MULBERRY
ESTATES II

Jeana Labas
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Direct Line: (208) 360-1175

Kodiak CONSTRUCTION INC.
20 YEAR ANNIVERSARY

Roohan Realty

MULBERRY
ESTATES II

24 Custom Built Homes

Low Maintenance Level Homesites

Town of Wilton

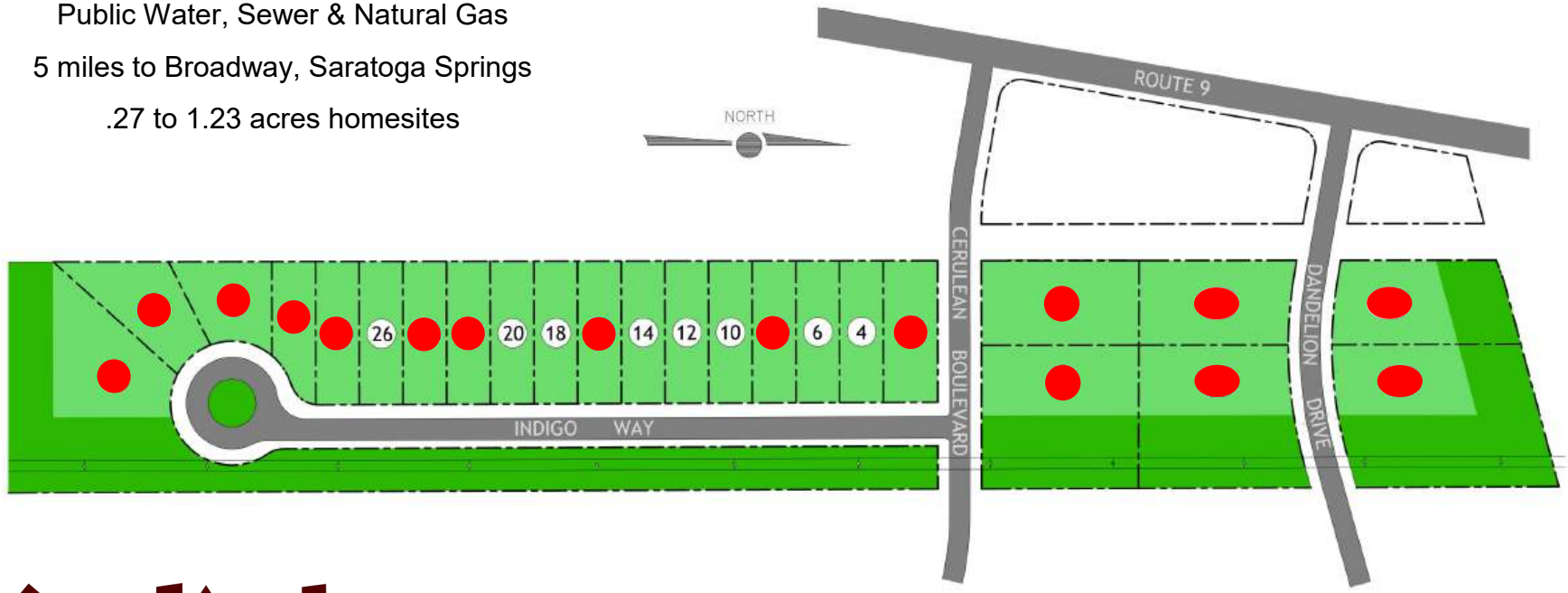
Saratoga Springs School District

Public Water, Sewer & Natural Gas

5 miles to Broadway, Saratoga Springs

.27 to 1.23 acres homesites

- SOLD
- LOT HOLD
- MODEL
- QUICK DELIVERY



Kodiak CONSTRUCTION INC.
20 YEAR ANNIVERSARY

EQUAL HOUSING OPPORTUNITY

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MULBERRY
ESTATES II

Included Features

Neighborhood Features
- Town of Wilton
- Saratoga Springs School District
- Public Water, Public Sewer, Natural Gas
- Underground Utilities
- No HOA or HOA fees
- New Home Limited Warranty
- Complementary 8 hours of time with interior design firm Plum & Crimson for interior selections

