halo recessed lights in kitchen
- Interconnected smoke & carbon monoxide detectors
- One HDMI 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 SL7 direct vent gas fireplace with standard surround and mantel
- Red oak stair treads with painted risers & stringers installed from the first floor to the second floor
- Pine stair treads with pine risers and stringers installed from the lower level to the first floor
- Wall-mounted red oak handrail, per code
- Masonite solid-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
- \$8,000 Shelving allowance for pantry and closets
- Schlage interior door handles in black finish, from standard selections
- Prime all drywall. Primer services as the flat white finish for the ceilings and inside standard depth closets
- Interior walls finished with two coats of Sherwin Williams paint in "Extra White"
- Two coats trim white to all interior trim and interior doors, sprayed Sherwin Williams "Pure White"
- Stain the stair treads to the second floor to closely match the Provenza Affinity hardwood floor color

## Flooring

- Provenza Affinity 7.48" wide oak engineered hardwood in main living areas
- Carpet in all bedrooms, upstairs hallway, and study/office
- Ceramic Tile: Primary Bathroom 12"x24" (\$10/sf tile allowance)
- Mannington Adura 12"x24" Luxury Vinyl Tile with Grout: Mudroom, Laundry Room, Guest Bathroom

## Kitchen

- Timberlake Portfolio cabinetry and kitchen island, per allowance
- Double trash-can pullout cabinet, soft-close drawers and doors
- Quartz or Granite countertop, per allowance
- Stainless steel undermount sink
- Delta single handle kitchen faucet, per allowance
- \$7,000 Stainless steel kitchen appliance allowance

## Primary Bathroom

- 34" high Dual sink vanity, Timberlake Portfolio cabinetry, per allowance
- Granite countertop with two white rectangular undermount sinks and 4" backsplash, per allowance
- Delta Ashlyn 8" Widespread Faucets in "Matte Black" and coordinating shower trim, per allowance
- Ceramic tiled shower with Shower glass door, per allowances
- American Standard Edgemere elongated chair height toilet, per allowance
- Bathroom accessories, per allowance

## Guest Bathroom

- 34" high single sink vanity, Timberlake Portfolio cabinetry, per allowance
- Granite countertop with one white rectangular undermount sink and 4" backsplash, per allowance
- Delta Ashlyn single handle faucet in "Matte Black" and coordinating shower/tub trim, per allowance
- 60"x32" Clarion fiberglass shower/tub unit with Subway Tiled Walls and 18" Apron, White, per allowance
- American Standard Edgemere elongated chair height toilet, per allowance
- Bathroom accessories, per allowance

