



MULBERRY

ESTATES II



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Kodiak
CONSTRUCTION^{INC}

Roohan
Realty



MULBERRY

ESTATES II

24 Custom Built Homes

Low Maintenance Level Homesites

Town of Wilton

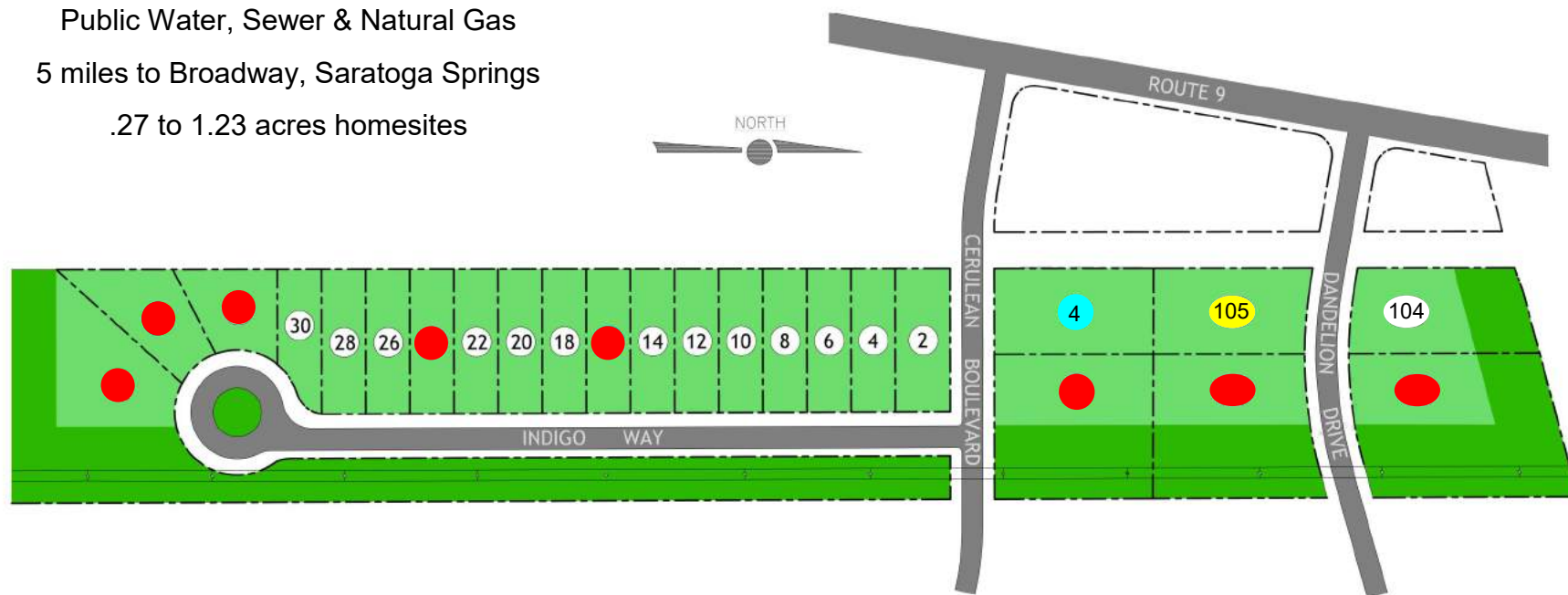
Saratoga Springs School District

Public Water, Sewer & Natural Gas

5 miles to Broadway, Saratoga Springs

.27 to 1.23 acres homesites

- SOLD
- LOT HOLD
- MODEL
- QUICK DELIVERY



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Included Features

Homesite

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

Exterior Finishes

- Owens Corning architectural asphalt shingles
- Low maintenance Norandex Cedar Knolls vinyl lap siding & soffit with aluminum fascia, per plan
- Low maintenance Norandex Cedar Knolls vinyl board & batten or vinyl shakes on front elevation, 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
- 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 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 design allowance for mulch beds along front elevation, plantings & hydro-seeding
- \$2,000 Lawn irrigation sprinkler system allowance

Construction Specifications

- 9' First Floor ceiling height: 8' Second Floor ceiling height: 7'-7" Lower-Level ceiling 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
- 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
- \$2,500 Light fixture allowance
- One ceiling fixture per room
- Five LED 6" razor, or similar, recessed 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 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 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 interior door handles in black finish, from standard selections
- Prime all drywall. Primer serves as the flat white finish for the ceilings and inside standard depth closets
- Two coats wall color applied to the walls in the house from Kodiak Construction's "White and Lights" selections
- 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 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