Kitchen Features
- 1951 Cabinetry with 42" tall uppers with crown molding and kitchen island cabinets, per allowance
- Soft-close drawers and doors
- Double trash-can pullout cabinet
- 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 Bath Features
- 34" tall dual sink vanity, 1951 Cabinetry, per allowance
- Quartz or Granite countertop with two white rectangular undermount sinks and 4" backsplash, per allowance
- Delta Saylor 8" Widespread Faucets in "Matte Black" with coordinating shower trim
- Ceramic tiled base and shower walls, per allowance
- Shower glass door, per allowance
- American Standard Edgemere elongated chair height toilet
- Bathroom accessories, per allowance

Guest Bath Features
- 34" tall single sink vanity, 1951 Cabinetry, per allowance
- Quartz or Granite countertop with one white rectangular undermount sink with 4" backsplash, per allowance
- Delta Saylor single handle faucet in "Matte Black" with coordinating shower trim
- 60"x32" Clarion one-piece fiberglass shower/tub unit with subway tiled wall design and 18" apron, white
- American Standard Edgemere elongated chair height toilet
- Bathroom accessories, per allowance

Energy Efficiency Features
- Blower Door tested at completion to confirm proper air sealing
- Spray foam around all windows and doors, seal the framing plates and openings to the exterior
- R21 exterior wall insulation, R21 basement exterior wall insulation, floor-to-ceiling
- R38 exterior ceiling insulation
- Raised Heel Energy truss for maximum energy efficiency
- Window U-values of 0.27 or less installed for greater energy efficiency

Mechanical Systems
- 95% Efficient forced air heating system with humidifier
- 14 SEER air conditioning system
- One programmable single zone thermostat for heating and cooling control
- 50-gal efficient gas-fired hot water heater
- Two frost-free exterior water spigots, one each in the front and rear of the home
- PEX waterlines and PVC waste lines throughout
- Panasonic bath fans, vented directly to the exterior, per Code
- Kitchen range hood vented directly to the exterior
- Washer and electric dryer hookups
- 200-amp electrical service panel
- Interconnected smoke & CO detectors, per Code
- Outlets and light switches, per Code

Powder Bath Features (per plan)
- American Standard Edgemere pedestal sink in white
- Delta Saylor single handle faucet in "Matte Black"
- American Standard Edgemere elongated chair height toilet
- Bathroom accessories, per allowance

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Included Features

Lighting Features

- $4,000 light fixture allowance
- One ceiling fixture per room
- Five LED 4” razor recessed lights in kitchen, or similar
- One coaxial for Owner to connect to wireless router in foyer closet
- Doorbell with chime

Flooring Features

- Provenza Affinity 7.48” wide pre-finished European oak engineered hardwood in the main living areas and upstairs hallway
- Plush carpet in the bedrooms and the respective closets
- Mannington Adura 12”x24” luxury vinyl tile with grout in the guest bathroom, mudroom and laundry
- Ceramic Tile in the Primary Bathroom, per allowance

Fireplace Features

- Heat-N-Glo SL7 vented gas fireplace
- Signature Series natural slab stone granite in-lay
- Wescott or Richland white painted wood mantel

Interior Finishes

- 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 first floor to lower level
- Wall-mounted red oak handrail, per Code
- $8,500 California Closet shelving allowance for pantry and closets
- Masonite hollow-core interior 2-panel smooth finish, or equal, interior doors
- 3-1/2 Windsor interior window and door casing, picture-framing the windows
- 5-1/4 Windsor compatible base, shoe installed at hard surface flooring
- Schlage Latitude “Matte Black”, or similar, interior door handles