## Powder Bathroom

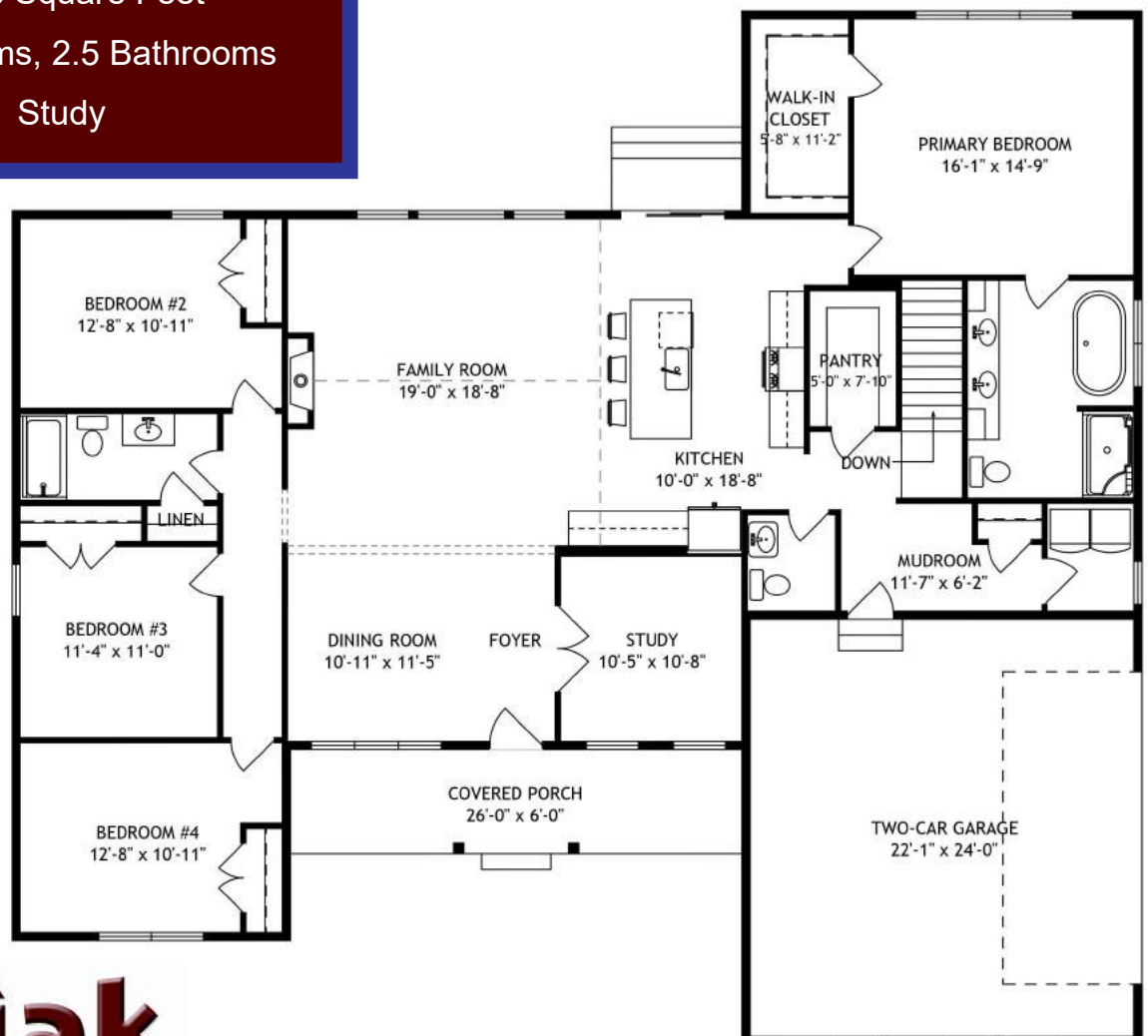
- American Standard Edgemere pedestal sink, per allowance
- Delta Ashlyn single handle faucet in "Matte Black", per allowance
- American Standard Edgemere elongated chair height toilet, per allowance
- Bathroom accessories, per allowance





