



  
**INCREDIBUILD**  
Quality You Can Build On

**E. DILLON ROAD**  
**MONTICELLO, NEW YORK**





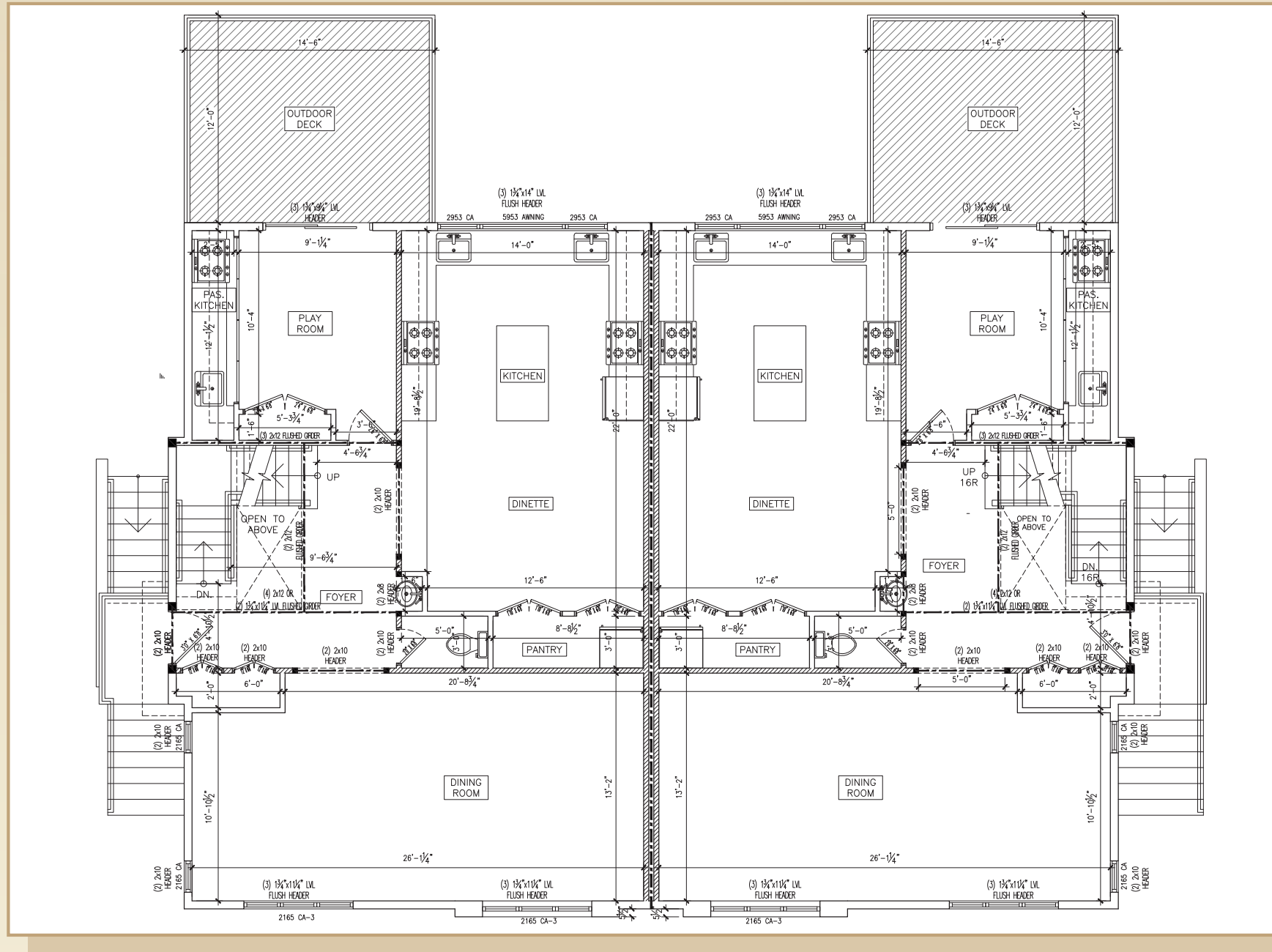


**FIRST FLOOR**  
**~1,100 SQ. FT**



PRICE:  
**Only \$639,000**





- Gorgeous tiled entry and hallway
- 9-foot ceiling height
- Beautiful Spotlights
- Spacious dining room