Painting Finishes

- Prime all house drywall. Primer serves as the flat white finish for all 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 Sherwin Williams, or similar, "Pure White" trim paint on interior trim and interior doors
- Stain the stair treads to the second floor to closely match the hardwood floor color
- Two coats exterior trim paint applied to porch beam & column wrap, and overhead door trim, one white color

Exterior Features

- Owens Corning architectural asphalt shingles
- Low maintenance Norandex Cedar Knolls vinyl lap siding and soffit with aluminum fascia, per plan
- Low maintenance Norandex Cedar Knolls vinyl board & batten or vinyl shake accents on front elevation, per plan
- VWD white vinyl windows with full screens, grilles between the glass and tilt-in for easy cleaning
- Egress window in lower level
- Therma-Tru insulated Smooth Star front entry door
- Clopay Premium Series overhead garage door with one row of glass, opener and two remote controls, size per plan
- Covered front porch and rear porch with brushed concrete floor, Miratec wrapped columns and vinyl soffit ceiling, per plan
- Brushed concrete front sidewalk from driveway to front porch
- $2,000 asphalt paved driveway allowance
- $4,500 landscape design allowance for mulch beds along the front elevation, plantings and hydro-seeding
- $2,500 lawn irrigation sprinkler system allowance

Structural Features

- 9’ First Floor Ceiling Height
- 8’ Second Floor Ceiling Height
- 8’+/- Lower-Level Ceiling Height
- 8"x16" 3000psi concrete perimeter footings, rebar per construction drawings
- 8"x7'-10" 3000psi concrete basement foundation walls, rebar per construction drawings
- 4" thick, 4000psi concrete slabs for the basement and the garage, smooth troweled finish
- Engineered roof trusses @ 24” oc
- Exterior walls framed with 2x6 studs @ 16" oc
- 2x12 floor joists @ 16” oc at first floor
- 11 7/8” TJI floor joists at 16” oc at second floor
- 7/16" OSB wall sheathing with Tyvek housewrap
- Interior walls framed with 2x4 studs @ 16" oc
- 5/8" OSB roof sheathing with synethic underlayment
- 3/4“ Advantech subfloor, nailed and glued to reduce squeaks

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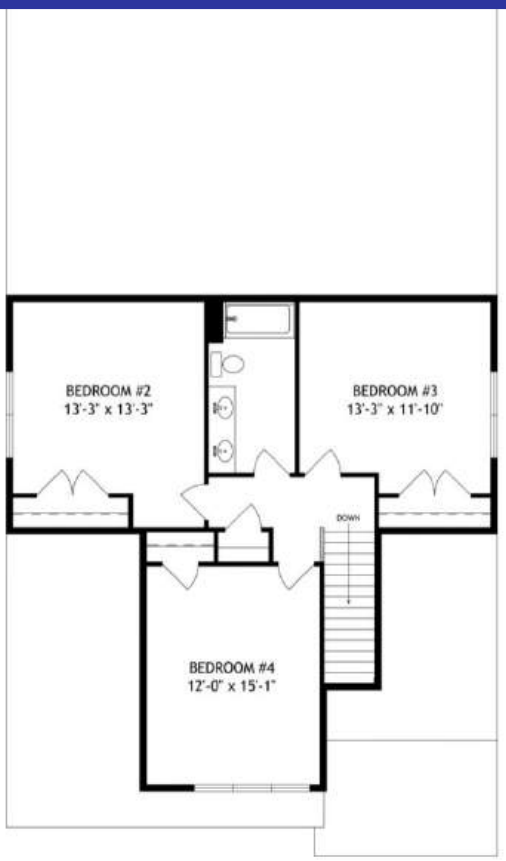
Kodiak CONSTRUCTION INC

Built for you. Crafted for Generations.
Homes by Kodiak. Constructed for your Family's Future

Thistle

- 2,483 Square Feet
- First Floor Primary
- 4 Bedrooms, 2.5 Bathrooms
- Attached 2-Car Garage



