

MUD ROOM / STUDY OPTION



CANTON

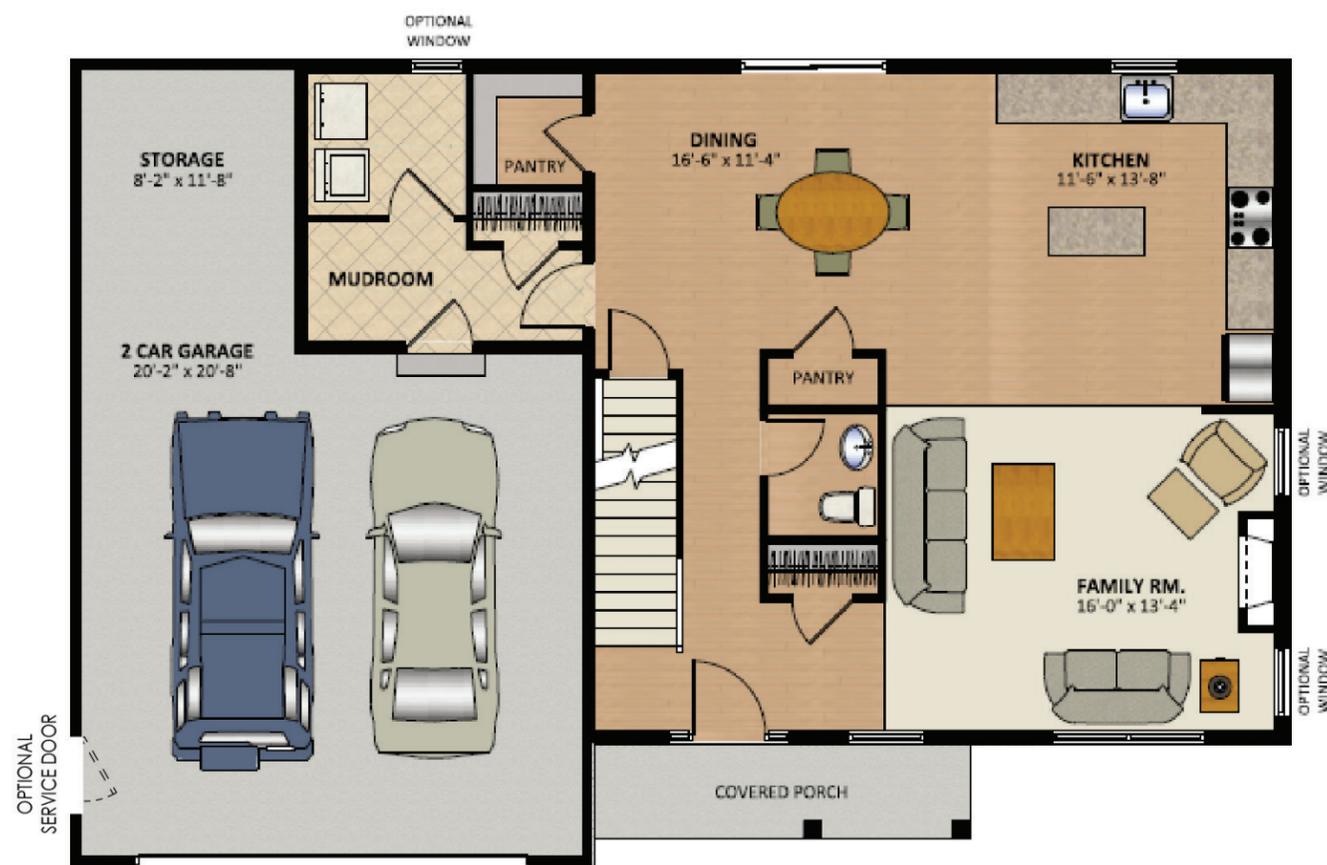
4 Bedrooms | 2.5 Baths
2-car garage
1938 Sq Ft.



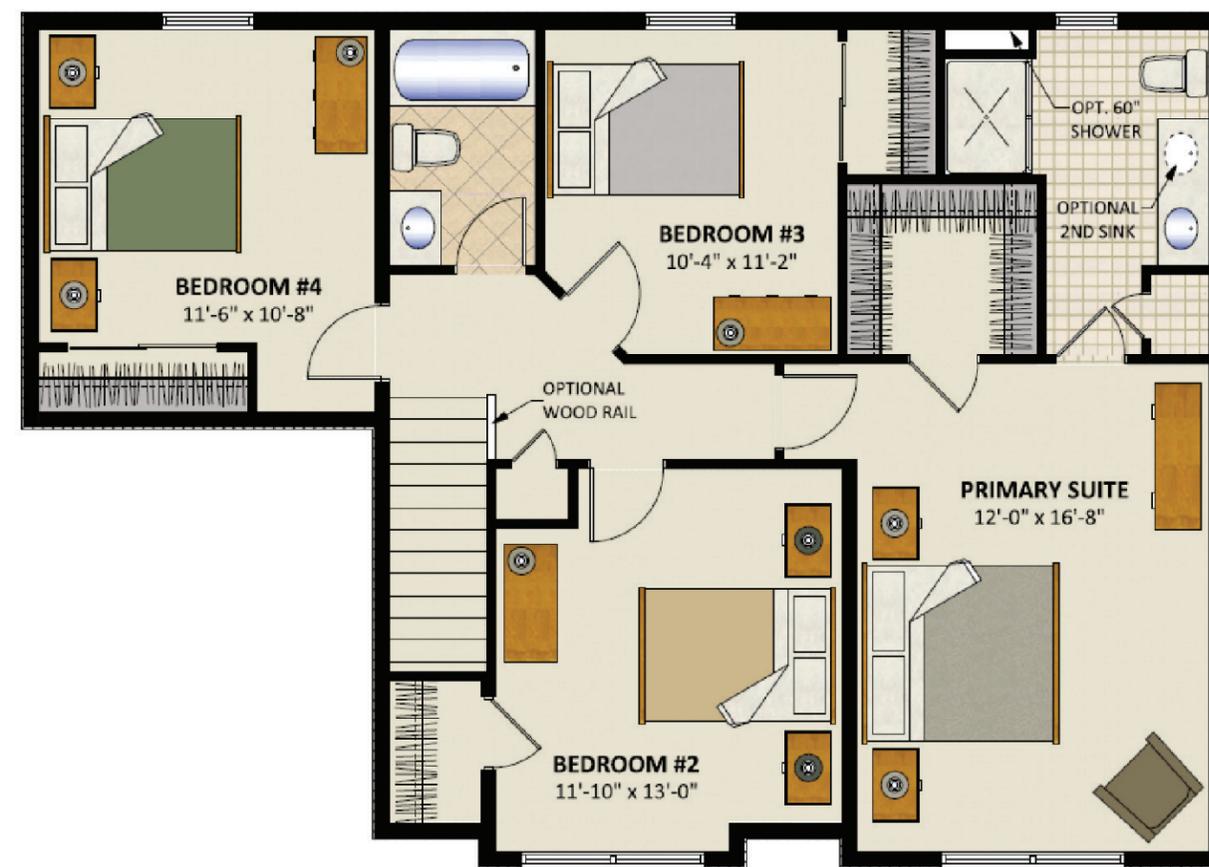
Artist Rendering

Optional Features shown.