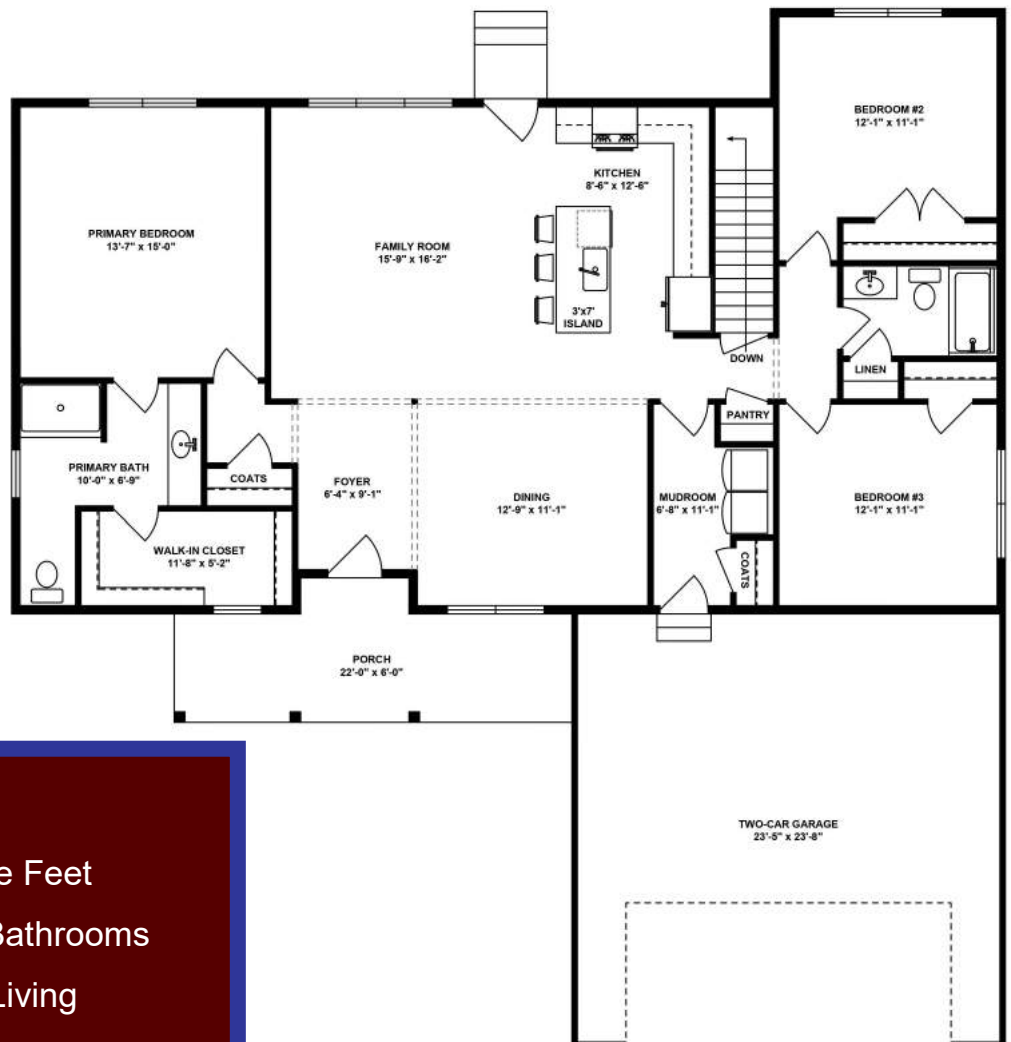
- 34" high Dual sink vanity, Timberlake Portfolio cabinetry, per allowance
- Granite countertop with two white rectangular undermount sinks and 4" backsplash, per allowance
- Delta Ashlyn 8" Widespread Faucets in "Matte Black" and coordinating shower trim, per allowance
- White 36" x 60" fiberglass shower unit, per allowance
- 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

