

## House Pricing Sheet Greenfield Estates Standard Series

<u>Model Name</u>	<u>Square Feet</u>	<u>Price</u>
Oakwood - Colonial - 4 bedroom-2.5 baths	2250	\$266,500
Dogwood II - Colonial-4 bedroom, 2.5 baths	2455	\$278,400
Greenville II - Traditional - 4 bedroom, study, 2.5 baths - Garden tub included	2540	\$293,400
Greenville I - Transitional - 4 bedroom, study, 2.5 baths Garden tub included - Optional side load garage	2790	\$303,400
Heartwood- 4 bedroom, 2.5 baths, 1st floor master suite, 2 story foyer and vaulted family room, large wrap around porch, side load garage, optional 144 sf den- add \$13,900	2370	\$289,900
Barkwood - 4 bedroom, 2.5 baths - garden tub included- Opt. side load garage	2840	\$318,400
Fieldstone - 4 bedroom, study, 3 baths, garden tub included - opt. side load garage	2761	\$318,900

**LOT PREMIUM:** N.A. at this time

We are custom builders! If the above plans do not meet your needs, call our listing agent for alternatives. All pricing based on our standard specs. All pricing and specifications subject to change without notice. Whirlpools, gardens tubs, fireplaces & unfinished bonus rooms are options, even if shown on plans (unless otherwise noted). All garages are front loading. Square footages are approximate.

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**For more information  
please call Site Coordinator: Kathie Carswell (518) 865-3514**





## Quality Standard Features

### Exterior Features

- ~ Owens Corning® 30-yr. archit. shingles or equal
- ~ Choice of roof colors from builder's selection
- ~ Louvered vinyl shutters & grills on front windows
- ~ Norandex® single hung Vinyl windows with screens
- ~ ThermaTru® exterior doors or equal
- ~ Upgraded exterior trim package
- ~ Cedar siding stained 1 color
- ~ Vinyl soffits
- ~ Two-car garage
- ~ Yard is fine graded & seeded (25' perimeter)
- ~ Deluxe shrub package

### Efficient Kitchen

- ~ HomeCrest® Oak cabinets
- ~ Post-formed Formica counter tops
- ~ Hardwood floor
- ~ Double bowl-cast iron sink
- ~ Kohler Coralais® faucets
- ~ Range model RB787WC, Hotpoint® by GE
- ~ Microwave/Hood RVM1435WC
- ~ Dishwasher - Model HDA 3400WC, Hotpoint® by GE

### Bathroom Features

- ~ Ceramic tile floors
- ~ Oak vanity w/cultured marble tops in full baths
- ~ Kohler® Easy-care fiberglass tub in full baths
- ~ Kohler Coralais® faucets
- ~ Chrome towel bars and shower rods

### Energy Features

- ~ Goodman®, 90+ high-efficiency gas furnace
- ~ R-19 exterior walls
- ~ R-30 ceilings with proper vents
- ~ Vent-A-Ridge on roof with soffit vents
- ~ Tilt-in insulated single hung windows w/ screens
- ~ 50 gallon electric water heater
- ~ Water-saving plumbing fixtures
- ~ ThermaTru® insulated steel entry doors

**Note: All standard specifications are subject to change without notice.**

**Quality standard features - Greenfield Estates - Standard 3/24/04**

### Interior Appointments

- ~ 9' Ceilings 1st floor
- ~ \$1,000 lighting fixture package
- ~ Wood colonial handrails on stairway to 2<sup>nd</sup> fl
- ~ Hardwood on kit, breakfast, dining room & foyer floors
- ~ No-wax vinyl floors in laundry, mudroom
- ~ Plush wall-to-wall carpeting throughout
- ~ Scotchguard® stain-resistant carpet
- ~ Six-panel colonial interior doors
- ~ Painted colonial trim
- ~ 2 color interior paint scheme
  - Linen white on walls and ceilings
  - Pure white on interior doors and trim
- ~ Washer/Dryer hookups
- ~ Four telephone outlets-CAT5
- ~ Four cable outlets-R6-6-High Speed
- ~ Doorbell and chime
- ~ Smoke & carbon monoxide alarms per code
- ~ Closet Maid® closet shelving
- ~ Gas fireplace with marble and wood surround