Revised: September 5, 2025



FIRST FLOOR

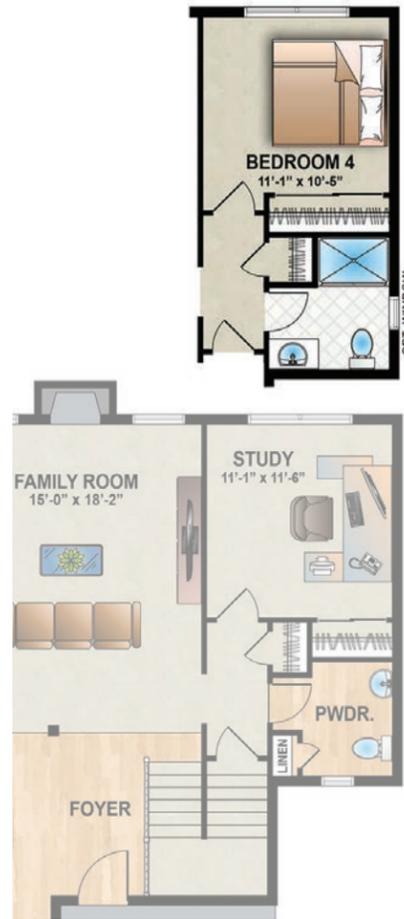


SECOND FLOOR

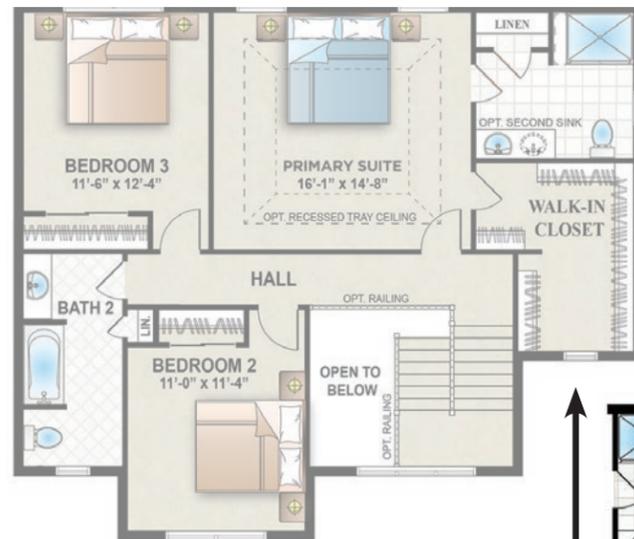
BUCHANAN

3 Bedrooms | 2.5 Baths
2-car garage
2159 Sq Ft.

OPT. GUEST SUITE & BATH



OPT. PRIMARY BATH LAYOUT



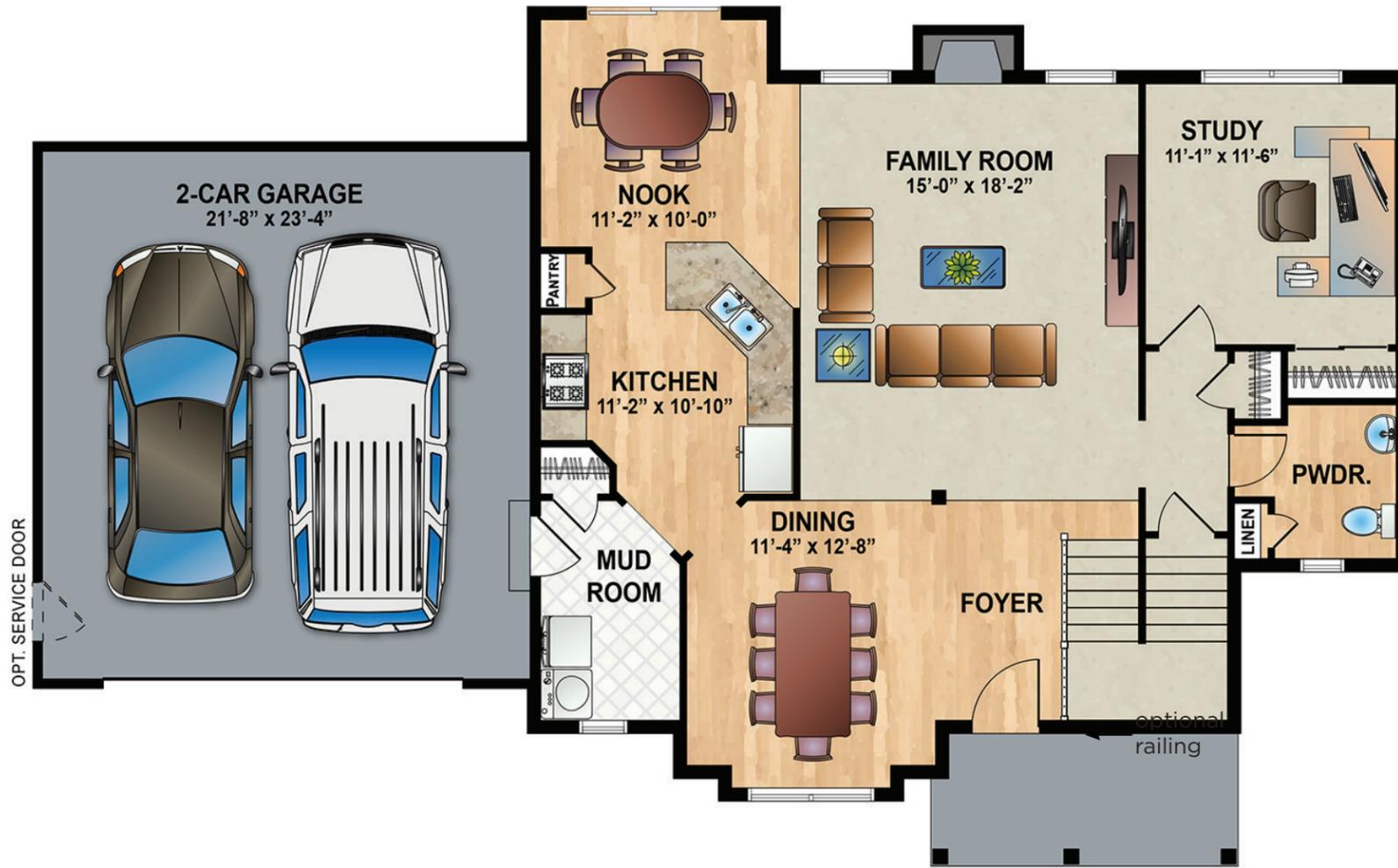
