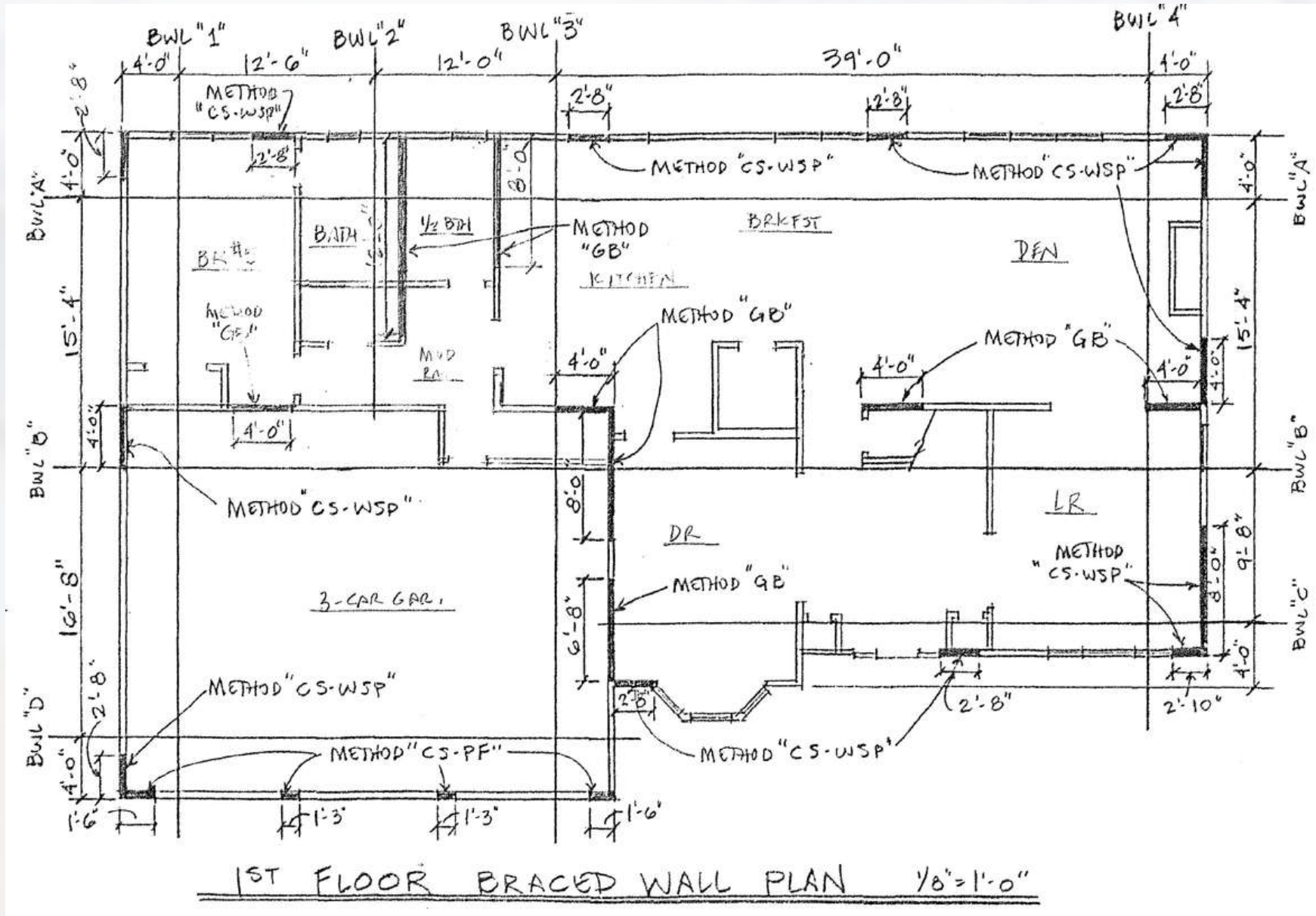




NEW MILL ROAD, SMITHTOWN, NY

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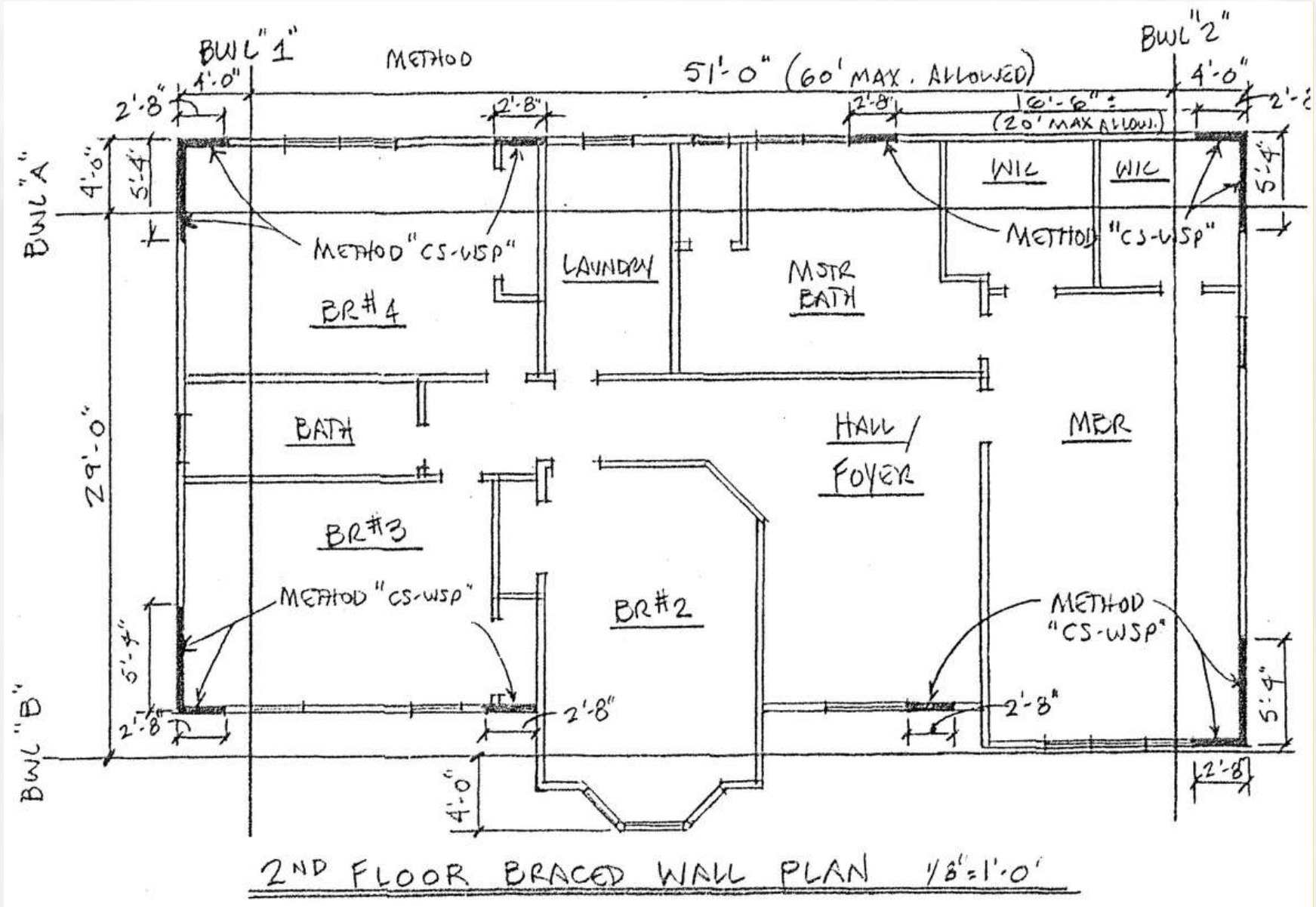
Appx Int Sqft: 3,518



First Floor

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Appx Int Sqft: 3,518



Second Floor

Model pricing is subject to market changes. Renderings, floor plans and photos are subject to field changes.