EQUAL HOUSING OPPORTUNITY

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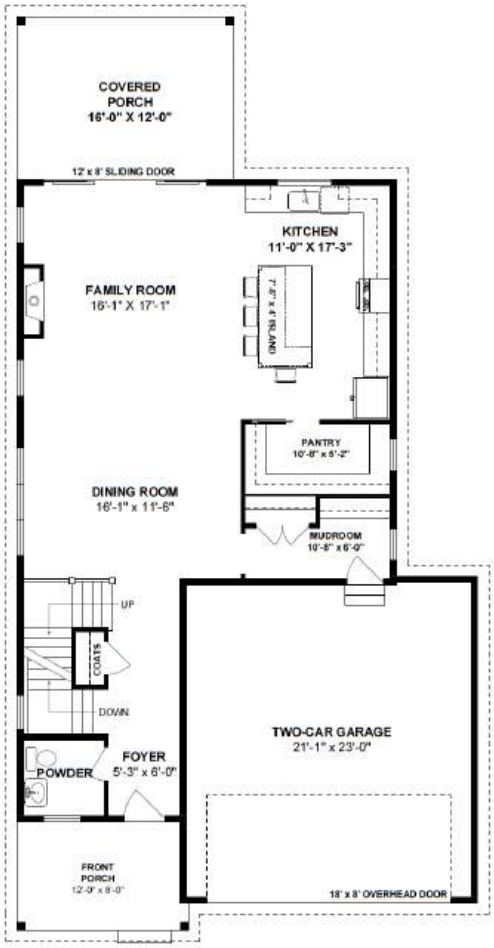
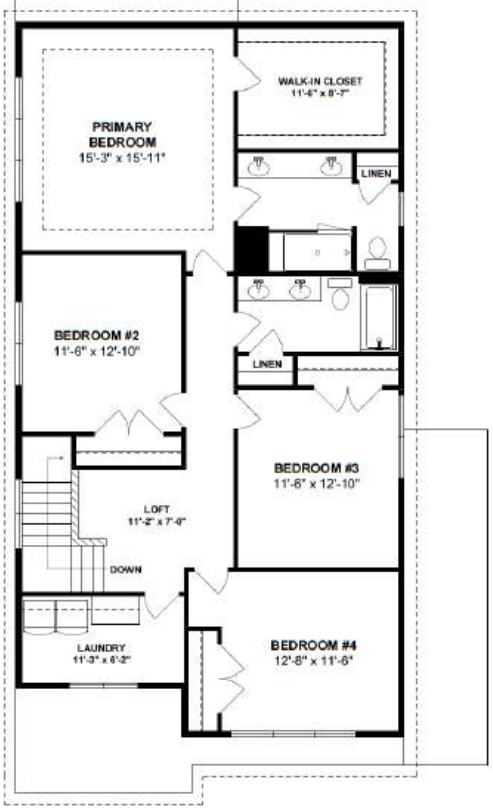
Sunglow