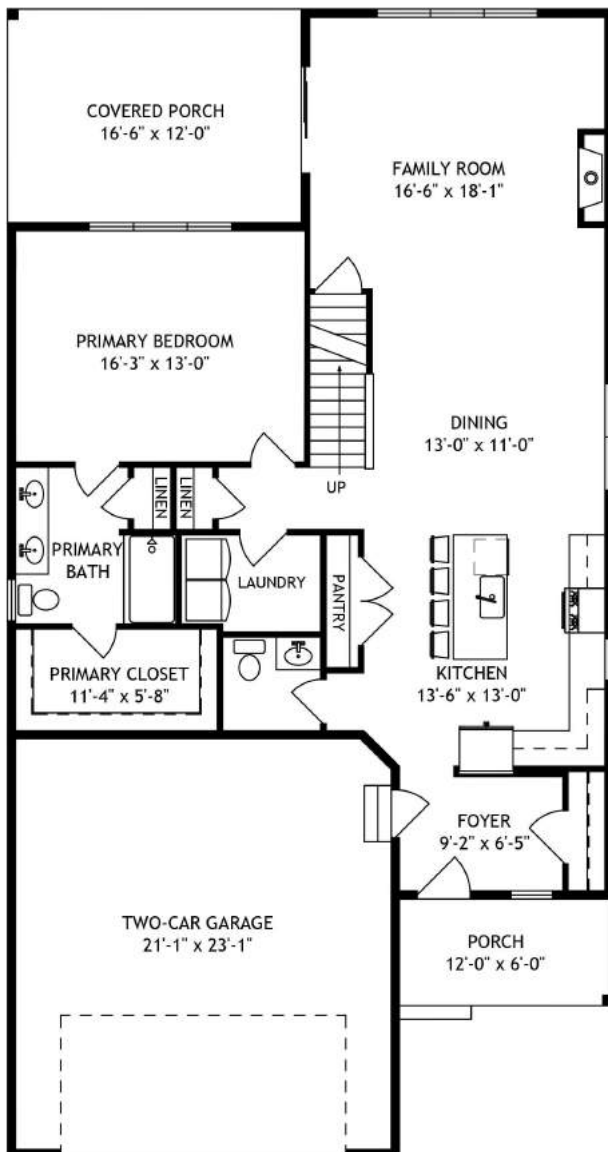


Plum

- 1,620 Square Feet
- 3 Bedrooms, 2 Bathrooms
- One Level Living

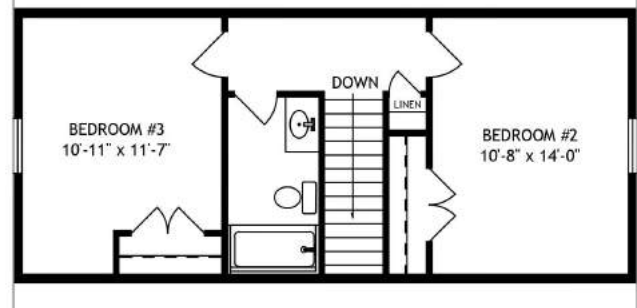


Optional Features Shown



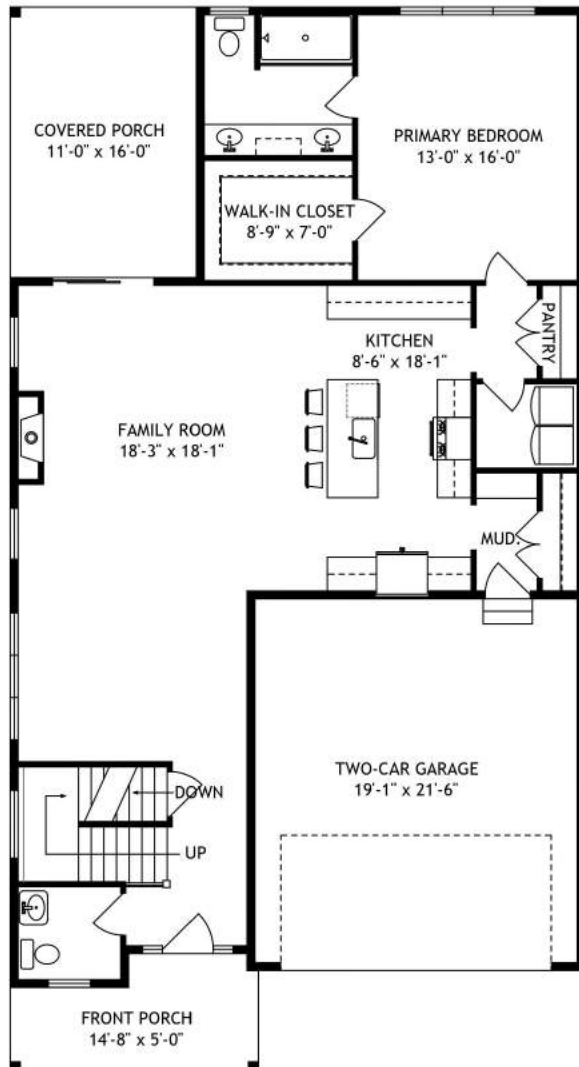
Copper

- 1,817 Square Feet
- 3 Bedrooms, 2.5 Bathrooms





Optional Features Shown



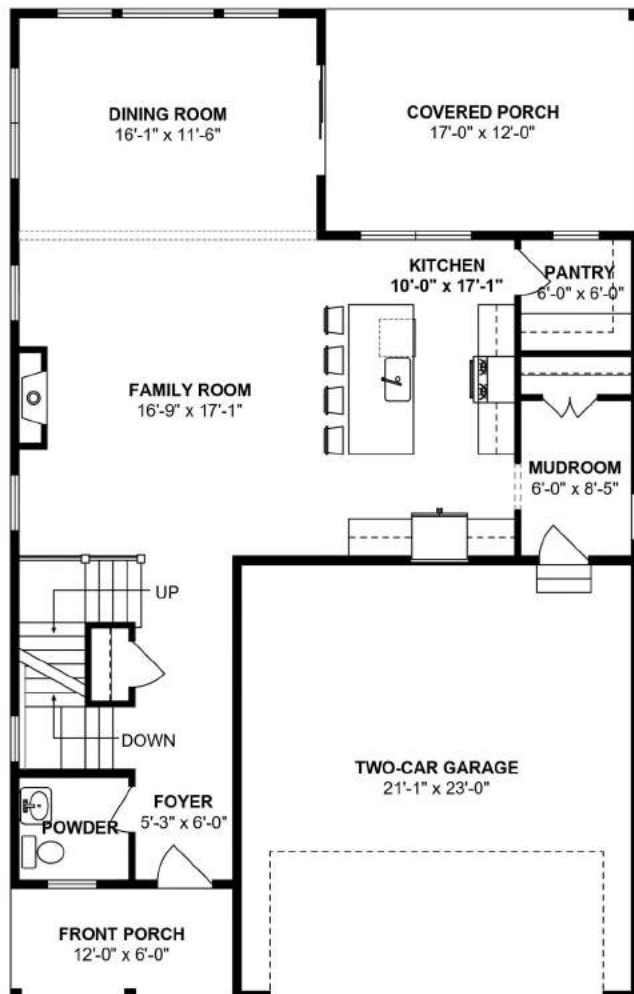
Clover

- 2,202 Square Feet
