

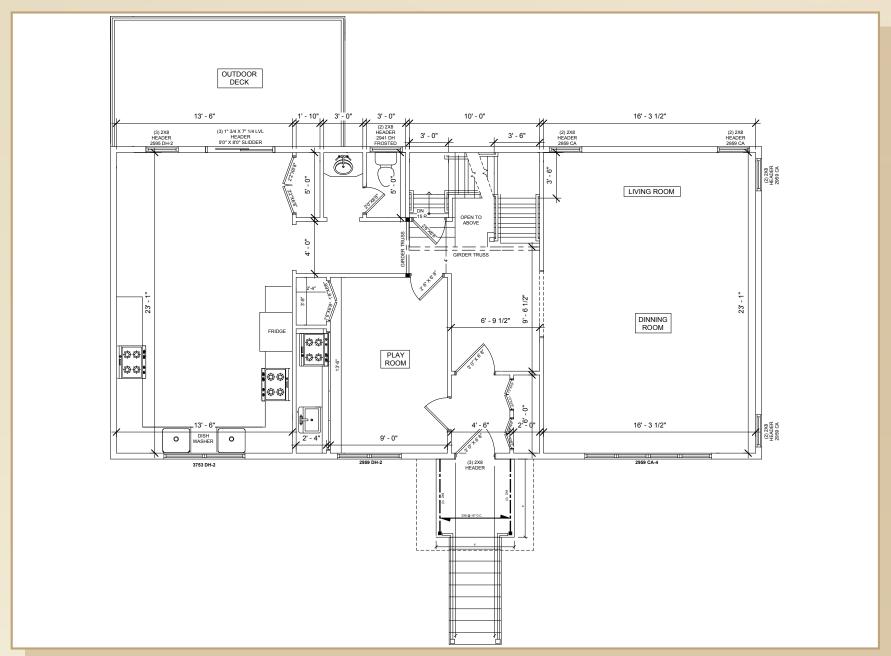


FIRST FLOOR 1,203 SQ. FT



PRICE: **Only \$699,000** 





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

- Kitchen featuring an island
- A pantry closet
- Quartz countertops
- Under-cabinet LED wiring

- Nice Pesach kitchen installed
- Shaker doors with 1x6 and 1x4 moldings
- Outdoor composite wood deck
- Upgraded plumbing fixtures



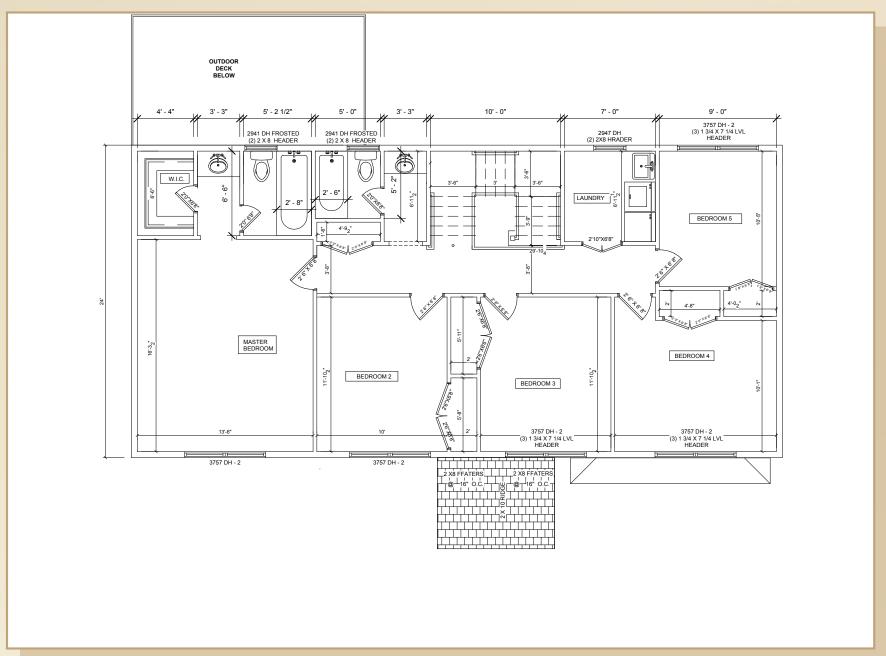


2ND FLOOR 1,203 SQ. FT.



2406 SQ. FT. + 1203 BASEMENT \$232 / sq ft - ½ \$ basement





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

- Master bedroom with dimmer above bed spots
- 9-foot ceiling height
- Solid doors with 1x6 and 1x4 moldings
- Separate heating zone for the master suite



## E. DILLON SINGLES 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, 36x96.

Casement and double-hung windows.

## **Exterior Plumbing:**

Hot & Cold Hose Bib.

## INTERIOR:

Ceiling height - main floor 9' - second floor 9'

#### **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, Hallways, Dining room, Kitchen, baths, Master above beds.

Wiring for under-the-cabinet lighting (LED strips etc. not included).

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.

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)

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.

