

Home Specifications and Custom Features

9 Stable Lane, Saratoga Springs, NY

Total Square feet: 4,300 (this does not include garage or basement space)

Foundation

- 16" x 8" (2500 psi) concrete footing with two #4 continuous rebar.
- 8" (10" in brick areas) x 9'0" (3000 psi) poured concrete foundation wall with #4 continuous rebar (vertical & horizontal).
- 4" perforated drainpipe with stone backfill and sand barrier.
- Asphaltic foundation waterproofing to grade.
- Four large wood basement windows.
- Full basement insulation on outside walls (R-11 value) & untaped sheetrock, floor to ceiling.
- 5" (3500 psi) concrete floor with expansion joints. Basement and garage.

Main Structure

- Main bearing beam: Steel I-beam.
- Engineered floor trusses (first and second floor).
- 9' ceilings on first floor.
- 9' ceilings on second floor.
- 3/4" tongue and groove OSB subfloor (glued and screwed).
- 3/8" plywood subfloor (nailed every 4") over 3/4" plywood subfloor *in tiled areas*.
- 2" x 6" exterior sidewalls with 1/2' aspenite wall sheathing for insured structural rigidity. 16" o.c.
- Sidewall insulation (R-19 value) with interior vapor barrier.
- Ceiling insulation (R-30 value).
- Exterior house wrap.
- 1/2" OSB roof sheathing.
- Celotex 'Dimensional 30 yr' shake roof shingle with 15 lb. Felt paper underlayment. Ice and snow barrier.
- Roof ridge vent to match shingle color.
- Cedar clapboard siding (painted).
- Wood trim (per plans).
- Brick front and 2 sides (per plans).
- Sideload 2-car garage. Two 9' x 8' steel insulated doors with electric opener(s).
- Front and rear exterior GFI electrical outlets.
- Front and rear exterior frost-free hose bibs.
- Exterior front door: Simpson solid oak door with minwax stain.
- Exterior laundry service door and garage to mud room door.
- Emteck entry door knobsets with deadbolt on front door.
- Copper drip edge on entire home.
- Wrap around porch with copper roof.

Interior Features

- Pella Architect Designer Series tilt-wash or casement aluminum clad windows and sliding doors. Grills on entire home. Screens (half-screen style).
- 3/4" solid oak floor (3/4" wide select grade): Foyer, Dining room, Kitchen, Great Room, and upstairs hallway. Provincial stain w/ polyurethane finish.
- Slate Tile: Mud room, Laundry room & Sunroom
- Wall to wall carpet in upstairs Bedrooms. Includes 8-lb. heavyweight carpet padding.

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- Sherwin Williams interior flat wall and semi-gloss trim paint.
- Oak stair treads and railing to match oak floor.
- Closet Maid closet organizers in all closets.
- Interior doors: Solid Masonite 4-panel, colonial raised panel style.
- Emteck solid brass and glass interior door knobsets.
- Smoke alarms as per code.
- 5 telephone outlets.
- 5 cable TV outlets.
- Interior lighting by Studio Steel and Hubberton Forge.
- Wide trim. Window/door casing and floor baseboard.
- Transoms above interior doors. Antique glass.

Energy Features

- Rumford masonry fireplace 4'.
- Rheem 'RGRA-12' 93% plus high efficiency gas forced hot air direct vent furnace. 125,000 BTU, volume damper, supply registers and cold air returns. Separate units for first and second floors.
- Rheem 'RAKA-060' 5 ton central air conditioner. Separate units for first and second floors.
- 75 Gallon high efficiency gas direct vent hot water heater.

Kitchen

- Custom cabinets by Custom Design Kitchens: Natural Alder with brown glaze.
- Island by Custom Design Kitchen. Granite slab.
- Granite countertop (slab).
- Blanco undermount stainless steel double bowl sink with KWC faucet
- Thermador 30" stainless steel electric convection oven: Model SC301.
- Thermador 36" stainless steel Professional Free Standing Gas Range. Model PRG36
- Asko 24" stainless steel dishwasher: Model 1595S.
- KitchenAid stainless steel microwave oven: Model KCMS135G.
- Sub Zero 36" stainless steel refrigerator. Model 650. Bottom freezer .
- Built-in wet bar with dual temperature SubZero wine cooler, Blanco undermount stainless steel sink.
- Garbage disposal.
- Oak floor: See above specifications.

Laundry Room/Mud Room

- Custom cabinets by Custom Design Kitchens: Natural Maple with brown glaze.
- Granite countertop (slab).
- Blanco undermount stainless steel single bowl sink with KWC faucet.

Formal Dining Room

- Coffered ceiling.
- Crown molding.
- Oak floor: See above specifications.

Great Room

- Brick masonry 4' Rumford fireplace.
- Custom alder cabinets (built-in) from Custom Design Kitchens on fireplace wall.
- Oak floor: See above specifications.

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Downstairs 1/2 Bath

- Kohler 'Memoirs' pedestal lavatory (white) with Kohler 'Memoirs' faucets.
- Kohler 'Memoirs' toilet (white).
- Oak floor: See above specifications.
- Exhaust fan with built-in light.

First Floor Bedroom/Bath Suite #1

- Bedroom opens to covered porch.
- Oak floor: See above specifications.
- MTI 5' oval whirlpool tub (white) with Kohler 'Memoirs' faucets.
- Kohler 'Revival' pedestal sinks (white) with Kohler 'Memoirs' faucets.
- Kohler 'Revival' toilet (white).
- Custom built limestone tile shower.
- Custom teak tub surround and deck
- Exhaust fan with built-in light.
- Tumbled limestone & marble main floor, shower floor and shower walls.

Second Floor Bedroom/Bath Suite #2

- MTI 4' square Japanese soaking tub with 'Memoirs' tub deck faucet.
- Kohler 'Bateaus' vessel sinks (white) with Kohler 'Memoirs' faucets.
- Kohler 'Memoirs' toilet (white).
- Concrete countertops and tub deck.
- Black slate tub surround and shower with pebble base.
- Custom Maple open face cabinets from Custom Design Kitchens.
- Large square mirror above dual sinks.
- Exhaust fan with built-in light.

Second Floor Bedroom/Bathroom Suite #3

- Elizabethan Classic dual claw foot tub w/ hand held shower.
- Kohler 'Vintage' cast iron pedestal lavatories (white) with Kohler 'IV George' faucets.
- Kohler 'Vintage' toilet (white).
- Marsh green slate floor and shower walls.

Second Floor Bedroom/Bathroom Suite #4

- Bedroom overlooks 2-story sunroom.
- Kohler 'Memoirs' 6' whirlpool tub (white) with Kohler 'Memoirs' faucets.
- Kohler 'Memoirs' toilet (white).
- Kohler 'Master Shower' system w/ standard shower head and dual ceiling mount Sunflower showerheads.
- Custom Black Walnut cabinets by Custom Design Kitchens.
- Tumbled limestone & marble countertop.

Second Floor Office/Bedroom Suite #5

- Office/Bedroom overlooks 2-story sunroom

Homesite Improvements

- Building permit and site plan provided by Terrace Homebuilders.
- Custom built mahogany exterior deck.
- Paved driveway and brick paver walkway to front door.

- Municipal water.
- Natural gas.
- Conventional septic system (State Health Department approved).

Home Safe Home features

- Built in Security Alarm System.
- Built in computerized video monitoring.
- The Home Fireman™, a built-in cabinet housing a 40' residential fire hose and removable fire extinguisher.