- 2,458 Square Feet
- 4 Bedrooms, 2.5 Bathrooms
- Attached 2-Car Garage



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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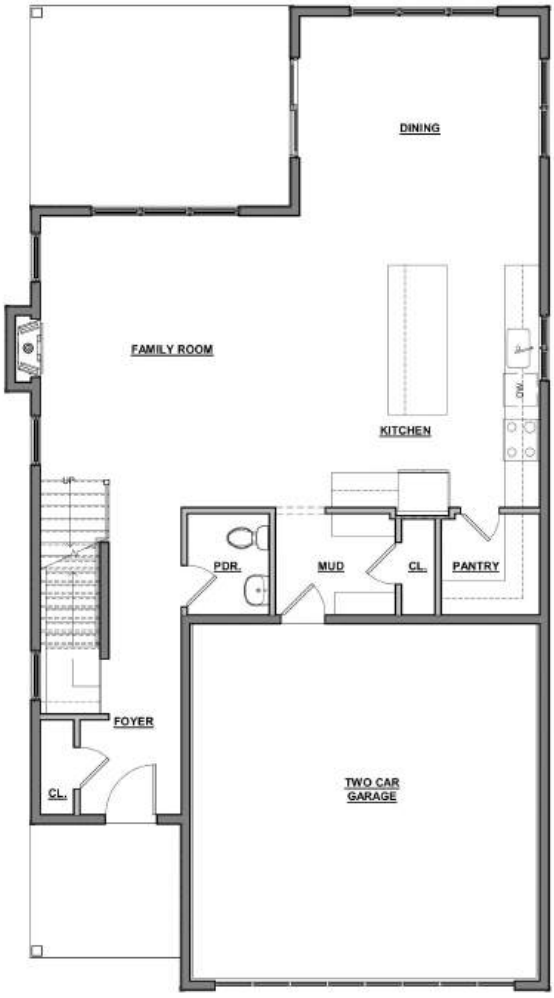
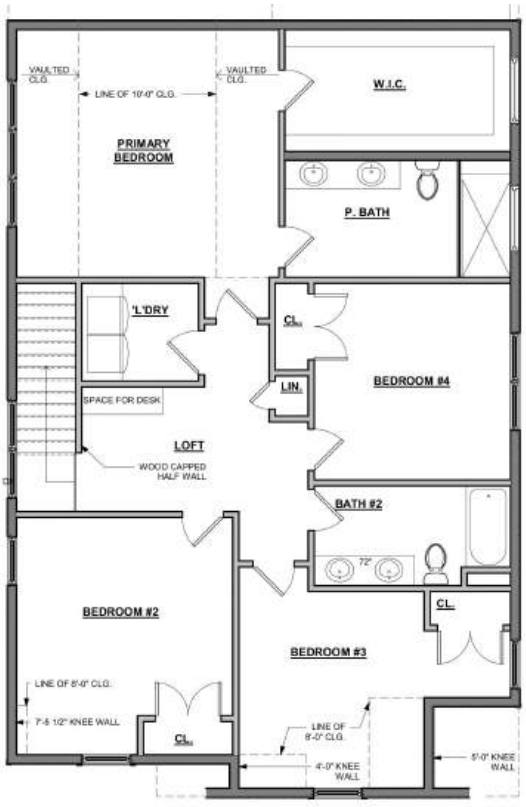
Optional Features May Be Shown

Wisteria

- 4 Bedrooms
- 2.5 Bathrooms
- 2,475 Finished Sq. Ft.
- Two Car Garage





Kodiak Construction, Inc
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Phone: (518) 587-4847

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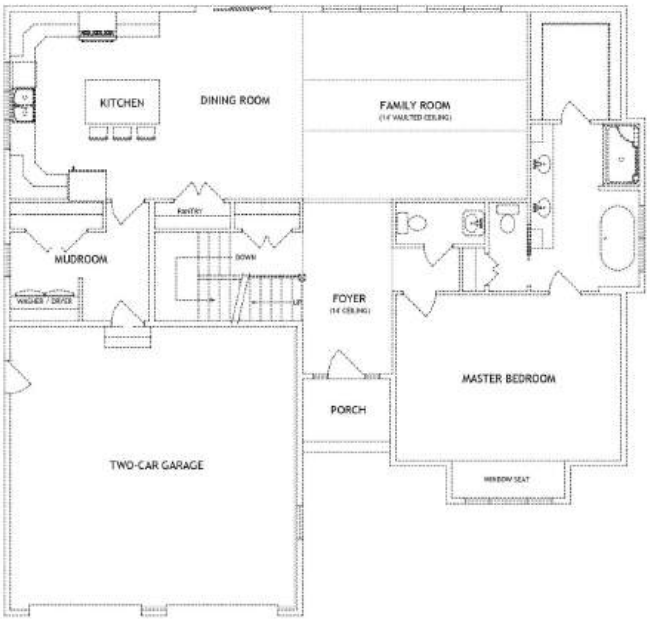
Designed For You

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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