## Haystack

- 2,268 Square Feet
- 4 Bedrooms, 2.5 Bathrooms
  - Study

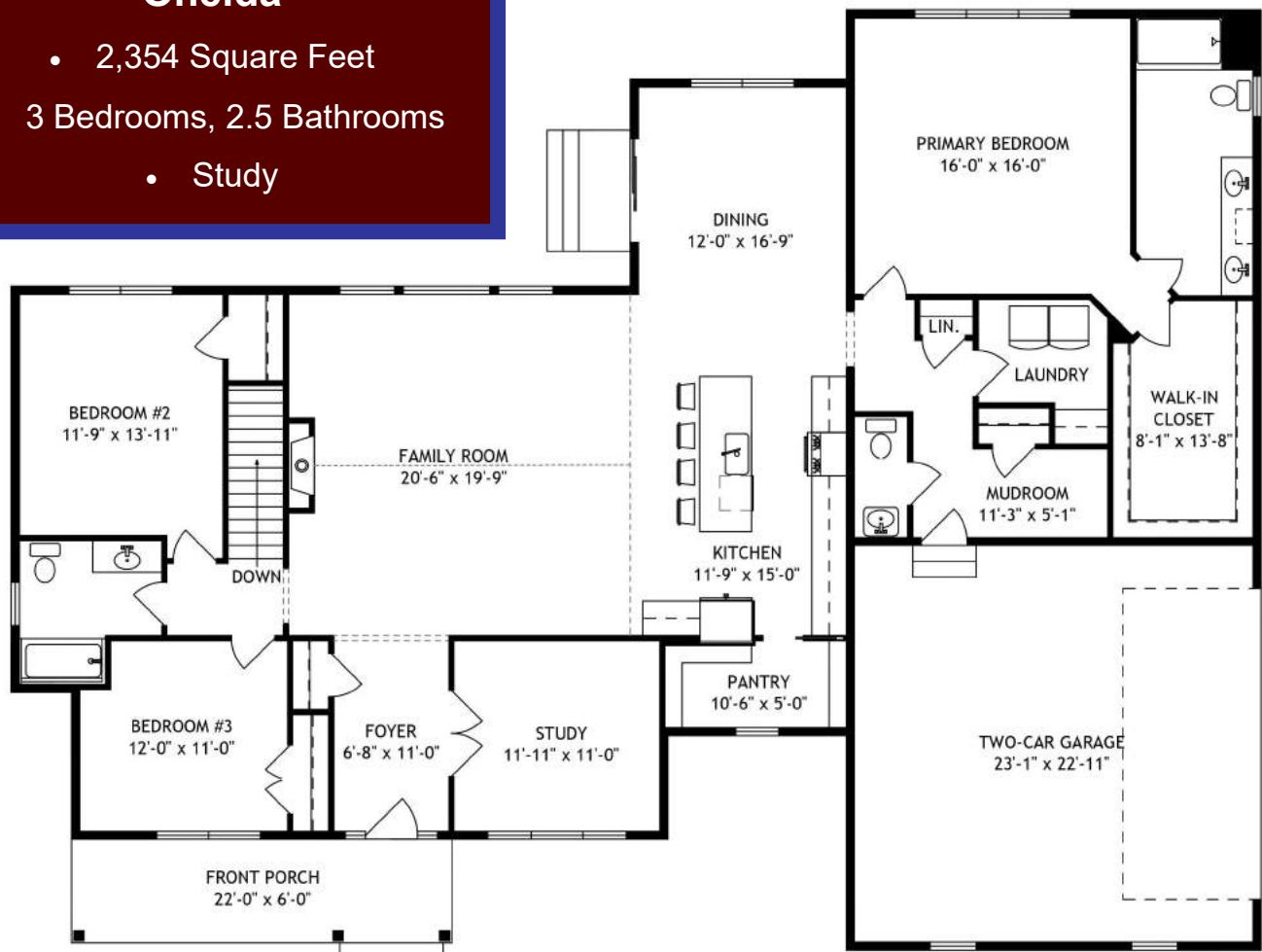


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## Oneida