OPT. LUXURY BATH LAYOUT



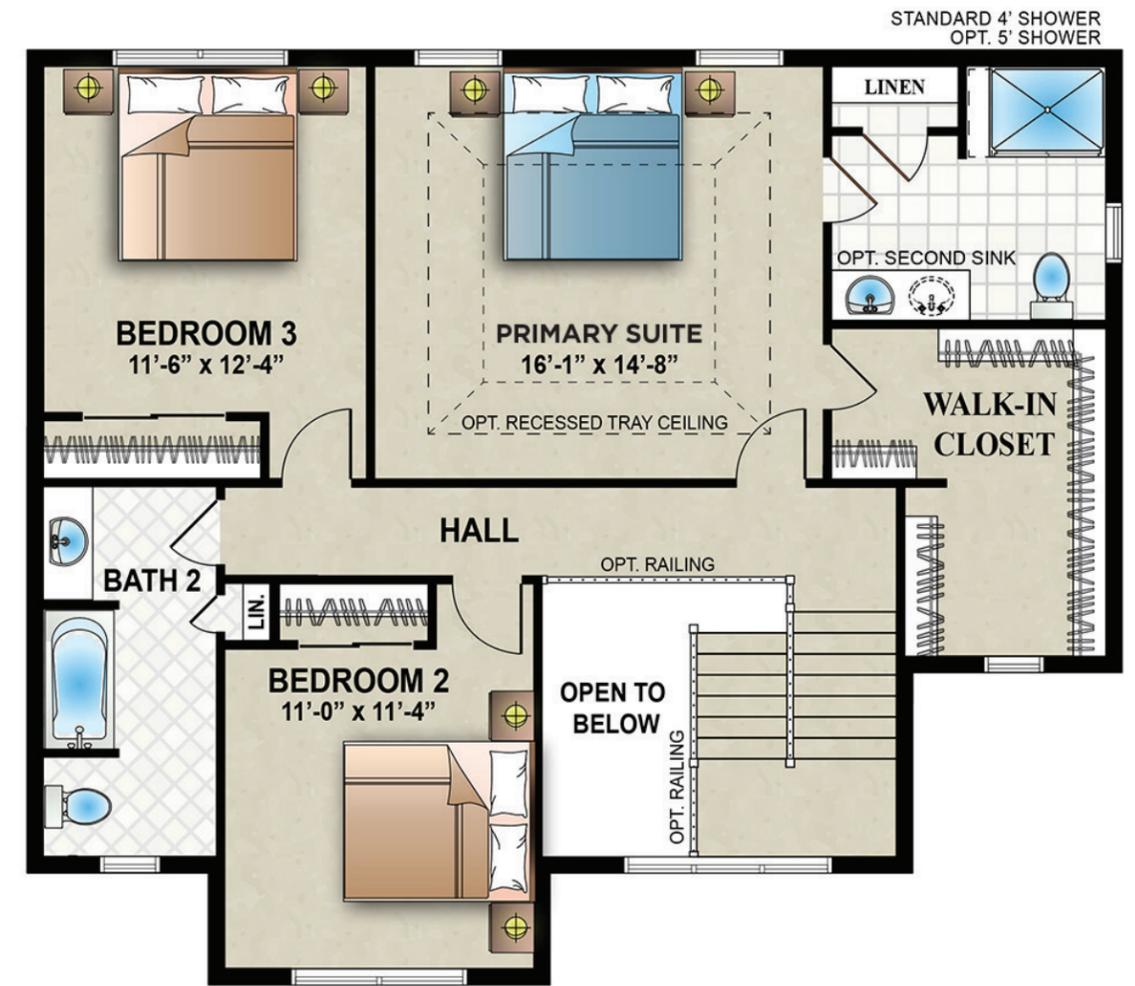
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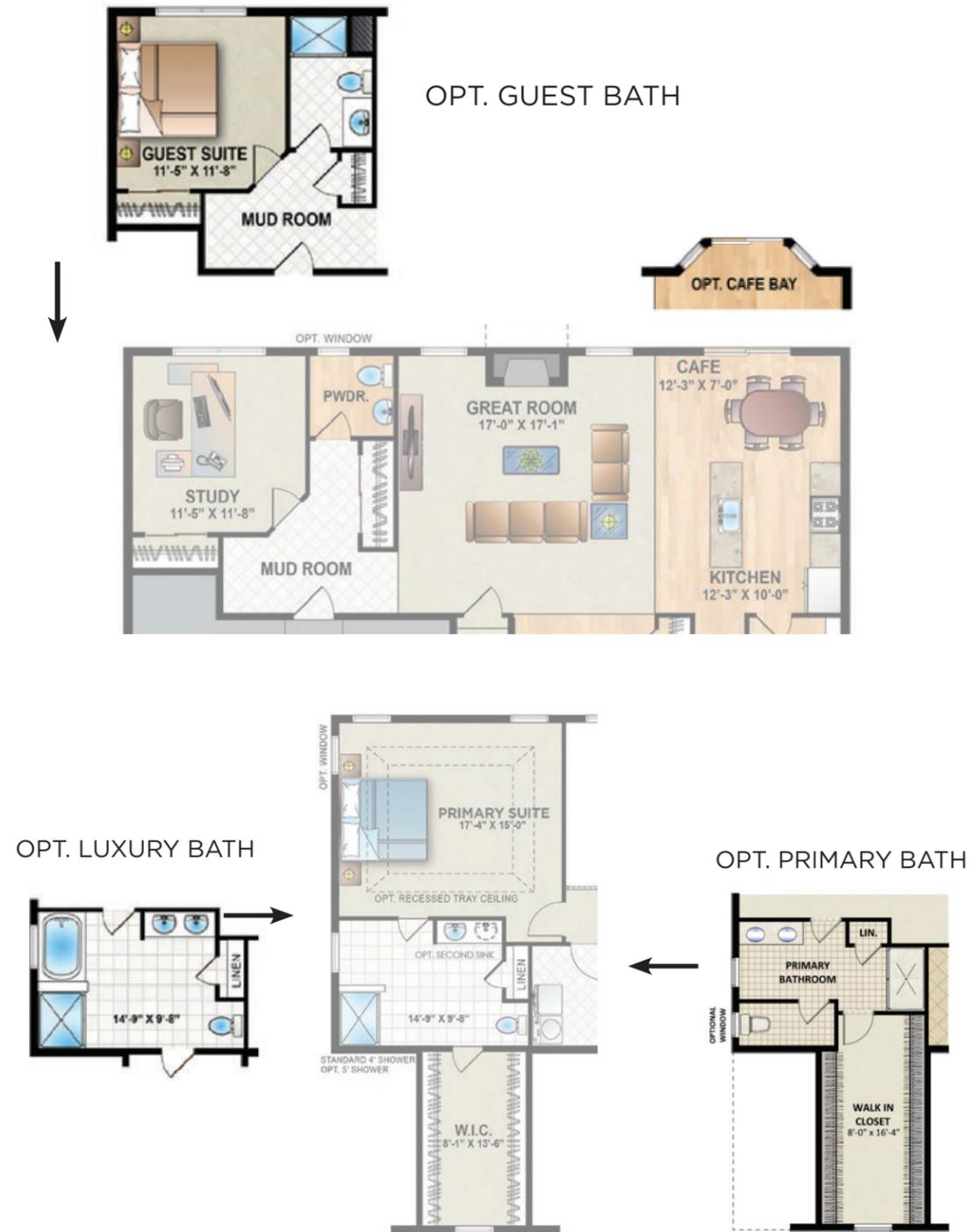
FIRST FLOOR



SECOND FLOOR

ROOSEVELT

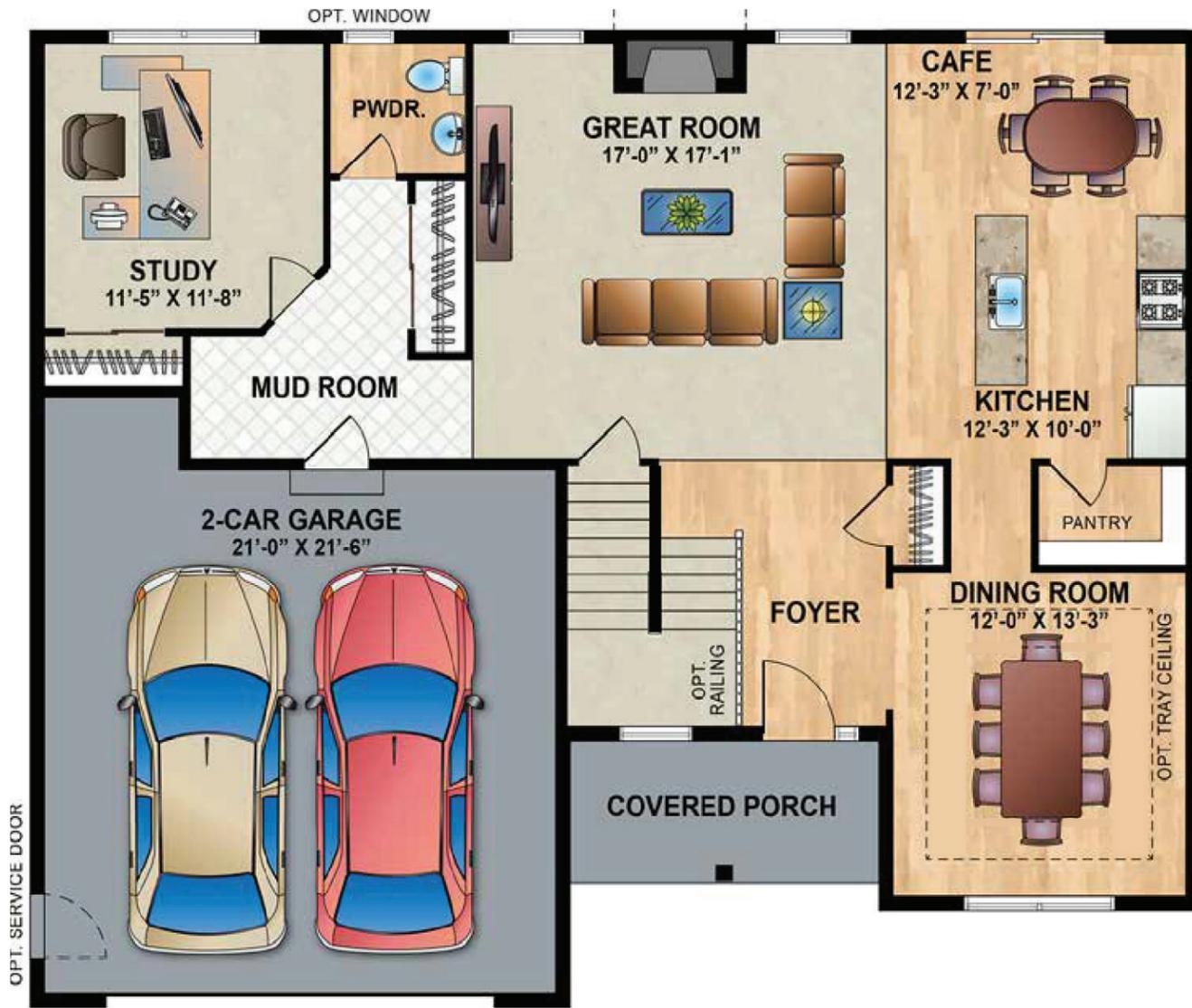
3 Bedrooms + Study | 2.5 Baths
 2-car garage
 2430 Sq Ft.