- Kitchen featuring an island
- A pantry closet
- Quartz countertops
- Nice Pesach kitchen installed

- Shaker doors with 1x6 and 1x4 moldings
- Outdoor composite wood deck
- Upgrades plumbing fixtures







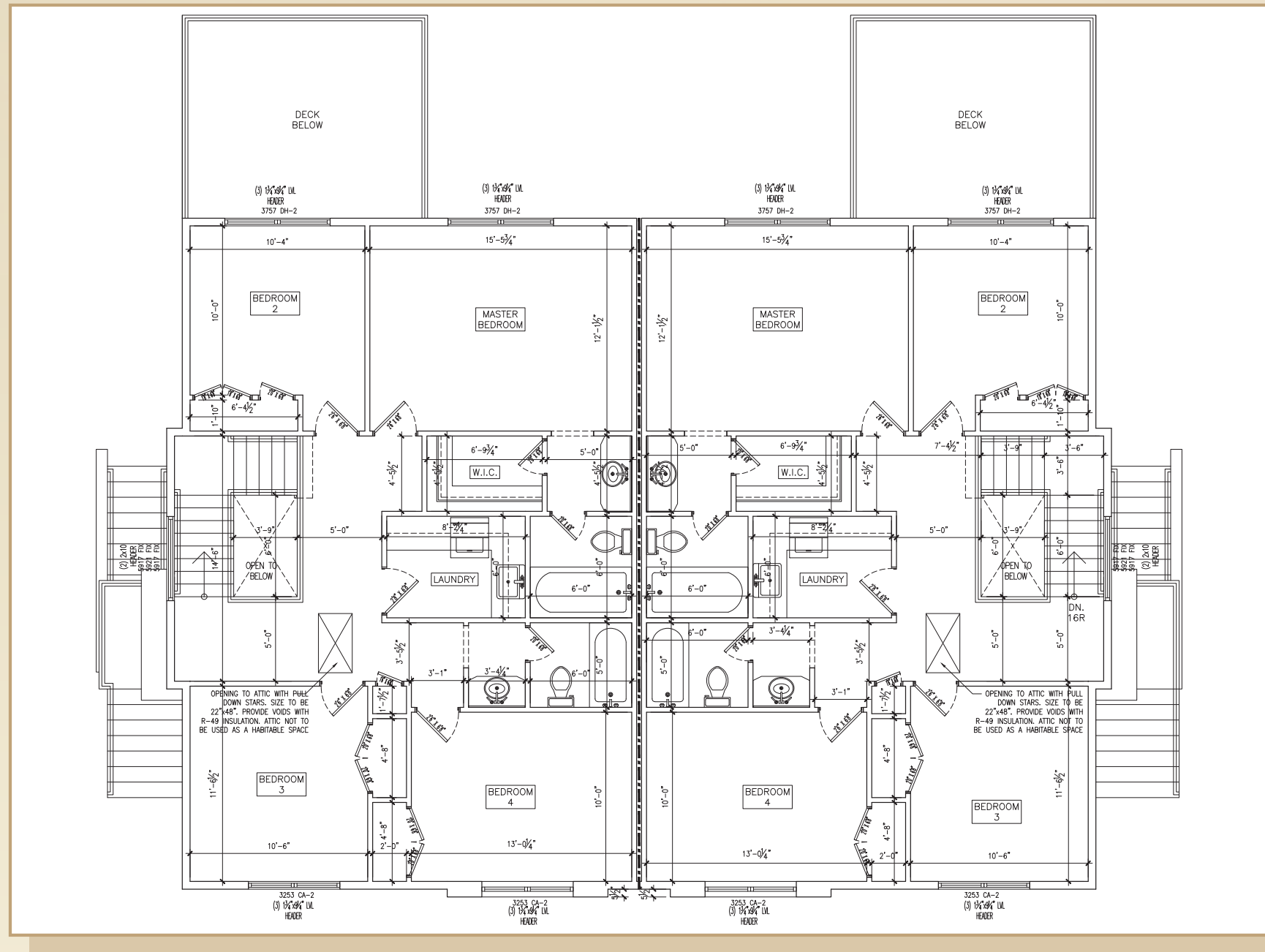
## 2ND FLOOR

~1,100 SQ. FT.