Specifications

ELEGANT MASTER BATHROOM

- LARGE WALK IN SHOWER AND CERAMIC TILE BASE & WALLS
- CERAMIC FLOOR & BASE
- SEPARATE SOAKING TUB WITH TILE DECK MOUNT DEVONSHIRE FAUCET
- 8 FOOT VANITY
- GRANITE TOP • 2 UNDERMOUNT SINKS • KOHLER FAUCETS & TOILET

SECOND FLOOR BATHROOM

- CERAMIC TILE MUD FLOOR & TUB WALL
- CUSTOM VANITY
- CULTURED MARBLE TOP W/ 2 SINKS
- KOHLER DEVONSHIRE WIDESPREAD FAUCETS & TOILET

ELECTRICAL FEATURES

- 200 AMP ELECTRIC SERVICE TO CODE
- ALL COPPER WIRING
- 50 HI HATS
- DECORATOR WHITE SWITCHES & RECEPTACLES
- 8 INTERCONNECTED SMOKE DETECTORS
- 3 CARBON MONOXIDE DETECTORS
- DOOR CHIME SYSTEM

EXTERIOR FEATURES

- 250 SQFT CULTURED STONE FAÇADE
- VINYL CEDAR IMPRESSION SIDING (FRONT)
- UPGRADED MAINTENANCE FREE VINYL SIDING SOFFITS
- 50 YEAR ARCHITECTURAL ROOF SHINGLES
- SEAMLESS LEADERS & GUTTERS
- DOUBLE HUNG ANDERSEN 200 WINDOWS W/ SCREENS
- ASPHALT DRIVEWAY W/ BELGIAN BLOCK BORDERS
- ALL UNDERGROUND UTILITIES
- PUBLIC WATER
- 2 EXTERIOR FROST FREE HOSE DIPS
- 2 WEATHERPROOF RECEPTACLES
- SOD FRONT, SIDE & REAR YARDS SEEDED
- 4 ZONE LAWN SPRINKLER SYSTEM
- EXTERIOR LIGHTS AT EACH OUTSIDE ENTRANCE
- ANDERSEN PATIO DOOR
- OUTSIDE ENTRANCE TO 9 FOOT BASEMENT

- MASONITE FIBERGLASS FRONT ENTRY DOOR W/ TWO 24" X 60" WINDOWS
- 3 OR 4-INCH WIDE OAK FLOORS PRE-FINISHED THROUGHOUT HOUSE
- OAK STEPS WITH PAINTED RISERS ON MAIN STAIRS WITH CUSTOM OAK HANDRAILS & CHOICE OF BALUSTERS
- CERAMIC TILE & MUD FLOORS IN ALL BATHROOMS + LAUNDRY
- NINE FOOT CEILINGS ON FIRST FLOOR & BASEMENT
- EIGHT FOOT CEILINGS ON SECOND FLOOR
- FORMAL DINING ROOM
- SECURITY SYSTEM
- GAS FIREPLACE W/ STONE MANTEL & CULTURED STONE SURROUNDS
- INSULATION TO ENERGY STAR
- 16 S.E.E.R. RHEEM 2 ZONE AIR CONDITIONING, 2 ZONE AIR HOT WATER COIL HEATING W/ A NAVIAN 199K BTU TANKLESS HOT WATER HEATER
- •LARGE CLOSETS W/ WIRE SHELVING
- CUSTOM QUALITY INTERIOR MOLDING & UPGRADED TRIM PACKAGE (7" CROWN & BASEMOLDINGS)
- UPGRADED MASONITE COLONIAL INTERIOR DOORS WITH LEVER HANDLES
- 2 COATS BENJAMIN MOORE PAINT (CHOICE OF COLORS)
- 3 CAR GARAGE W/ INSULATED STEEL DOORS, AUTOMATIC GARAGE DOORS, KEYPAD, AND CONVENIENT INTERIOR ACCESS + BLUETOOTH ACCESS VIA SMARTPHONE

CUSTOM KITCHEN

- RAISED PANEL DOORS & 42" WALL CABINETS
- GRANITE OR QUARTZ COUNTERTOPS
- CERAMIC TILE BACKSPLASH
- STAINLESS STEEL SINK W/ KOHLER PULLOUT FAUCET & SOAP DISPENSER
- FRIGIDAIR PRO REFRIGERATOR/FREEZER (MODEL #FPRU19F8RF OR EQUIVALENT)
- BERTAZZONI RANGE HOOD VENTED TO THE OUTSIDE
- KITCHENAID OR BERTAZZONI DISHWASHER
- 36-INCH BERTAZZONI OVEN

LAUNDRY ROOM

- FRONT LOAD WASHER (BRAND NAME)
- FRONT LOAD GAS DRYER (BRAND NAME)
- CERAMIC TILE FLOOR

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