Artist Rendering

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FIRST FLOOR



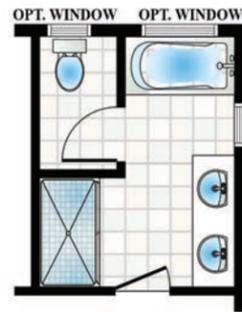
SECOND FLOOR



CLINTON

4 Bedrooms | 2.5 Baths
2-car garage
2681 Sq Ft.

LUXURY BATH OPTIONS



Artist Rendering

Optional Features shown.

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FIRST FLOOR



SECOND FLOOR



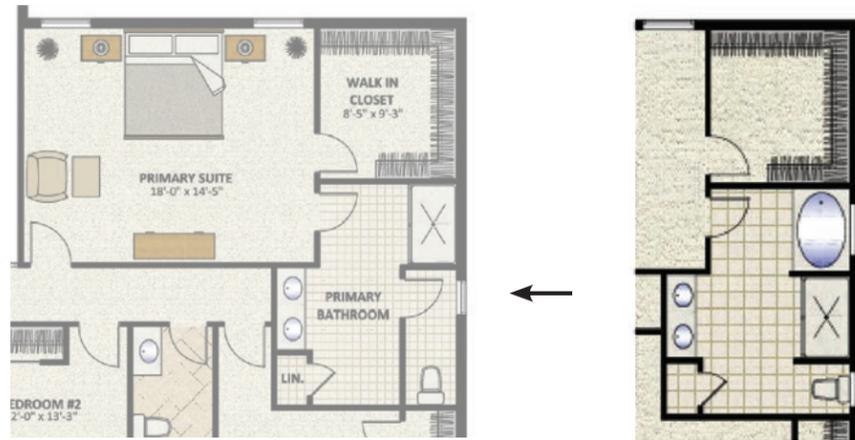
LINCOLN

3 Bedrooms | 2.5 Baths
2-car garage
2707 Sq Ft.

OPT. GUEST SUITE



OPT. LUXURY BATH



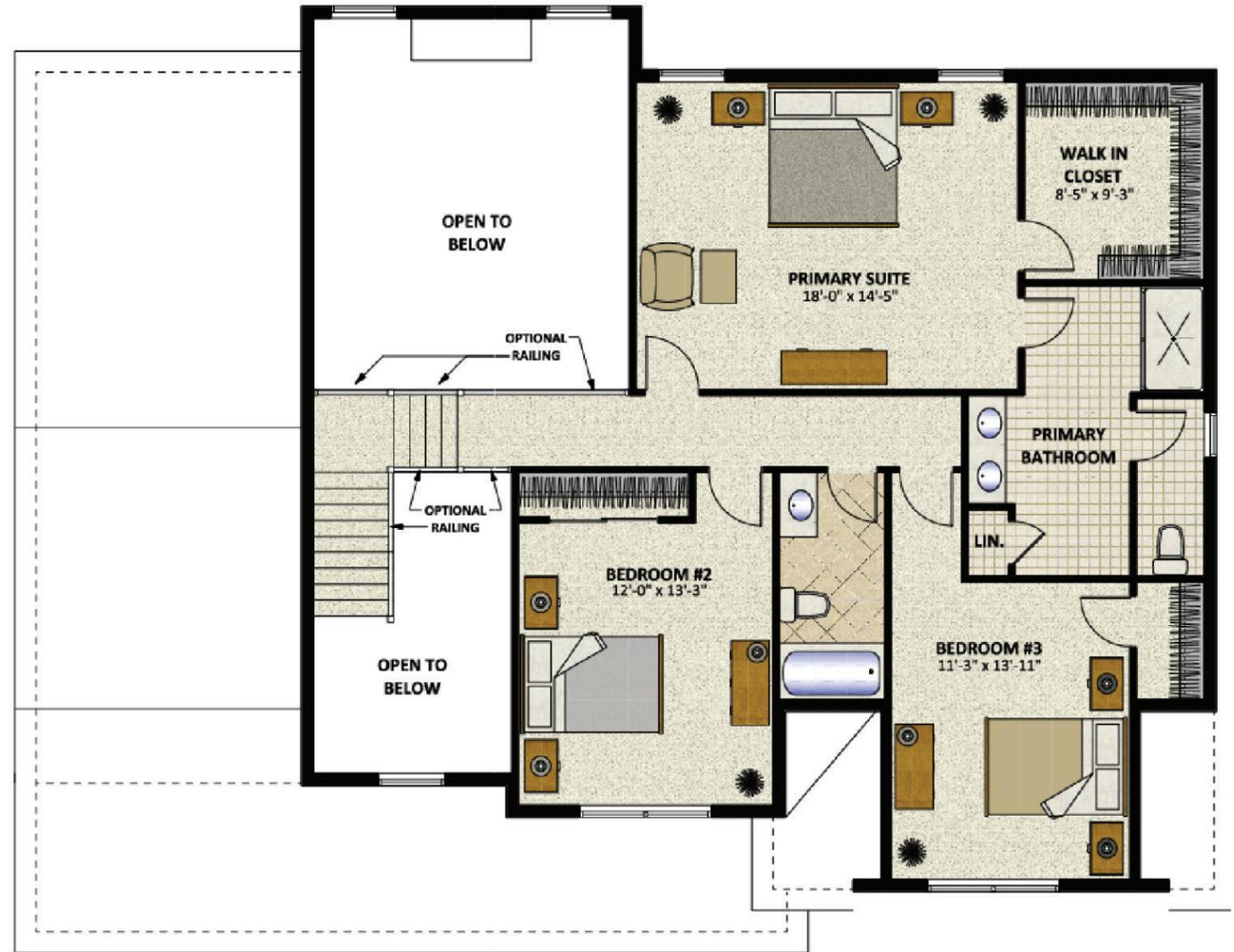
Artist Rendering

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FIRST FLOOR



SECOND FLOOR



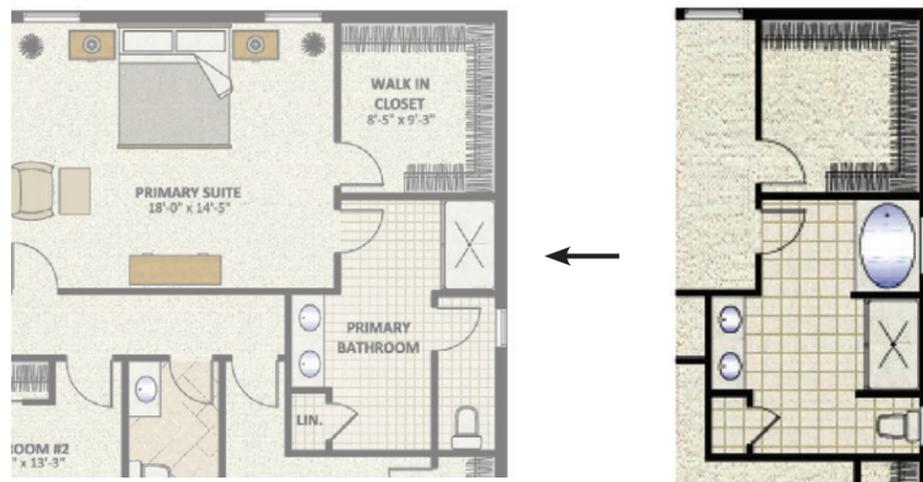
LINCOLN BONUS ROOM

3 Bedrooms | 2.5 Baths
 Bonus Room
 2-car garage
 3112 Sq Ft.

OPT. GUEST SUITE



OPTIONAL LUXURY BATH



Artist Rendering

Optional Features shown.

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LINCOLN BONUS ROOM | 3 Bedrooms | 2.5 Baths | 2-car garage | 3112 Sq Ft.