~2,200 SQ. FT. + ~1,100 BASEMENT  
 ~400 sq. ft. potential attic space  
 \$220 / sq. ft. - ½ \$ basement/attic





- Stunning laundry room
- Extra-large laundry room sinks
- Niches in all bathrooms
- Fully tiled bathrooms

- Solid doors with 1x6 and 1x4 moldings
- Separate heating zone for the master suite
- Extra large attic space with potential



E. DILLON DUPLEX

SPEC SHEET

TRUCTURAL AND  
EXTERIOR FINISH:

Pour 8”/10” concrete foundation according to Arch, plans. Waterproofed Foundation as needed.  
Framed 6” exterior wall with R21 cavity insulation.

Roofing:

Shingles on top of the felt paper/ice water shield.

Siding:

Wrap around the house with house wrap.  
Vinyl Royal siding per design.  
Soffit under all roof overhangs.

Lighting:

Lights by the entry + 1 flood light.

Doors/windows:

Main Entry door, 36x80.  
Casement and double-hung windows.

Exterior Plumbing:

Hot & Cold Hose Bib.

INTERIOR:

Ceiling height – main floor 9’ - second floor 8’  
Large Attic space with high ceiling height.

HVAC:

Main floor – 2.5 Ton with 1 thermostat.  
2nd floor – 2.5 Ton with 1 thermostat.

Heating:

Heat convectors as needed with 2 zones per floor  
High-efficient boiler system.  
Connection for small hot water tank for Yom Tov.

Electric:

200 Amps main service per unit. Electric per NYS code.  
3” or 4” spotlights at Entry/Foyer, Dining room, Kitchen, baths.  
50 CFM fans in all bathrooms.

Flooring:

Red Oak-selected hardwood floors 3¼”, in the Dining room/playroom, second-floor hallways and bedrooms and w.i.c.  
Finish with 2 coats of contractor-grade semi-gloss polyurethane.

Tiles:

Nice selection of tiles, in the Entry/First floor hallway/Kitchen/Baths/laundry room.  
All baths are full tiled walls and a 13 x 13 niche.

Trimming:

Shaker 6’-8” doors on the main floor with 1x6 primed pine base and 1x4 primed pine casing.  
Solid 6’-8” doors on the 2nd floor with 1x6 primed pine base and 1x4 primed pine casing.  
Standard black doorknobs and hinges.  
Installed in all closets 2 white melamine shelves with a wood rod.  
Installed 5 white melamine in the linen closet and pantry closet and playroom closet

Kitchens / Vanities / Laundry:

Nice -designed kitchen with island and quartz countertops [backsplash is not included].  
Kitchen Description: 2 sinks, a Trash Roll out a place for: a fridge freezer – 2 x 30” freestanding gas ovens – 1 dishwasher – 2 microwaves.  
A pantry closet  
Passover Kitchen and laundry any cabinetry are included.  
Vanities - includes contractor-grade vanities.

Low voltage:

Not included.

PAINT:

Prime - walls - ceilings – doors  
2 coats of paint on - walls - ceilings – doors  
COLORS - One color on ceilings - one color on doors and moldings - one color on walls

Exterior Finishings:

Composite wood deck with wood railing (stairs are not included) after CO.  
Entry composite landing with steps going down, with aluminum railing.  
Walkway to the main entry.  
Paved parking lot with a binder (first coat only).  
Landscaping – contractor-grade grass only - topsoil with seeds and hey.





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