




INCREDIBUILD
Quality You Can Build On

E. DILLON ROAD
MONTICELLO, NEW YORK





FIRST FLOOR
1,203 SQ. FT



PRICE:
Only \$699,000





2ND FLOOR
1,203 SQ. FT.



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



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.



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