FIRST FLOOR

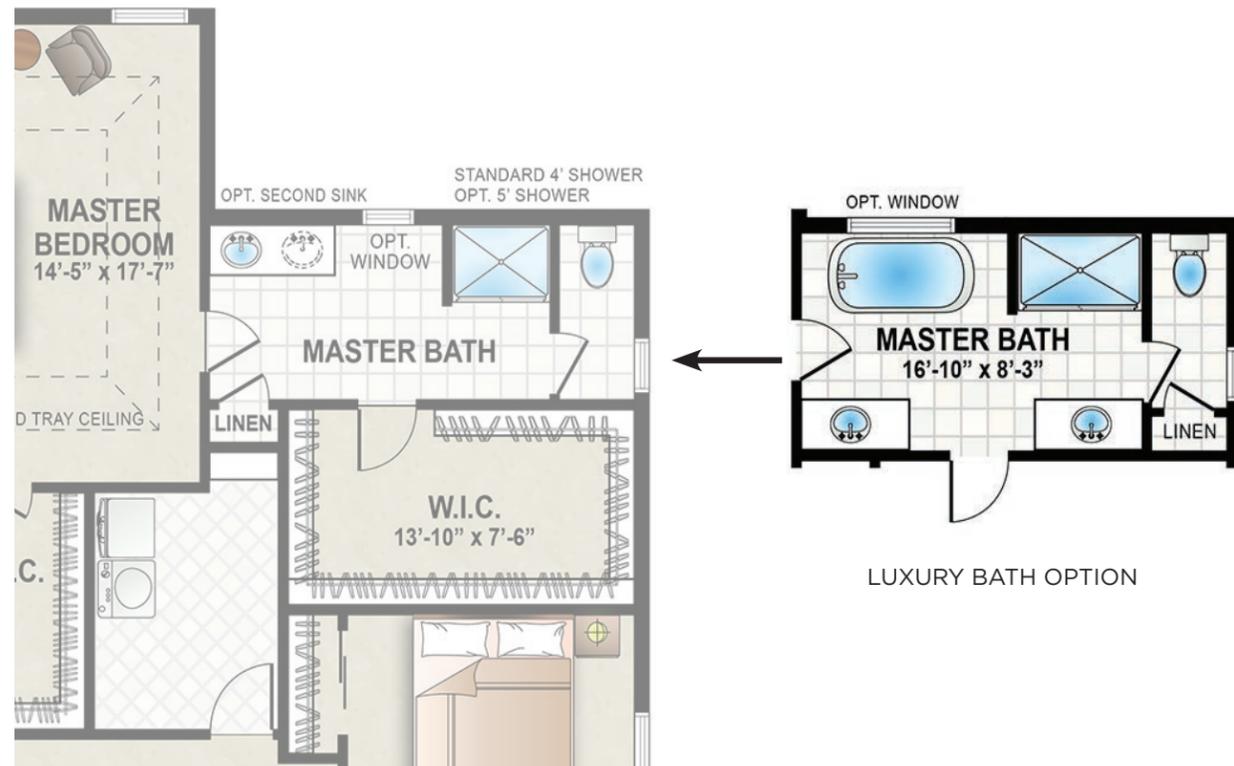


SECOND FLOOR



NAPOLITANO

4 Bedrooms | 2.5 Baths
2-car garage
2883 Sq Ft.



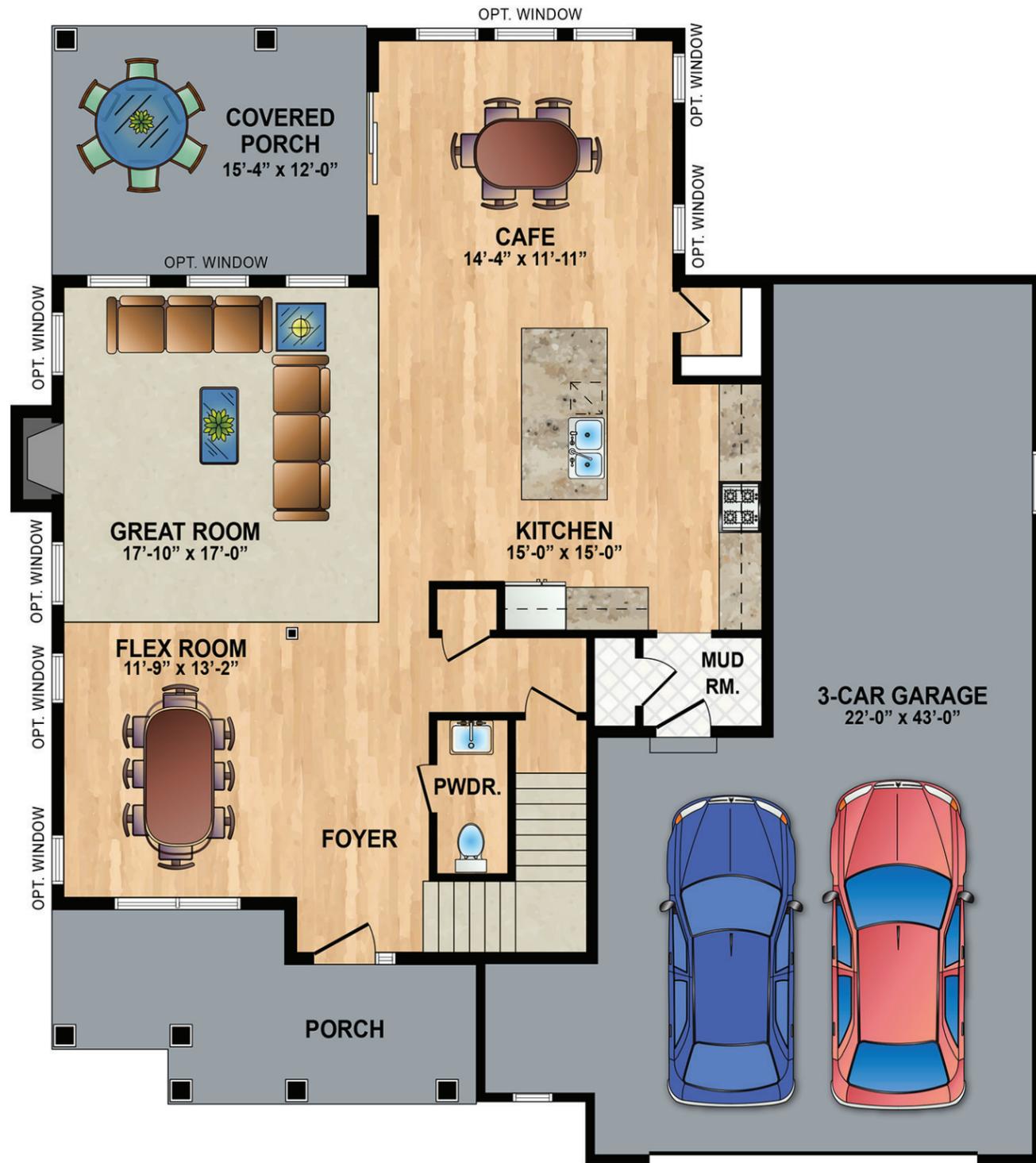
Artist Rendering

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FIRST FLOOR

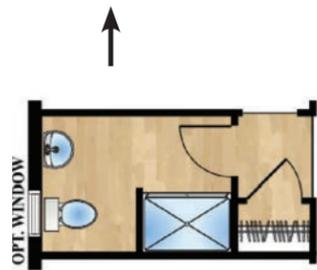
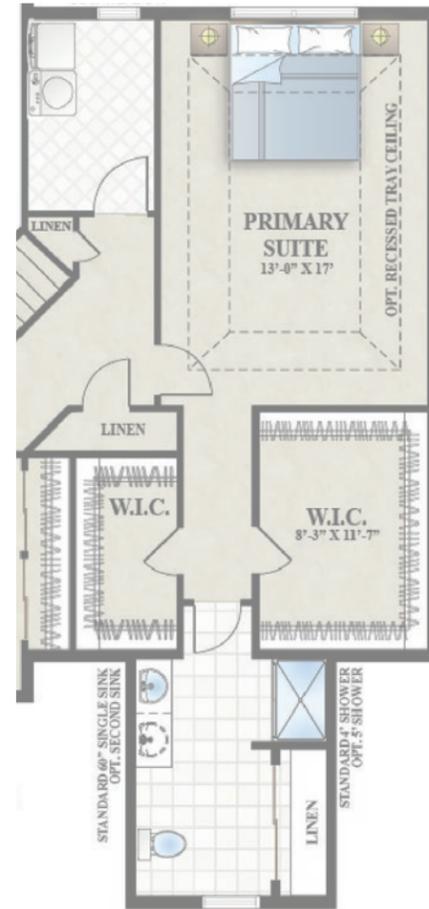


SECOND FLOOR



**KELLEY
FARMS**

PORTSMOUTH
4 Bedrooms | 2.5 Baths
2-car garage
2913 Sq Ft.