- 4 Bedrooms, 2.5 Bathrooms
- Study Loft



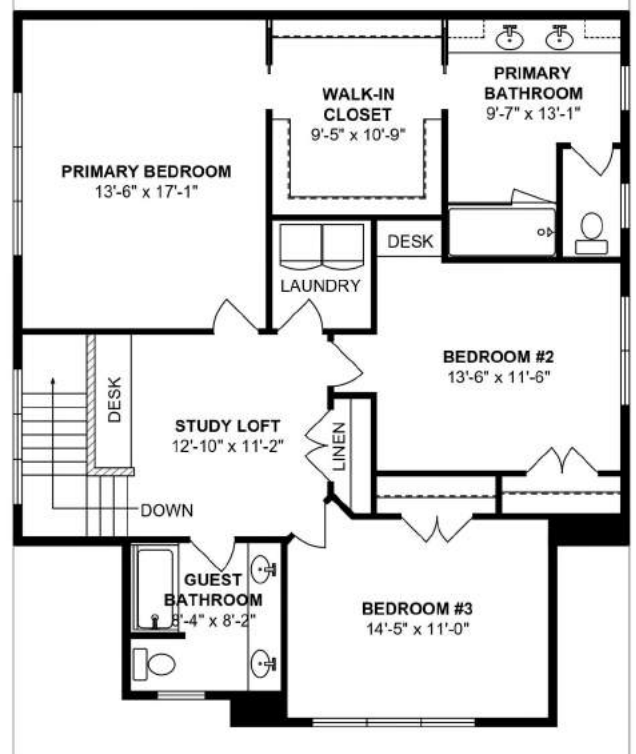


Optional Features Shown



Chestnut

- 2,268 Square Feet
- 3 Bedrooms, 2.5 Bathrooms
- Study Loft



Designed For You

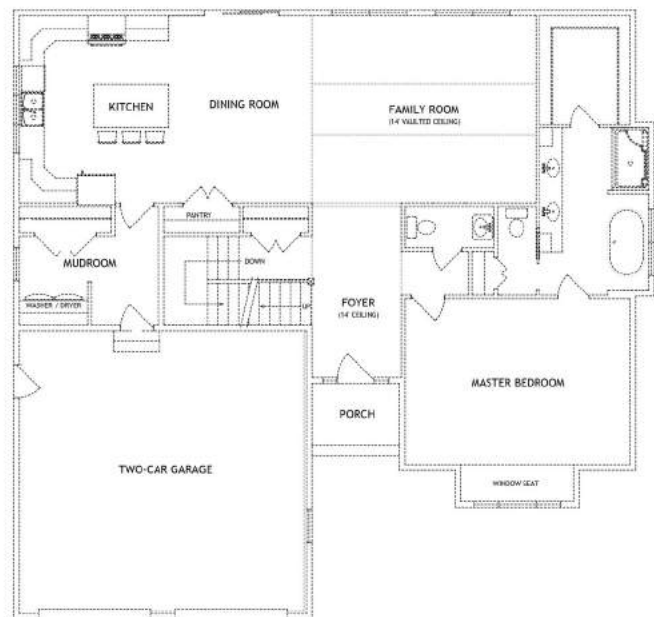
Conceptual Design Services



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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