- 2,354 Square Feet
- 3 Bedrooms, 2.5 Bathrooms
- Study

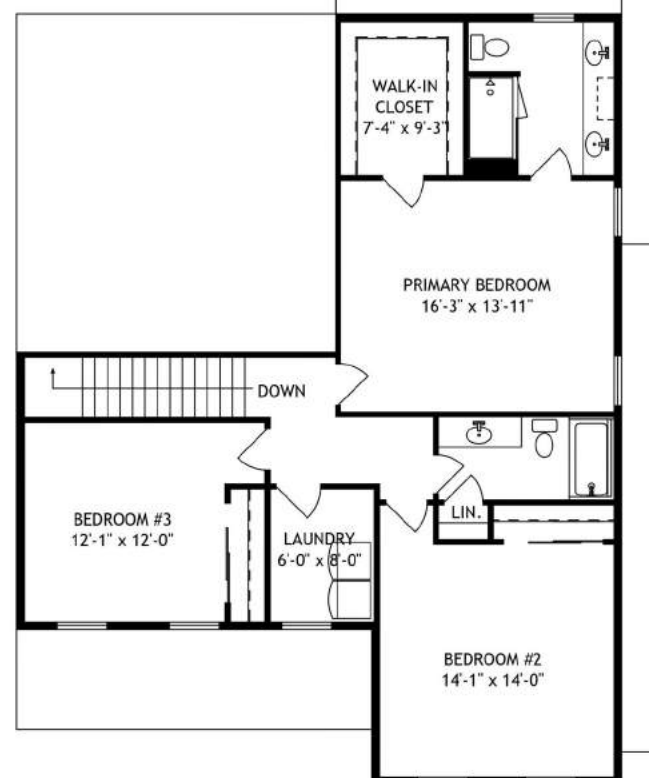
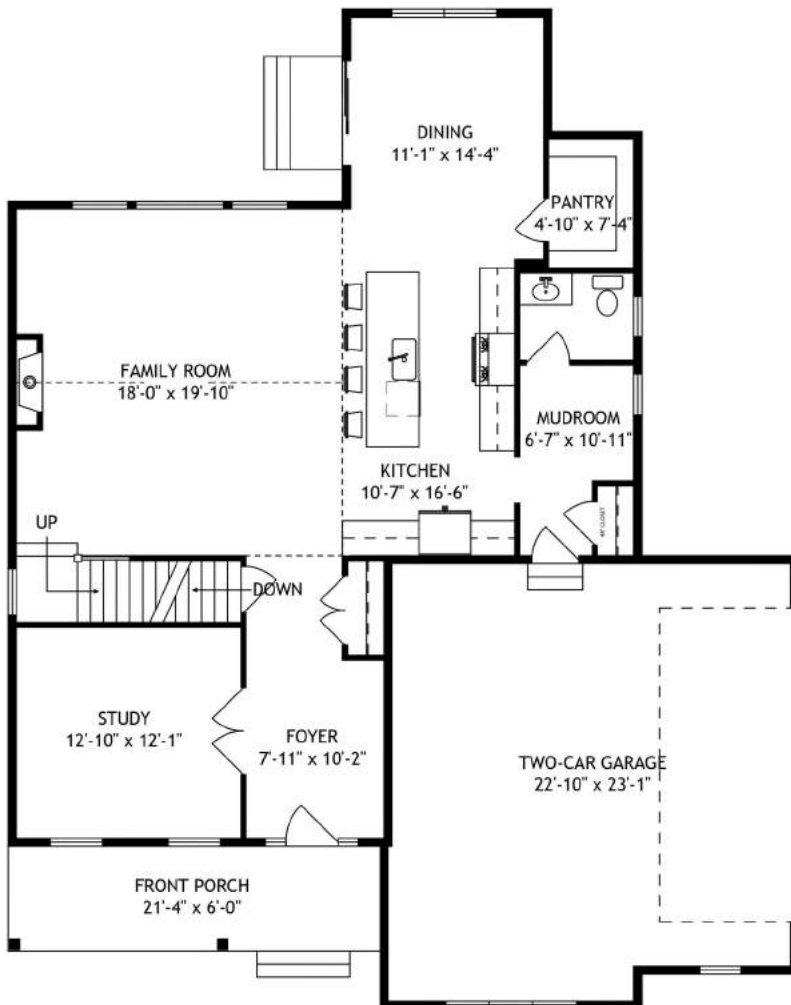