OPTIONAL POWDER BATH



OPTIONAL PRIMARY BATH



Artist Rendering

Optional Features shown.

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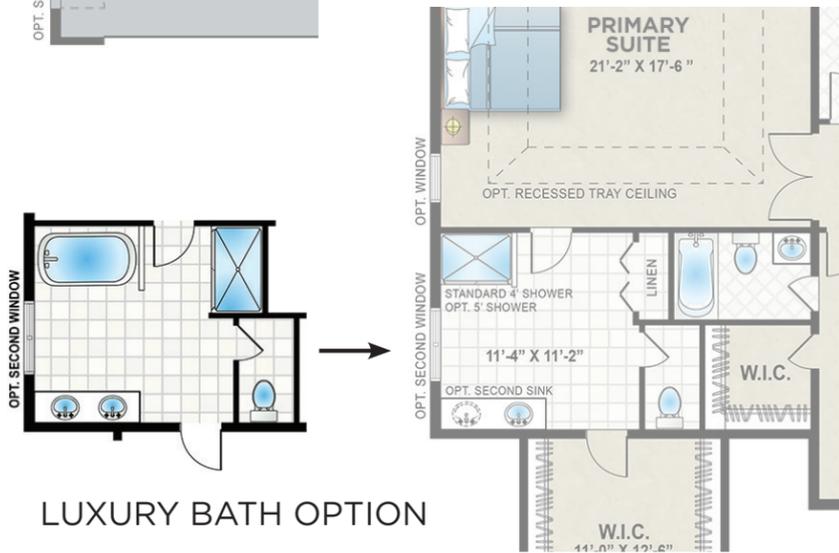
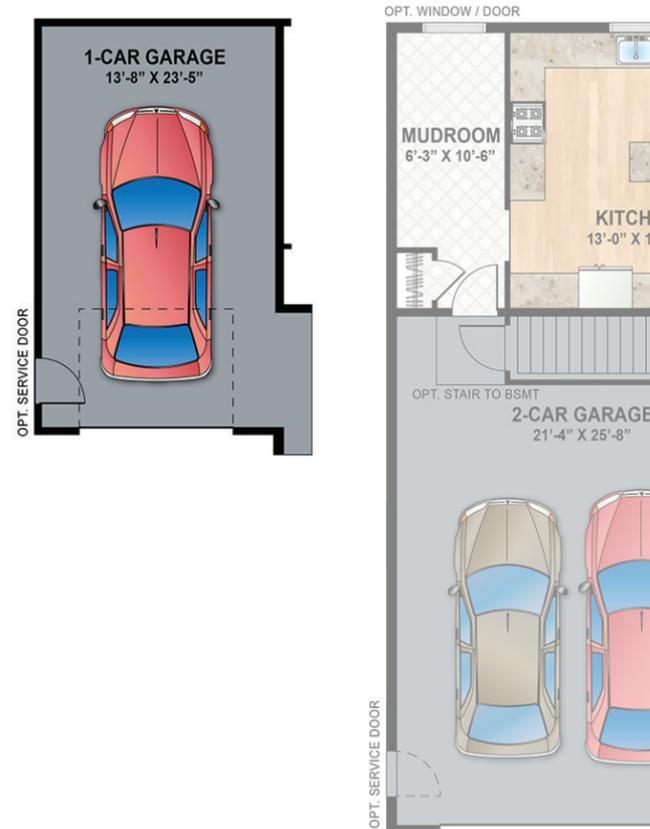


FIRST FLOOR



SECOND FLOOR

OPT. ATTACHED 1-CAR GARAGE



LUXURY BATH OPTION



WASHINGTON

4 Bedrooms | 3.5 Baths
2-car garage
3380 Sq Ft.



Artist Rendering

Optional Features shown.

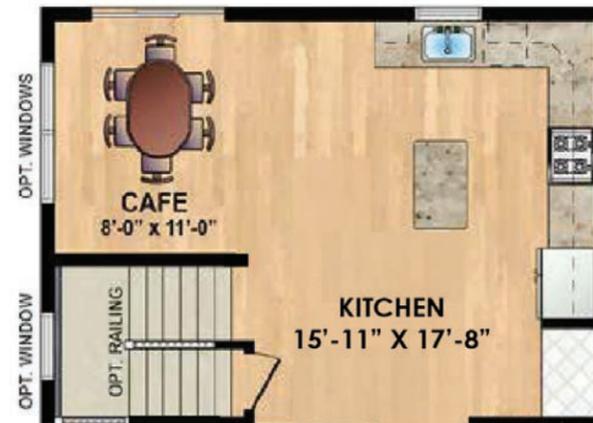
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ONEIDA

3 Bedrooms | 2.5 Baths
2-car garage
2185 Sq Ft.

OPT. CAFE EXPANSION



Artist Rendering

Optional Features shown.

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KINGSTON

3 Bedrooms | 2 Baths
2-car garage
1746 Sq Ft.



Artist Rendering

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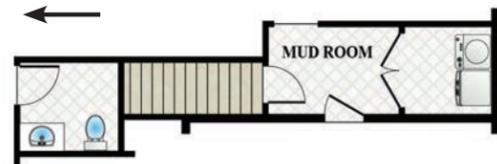
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PRESCOTT
 3 Bedrooms | 2 Baths
 2-car garage
 1753 Sq Ft.



POWDER BATH OPTION LAUNDRY/MUD ROOM OPTION



Artist Rendering

Optional Features shown.

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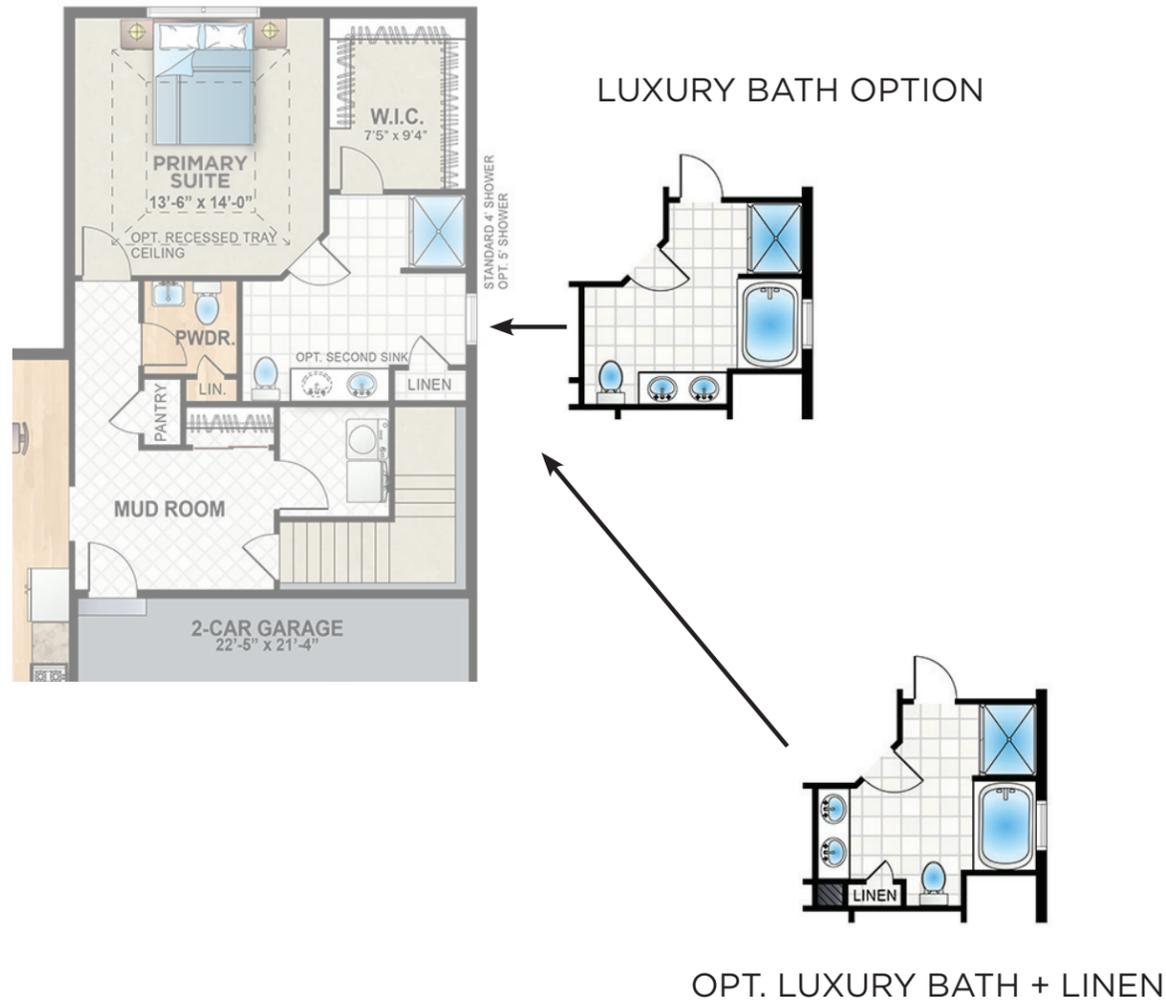
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TRUMAN