### Construction Features

- ~ 2"x6" construction
- ~ Full basement with poured concrete walls
- ~ 3/4" sub-floor tongue & groove, glued & nailed
- ~ Paved driveway
- ~ Concrete sidewalk
- ~ Insulated basement walls
- ~ 200 amp electrical service w/circuit-breaker
- ~ Two exterior electrical outlets
- ~ Pre-wired for garage door opener
- ~ Two exterior water faucets

### General Information

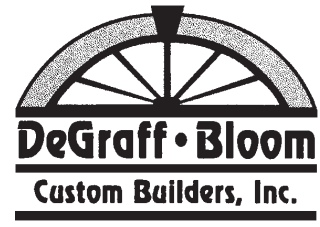
- ~ All house prices based on standard lot
  - ~ Underground utilities
  - ~ Dimensions are approximate
  - ~ Home Buyers warranty
- Whirlpools, fireplaces, brick siding, tray ceilings, & garden tubs are optional, even if noted in floor plan.

**We can build the home of your dreams  
All houses can be built to purchasers' specifications**



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## Optional Features

### Interior Finishes

Tray Ceilings (per plan)	Price per plan
Round step and turn out railing (one side)	\$ 750
Oak treads on staircase-poly finished (incl. Carpet credit)	\$ 1200
Oak balusters	\$ 10/ea.
Carpet runner on oak tread stairs	\$ 650
Finished taping on garage walls & ceiling (ready for paint)	\$ 600
Interior French door unit (pine, 15 light)	\$ 900
6 Panel pine door (stained) per door	\$ 190
Interior clear molding stain package	Price per plan
Front door thumb latch-Plymouth, brass only	\$225

### Kitchen

Continuous-feed garbage disposal installed (inc. wiring)	\$ 550
Kitchen soffits (for average kitchen)	\$ 800
Installation of cabinet knobs (labor only)	\$ 5/ea.
Custom cabinet components	Price per House
Microwave over range (incl. wiring and rangehood credit)	\$ 625

### Electrical

Additional interior electrical openings (outlet, switch, etc.)	\$ 60/ea.
Ceiling light in lieu of switched outlet	\$ 60/ea.
Supply a 220-volt outlet	\$ 150/ea.
Additional telephone jacks	\$ 70/ea.
Additional cable TV openings	\$ 70/ea.
Install direct feed wire for microwave (unit not included)	\$ 120/ea.
Install recess or eye-ball light in ceiling	\$ 125/ea.
Recessed light in lieu of surface mount	\$ 60/ea.
Wire only for paddle fan & light combo (includes switch)	\$ 130/ea.
Wire only for paddle fan & light combo vs. standard ceiling light	\$ 70/ea.
Bathroom exhaust fan-light/heat combo	\$ 475/ea.
Install paddle fan	\$ 125/ea.
Additional Exterior light & switch (including fixture)	\$ 155/ea.
Additional GFI outlets	\$ 100/ea.
Under-cabinet light - (excludes fixture)	\$ 110/ea.
Switch for future garbage disposal (capped off under sink)	\$ 85/ea.
Exterior light pole on photo cell (max distance from house 20'.) Price includes \$60 allowance for cost of light and post.	\$ 485/ea.

Note: All pricing and specifications subject to change without notice.  
Option Features: 3/24/04



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Floor plans and standard features may vary according to alternate style selected and are subject to change without notice. Measurements are not exact; they are approximate and may vary.  
All information is deemed reliable, but not guaranteed by builder or real estate broker. Artist renderings may include options available at additional cost. Revised 3/24/04.



