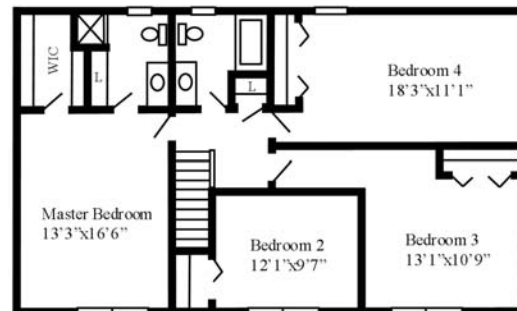




*Brick is optional



First Floor



Second Floor

6/18/08

8 Preston Court

in the town of Wilton

The Kenwood

4 Bedrooms, 2.5 baths
2,475 sf +/- • Approximate completion November 2008



Listed by:
Kathie Carswell
Associate Broker, GRI, CBR, SRES
(518) 580-9600 • (518) 865-3514
www.kathiecarswell.com

STANDARD FEATURES

ENERGY SAVING FEATURES

- The 93% efficient direct - vent gas warm air furnace is the center piece of your energy conserving home.
- 13 SEER central air conditioning - the best offered today's market
- Energy saving set - back thermostat
- High performance direct vent "energy miser" 50 gallon gas hot water heater.
- R-30 ceiling insulation consisting of 9" fiberglass batts.
- R-19 exterior wall insulation consisting of 6" fiberglass batts.
- Air infiltration barrier wrap over exterior insulated walls.
- Basement walls: White Fiberglass Class A Fire Guard with Polypropylene facing - CTK372, applied to interior side of all walls with exterior exposure, from the top of the foundation, 3" thick by 6' wide *(R-11)
- Insulated basement windows with screens.
- Maintenance free single hung vinyl windows & vinyl patio door with Low-E insulated glass & screens.
- Steel insulated exterior doors.
- Steel insulated raised panel garage doors.
- Continuous cave-to-ridge attic ventilation system.
- Openings between walls & windows/exterior doors are sealed & insulated with "ozone friendly" filler foam.
- Water conserving plumbing fixtures.

STRUCTURAL & EXTERIOR FINISHES

- Poured concrete foundation with asphalt damp proof coating.
- 2x6 exterior walls completely sheathed with 7/16 OSB
- 3/4" tongue & groove OSB subfloor, Glued & Screwed.
- Maintenance free vinyl siding.
- 30 year asphalt-fiberglass architectural roof shingles

PLUMBING FEATURES

- Stainless steel kitchen sink, choice of bowls (Single or 1&1/2 bowl).
- Moen Single control faucets (kitchen with vegetable sprayer).
- Moen Pressure balanced scald guard faucets in tubs/showers
- Vanities with 'man-made marble' tops
- Easy-care one piece fiberglass tubs & showers.

- Garden tubs in selected plans
- Pedestal sink in Powder bath.
- Washer & dryer hookups, location per plan
- Basement storm water drain system (gravity or sump pump).
- Freeze protected exterior hose bibs, front & rear of home.

APPLIANCE FEATURES

- Hotpoint RB757 self cleaning range.
- Hotpoint HDA3700G dishwasher.
- Hotpoint RVM 1435 microwave/hood.
- Builder supplied 1/2HP garbage disposal.

ELECTRICAL FEATURES

- 200 AMP underground service.
- Deluxe lighting package
- Recessed light above kitchen sink
- All bedrooms with switched outlet
- Ceiling fans in all non-window bathrooms
- Exterior lights by each door entrance and Lamppost
- Integrated Smoke System - one hard wired smoke alarm for each floor and additional alarms in each bedroom.
- GFI outlets in bathrooms, kitchen, basement, garage & exterior plugs.
- One exterior outlet in front and rear.
- Pre-wired for garage door openers
- Telephone pre-wiring in 2 locations.
- Cable TV pre-wiring in 2 locations.

INTERIOR FEATURES

- Zero clearance fireplace with blower fan, glass doors, ceramic tile face & hearth and custom built wood mantle.
- Country kitchens with eating area (most plans).
- Kitchen Kompact kitchen cabinets & bathroom vanities (choose from Richwood Lite or Mellow Wood).
- Square edge laminate countertops for kitchen & bathrooms.
- Full length mirrors for all bathroom vanities.

- Kwikset interior and exterior locksets.
- Two coats of smooth finish "off-white" flat paint on walls and ceilings.
- Semi-gloss paint on doors and trim.
- 6 panel masonite interior doors.
- Colonial interior trim
- Main staircase with oak rails/posts and pre-finished white spindles
- Designer closets with vinyl covered steel shelving.
- Oak floors in foyer.
- Ceramic tile flooring in 2nd floor bathrooms.
- Armstrong Memories, a no-wax easy care vinyl flooring in kitchen, nook, laundry, mudroom and some powder baths - (with a ten year warranty).
- Gameday carpeting in living room, dining room, family room, study, 2nd floor hall & all bedrooms.

LANDSCAPING

- Paved driveway and walk to side garage service door (as per plan).
- Garage floor poured with 4000# concrete.
- Concrete walk from driveway to front entry (poured with 4000# concrete).
- Professional lawn grading & seeding of disturbed areas.

MISCELLANEOUS

- South Glens Falls school system.
- 2/10 HBW Warranty Program - a ten year limited new home warranty (insured & transferable).
- Town sewer & water and underground utilities.

In addition to these features, Swift Builders will gladly customize any of our home designs to suit your needs.



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