3 Bedrooms | 2.5 Baths
2-car garage
1984 Sq Ft.



Artist Rendering

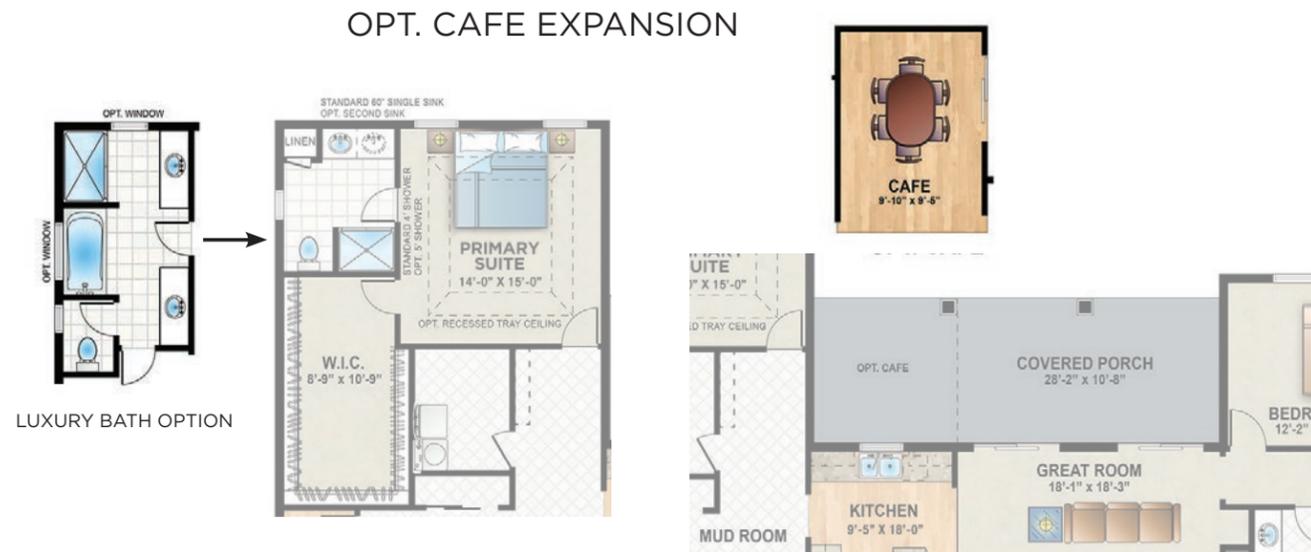
Optional Features shown.

Revised: September 5, 2025



PATROON

3 Bedrooms | 2.5 Baths
2-car garage
2226 Sq Ft.



OPTIONAL SECOND FLOOR BONUS ROOM



Artist Rendering

Optional Features shown.

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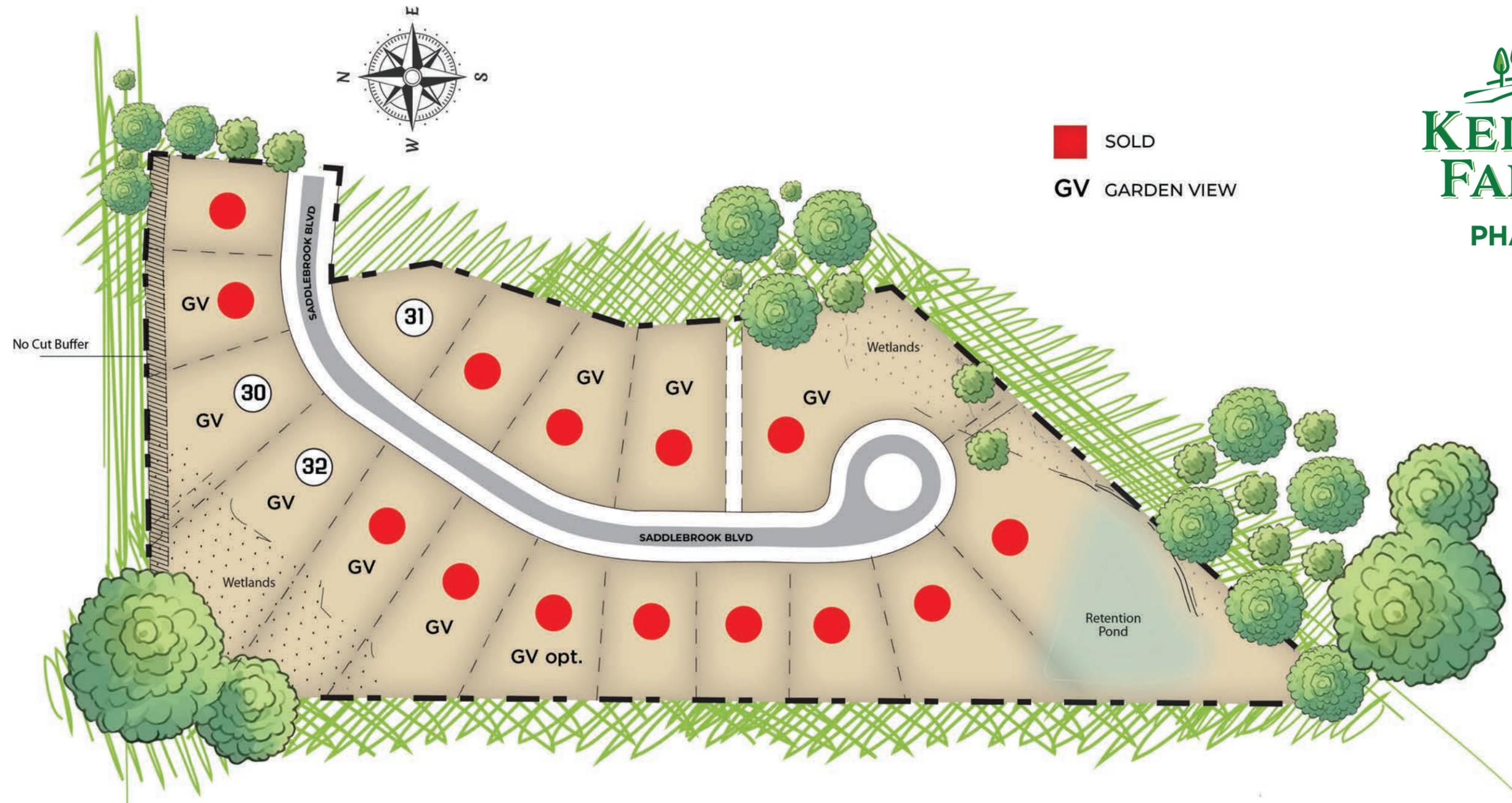
PATROON | 3 Bedrooms | 2.5 Baths | 2-car garage | 2226 Sq Ft.