## Optional Features (continued)

### Home Theatre- Pre-wire for future Home Theatre Systems (Wiring Only)

Front and rear in-wall, or ceiling speakers (4)	\$ 200
Rear speakers only (2)	\$ 110
Wire for 2 speakers and 1 volume control in other rooms	\$ 125
Front view projector	\$ 475
Infrared remote control locations- each location	\$ 90

### Plumbing

4' Shower with seat and door	\$ 1390
Upgrade to 50-gal Electric hot water heater	\$ 190
Upgrade to 50-gal gas water heater in lieu of Electric	\$ 650
Upgrade to 70-gal gas water heater in lieu of 50-gal gas heater	\$ 700
Add'l single bowl laundry tub w/chrome faucet w/o pump	\$ 850
Pedestal sink in lieu of standard 24" vanityw/cultured marble top (faucets not included)	\$ 350
Garden tub w/3' shower stall vs. std. 5' tub/shower unit (not incl. tile)	\$ 3,500
Whirlpool tub w/3' shower stall vs. std. 5' tub/shower unit (not incl. tile)	\$ 4,200
Brass hardware vs. standard chrome in baths	Ask for pricing
Additional outside frost-free faucet	\$ 165
Water line to refrigerator	\$ 175
Glass door enclosure for standard tub/shower unit (chrome trim and clear glass)	\$ 750
Upgrade garden tub to whirlpool (with skirt)	\$1,800

### Heat components, Air Conditioning & Mitagation

Central air-conditioning (3 ton unit, 1500 to 2200 s.f.)	\$ 2,950
Central air-conditioning (3 1/2 ton unit, 2201 to 3000 s.f.)	\$ 3,375
Humidifier	\$ 600
Electric air cleaner for furnace	\$ 775
Non-electric air cleaner	\$ 585
Vent-out range hood on microwave	\$ 400
Gas line to range or dryer	\$ 225
Mitigation system (If radon is tested and a system is required)	\$1,900 (avg. price)

### Floor Covering Upgrade

#1 Common Oak (incl. carpet credit)	Add \$8.50/sq.ft.
Tile (incl. vinyl credit) \$3.00 tile allowance	Add \$10.50/sq.ft.

### Built-Ins

Central vacuum system - 4 inlets no attachments	Ask for pricing
Home security system (see specs on system)	Ask for pricing

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Option Features: 3/24/04



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## Optional Features (continued)

### Exterior and Structural

Bonus rooms over garage-rough frame only (ask for details)	\$ 4,200
9' ceilings - first floor (per plan)	\$ 4,500
Angle bay bump out w/window or 3 hinge door (per plan)	\$ 3,500
Door Sidelight (minimum)	\$ 475
Raised panel vinyl shutters	\$ 40
Fixed Velux Skylight (in vaulted ceiling only) 2' x 4'	\$ 950
Dead-bolt lock, keyed to the door knob (includes dead bolt and drilling)	\$ 125
Thumb latch combination dead bolt, keyed to other doors (\$135 mat. allow.) Includes drilling.	\$ 270
Sprinkler System	Ask for pricing

### Foundation

Bilco entry door - incl. stairs & insulated basement door	\$ 4,900
Walk-out basement (note: only on available lots)	\$ 9,500
Finished basement	Ask for pricing

### Insulation

R-38 insulation in ceilings (12" thick)	\$ 1,200
Insulate the garage walls and ceiling (2 car)	\$ 950
Basement-frame 2 x 4 walls and insulate exterior walls	\$ 2,950

### Garage

Side entry garage, 2 windows installed on front wall (no bump out)	\$ 3,900
Garage side door man door	\$ 600
Overhead garage door opener - installed	\$ 550
Keyless entry for garage opener	\$ 100
Two 8' doors to replace 16' door	\$ 900
One row of glass in garage overhead door - 16'	\$ 490
Insulated garage door	\$ 400

### Fireplaces

Zero-clearance wood burning, w/ marble face, flush hearth, painted mantle & surround w/brass doors	\$ 4,950
Gas fireplace with standard painted mantle & marble surround	\$ 4,500
Masonry fireplace with wood mantle (brick)	\$ 9,900
Add brick (\$16/sq.ft.) deduct brick (\$9/sq.ft.)	

### Decks

Exterior pressure treated deck with railings and 3 steps	\$26.50/sq.ft.
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### Other

Energy Star Home	\$ 3,900
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Please note that we are Custom Home Builders. The options are countless and too many to be listed. So use your imagination, talk to us and we'll price your dreams. (Custom pricing is time consuming so our policy is custom pricing will be done only after a lot hold is received.)

Note: All pricing and specifications subject to change without notice. Option Features: 3/24/04



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