## Kennison

- 2,359 Square Feet
- 3 Bedrooms, 2.5 Bathrooms
- Study

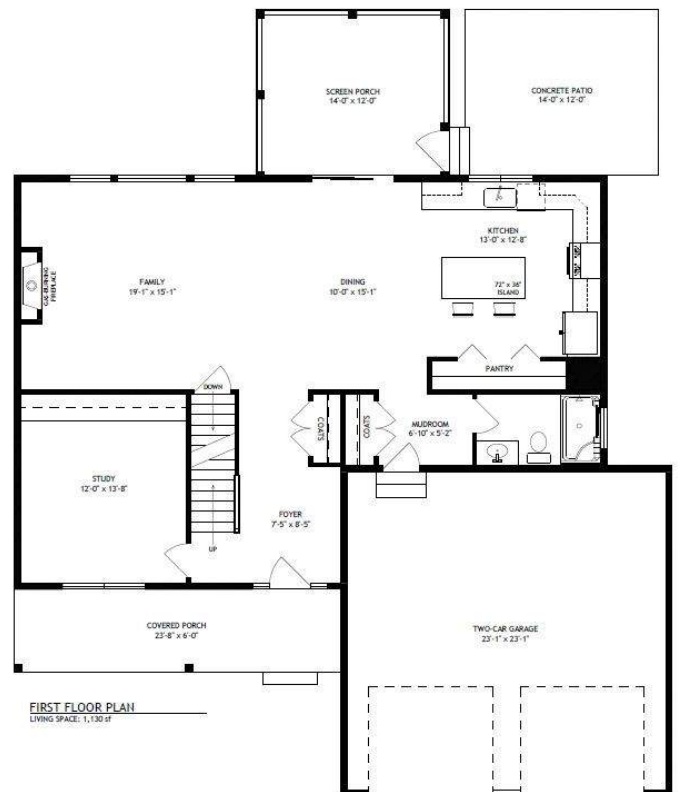
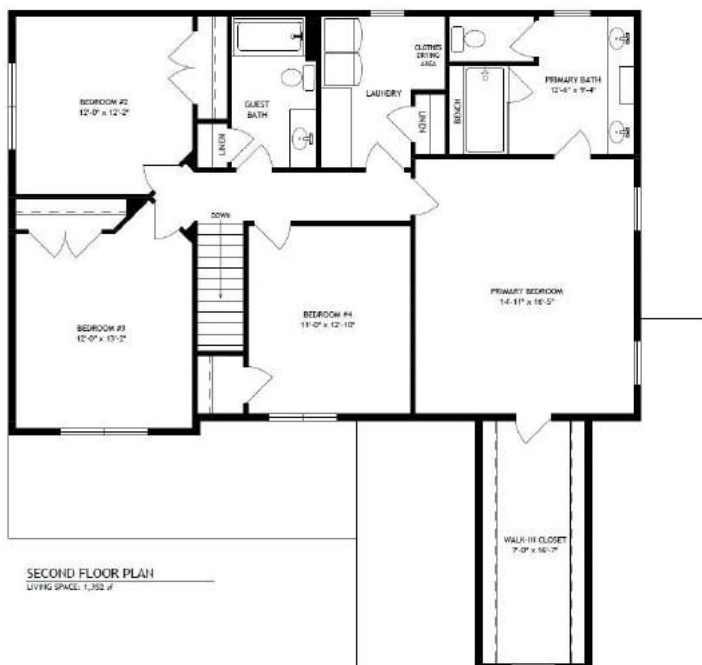




Optional Features Shown

## Cascade

- 2,482 Square Feet
- 4 Bedrooms, 3 Bathrooms
- Study / Den



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# Designed For You

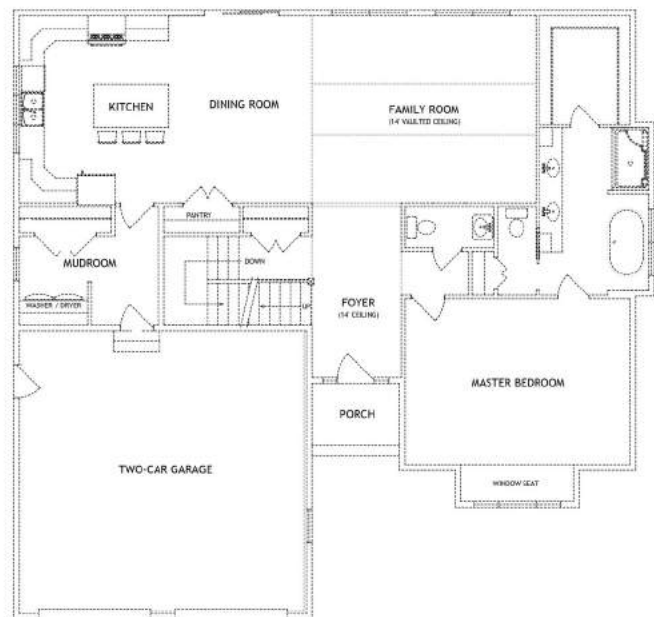
## Conceptual Design Services



Develop the conceptual design for the construction of a single-family residence.

\$1,500 flat fee up to 2,700 sq ft.

- Create Your 2D Floor Plans
- Create Your Four 2D Elevations
- Includes two modification sets



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