SITEMAP



 SOLD
 GARDEN VIEW


**KELLEY
FARMS**
PHASE 5



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INCLUDED FEATURES

KITCHEN

Personal Kitchen design consultation
36" Schrock® entra™ cabinetry | Dovetail + Full extension Smart Stop™ Drawer | Select styles
Crown Molding | Cabinet Hardware | Select styles
Granite or Quartz countertop with 4" backsplash and pencil edge | Select Series II
BLANCO Stellar® (441025) stainless steel single bowl undermount sink
Delta® Coranto™ single handle pull down kitchen faucet | Chrome
Recessed light at kitchen sink
Ice maker connection valve for refrigerator
Exterior venting for standard range hood < 400CFM
Pre-wire for garbage disposal
Whirlpool® Stainless Steel Appliances
 Whirlpool® electric range with FlexHeat™
 Whirlpool® dishwasher
 XQE® 30" stainless steel vented range hood

INTERIOR

First floor nine foot ceiling height
Heat-N-Glo SL-7F SLIMLINE FUSION 36" zero clearance gas fireplace
Heat-N-Glo gas logs | 4-sided black trim contemporary surround
Fireplace unit is set 12" above finished floor
Carpeting on main stairs | Series I | Waterfall style
Oak Colonial railing and newell posts | Natural finish | White balusters | First floor - Per plan
Half wall with painted wood cap | Second floor | Per plan
Colonial style 3-1/2" window and door casing
Colonial style 5-1/4" baseboard
Base shoe molding for hard surface flooring
Smooth finish walls and ceilings
Sherwin-Williams® flat wall/ceiling paint | Dover White
Sherwin-Williams® interior acrylic latex | Extra White
Sherwin-Williams® exterior acrylic latex Satin | Extra White
Garage interior taped one coat
Basement stairwell finish tape and paint
2-panel smooth finish hollow core interior doors
3-hinge door design | Satin Nickel
DELANEY® Aubryn interior door knob | Satin Nickel
Closets - One row ventilated shelving system
Laundry Room - One row ventilated shelving over washer/dryer
Pantry + Linen Closets - Four rows ventilated shelving

PRIMARY BATH

Schrock® entra™ cabinetry
Cabinet Hardware | Select styles
60" Single Bowl Seamless Vanity Top | White Onyx
Delta® Kayra™ two handle centerset faucet | Chrome
4' tile shower to ceiling | Fiberglass shower floor | (1) Ceramic soap dish
Delta® Kayra™ shower trim | Chrome
Framed sliding shower door | Chrome
Flush wall mount mirror
Kohler® Wellworth® round front toilet | White
Bath accessories | 24" Towel Bar + Paper Holder | Chrome
ENERGY STAR® exhaust fan with ceiling light and timer

MAIN BATH

Schrock® entra™ cabinetry
Cabinet Hardware | Select styles
30" Single Bowl Seamless Vanity Top | White Onyx
Delta® Kayra™ two handle 4" centerset faucet | Chrome
5' fiberglass tub and shower combination unit with tension rod
Delta® Kayra™ tub/shower trim | Chrome
Flush wall mount mirror
Kohler® Wellworth® round front toilet | White
Bath accessories | Towel Bar + Paper Holder | Chrome
Exhaust fan with ceiling light

POWDER BATH

Kohler® 24" Veer™ pedestal sink | White
Delta® Kayra™ two handle centerset faucet | Chrome
Oval mirror with polished edge
Kohler® Wellworth® round front toilet | White
Bath accessories | Towel Ring + Paper Holder | Chrome
Exhaust fan with ceiling light

FLOOR SURFACES

Luxury Vinyl Tile/Plank | Reserve Series

Kitchen
Café
Dining Room
Powder Room
Entry foyer
Main Bath
Laundry Room
Mudroom

Carpeting

Series I with 3/8" bonded 6lb padding

Ceramic Tile

Primary Bath

EXTERIOR

CertainTeen® Main Street™ vinyl siding collection | Select colors
Cedar-Grain Vinyl Shakes or Board & Batten, per plan
Super Corner Posts with foam, front elevation | 3.5" lineal vinyl window trim, front elevation | White
White Frieze Board, Fascia and Soffits, J-Block to match siding color, per plan
GAF® Timberline HD Architectural shingles | Lifetime limited warranty | Select colors
GAF® Cobra® Ridge vent attic ventilation system
Synthetic roofing underlayment
Ice and Water guard for eaves and valleys
Front Porch - Fiberglass 10" square porch columns, per plan
Rear Porch - Pressure Treated 6" square porch columns, per plan
Raised Panel Shutters, per plan
Pella® 250 Series vinyl sliding glass door
Therma-Tru® SmoothStar® fiberglass 4 panel entry door model S960 | Sidelights per plan
DELANEY® Aubryn Knob | Single Cylinder Deadbolt | Satin Nickel entry door knob
Postal Address Numbers
Amarr® Lincoln 2000 series overhead garage door | Insulated short panel design | True White
LiftMaster® overhead garage door opener | (2) Remotes | myQ® Smartphone connectivity
LiftMaster® overhead garage door opener wireless keypad

INCLUDED FEATURES

WINDOWS

Pella® 250 Energy Star® rated double hung vinyl windows
White exterior | White interior | White hardware
Inview™ screens | Grilles Between the Glass (GBG), front elevation

CONSTRUCTION TECHNOLOGY

Water-Resistive Barrier (WRB) House-wrap
Asphalt Sealant on exterior foundation wall
Interior and Exterior footing drain with sump pump pit
Radon Ready Sub-Slab Depressurization System | Pipe vented through roof
Sump pump system for non gravity connections
Saw cut expansion joints in concrete floors
Full Basement - 8' foundation height | Actual height varies
Egress Window Well | Safety ladder | Lexan cover
Moisture Resistant sheetrock in areas of Primary and Main bath
Attic space access hatch
2x6" exterior wall construction
7/16" OSB exterior sheathing
1/2" OSB roof sheathing
3/4" OSB sub-flooring
Engineered I-Joist floor system

OUTDOORS

Choice of select landscape packages
Inground irrigation system | 10 heads | Control Panel
36" concrete sidewalk from entry door to driveway
Hydro seed starter lawn
Paved asphalt driveway
Two frost free exterior hose bibs

ENERGY EFFICIENCY

Lennox® 96% High Efficiency gas furnace
Lennox® 14 SEER Air Conditioner
1 - zone heating and cooling system
Spray Foam penetration sealing
R-21 fiberglass side wall insulation
R-38 cellulose loose fill ceiling insulation and or fiberglass batt
R-16 FSK insulation blanket for basement exterior walls
50 gallon Power Vent hot water heater
Programmable LED thermostat
Water saving plumbing fixtures
Pressure balancing shower valves
Sealed supply duct system

ENERGY STAR

Certified ENERGY STAR® Home Rating (HERS®)
ENERGY STAR® certified windows
Raised-heel 'energy' roof truss system
R-38 loose-fill insulation in ceiling of living areas
Automatically controlled ENERGY STAR® bath fan
Blower Door testing

LIGHTING AND ELECTRICAL

Interior/exterior lighting fixture LED bulbs | Allowance - Single-story plan \$800
Interior/exterior lighting fixture LED bulbs | Allowance - Two-story plan \$1000
(1) Front yard lamppost and coach light to code | Included in Allowance
Switched outlets in all bedrooms
Toggle light switches
(4) CAT 5 telephone outlets and/or RG 6 cable outlets
Doorbell with chime
(2) outdoor GFCI outlets
220 volt connection for Dryer and Range
Dedicated electric circuit for Refrigerator
Washer and Dryer connection per plan | Booster fan not included
Dryer Box® recessed exhaust receptacle
Smoke detectors hard wired in bedrooms to code
Carbon Monoxide detector to code
Heat detector wired in garage to code
200 AMP electrical service

INTERIOR DESIGN

State-of-the-art Design Studio
Appliance selections at John D. Marcella Appliances
Kitchen and Bath Design at Builders Kitchen, Inc.
Interior Design services provided by Blairhouse Interiors Group
Light Fixture selections at Wolberg Lighting Design

BUILDING EXPERIENCE

Lot walk with Project Manager
Pre-construction meeting with Production Manager
Structural Orientation
 Framing tour
 Kitchen and Bath layout review
 Mechanical layout review
Electrical consultation
Progress reports from Site Coordinator
Pre-closing Home Delivery orientation
Manufacturer product warranty documents
NYS limited warranty | 6 year transferable structural warranty

HOMEOWNER PORTAL | INTERNET TOOLKIT™

Warranty service | Direct access for submitting and tracking warranty claims
Document management | Direct access to your plans, contract, and closing documents

YOUR LOCAL COMMUNITY

Saratoga County | Town of Ballston
Shenendehowa School District
Chango Elementary
Gowana Middle School
Shenendehowa High School
Natural Gas | Municipal Sewer | Municipal Water
elone low pressure sewer system | Select lots
Green Infrastructure: Cisterns & Gutters | Select lots
Tree/s installed- type & location, per subdivision approval