

CLIFFDALE

TOWN OF POUGHKEEPSIE

Quality Builder Features

Outside Your Home

Low maintenance vinyl siding
30-year architectural roof shingles
Seamless aluminum gutters & leaders
Frost free front & rear hose bibs
2 weather-proofed electrical receptacles
12' x 12' deck
Municipal water & individual septic systems
Foundation - poured concrete, tarred below grade,
footing drains (*where necessary*)
Underground utilities
2 or 3-car garage included, depending on model
Blacktop driveway with concrete front walk
Seeded of disturbed areas with landscape package

High Performance Energy Efficient Features

Ridge & soffit vent
R-38 ceiling insulation
R-20 sidewall insulation
Sealing package to prevent air infiltration
Sill sealer
Steel insulated exterior door
Solid vinyl insulated single hung windows
with Low-E Argon glass,
screens & tilt-in features
Zoned, liquid propane gas-fired forced air
heating system
50-gallon domestic hot water
Central air conditioning
Energy efficient house wrap under siding
200 AMP service

Warranty

6-year warranty from the Mid-Hudson Valley's
Leading Home Builder for Over 60 Years

Interior Features

9' ceilings on first floor (*per plan*)
Volume ceilings in master bedroom & family
room (*selected models*)
Oak flooring in foyer, powder room, kitchen &
breakfast area (*may vary by model*)
Luxurious wall-to-wall carpet with padding
Oak treads with painted pine risers on main staircase
Crown molding in living & dining room (*per plan*)
Direct vent LP-gas 36" fireplace with slate surround &
painted wood mantle
Pre-wired for 3-cable TV outlets (*RG6 Quad*)
Pre-wired for 2-telephone outlets (*Cat6*)
4-panel doors with painted trim
Traditional lighting package in brushed nickel
Hookups for homeowner's washer & dryer
Electrical receptacles for future garage door openers

Outstanding Kitchen Features

Merillat Classic Deluxe kitchen cabinets with center island
Granite countertops
Stainless Steel GE range with microwave above &
GE dishwasher
Stainless steel sink
Single lever faucet by Delta

Luxurious Baths

Merillat Classic Deluxe vanities
Granite vanity top with undermount sinks in master bathroom
Cultured marble vanity top in main bathroom
Fiberglass soak tub with skirt in master bath (*may vary by model*)
Separate shower with ceramic tile surround on fiberglass
base and glass door in master bathroom
Ceramic tile floor in second floor baths
Gerber pedestal sink in powder room
Gerber water closets
Single lever faucets by Delta

FOR MORE INFORMATION CONTACT:

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Any omissions in the plans & specifications shall be left to the discretion of seller. Seller shall have the right to substitute material, equipment & fixtures of similar or equal quality. Single pane basement sashes are used in basements & some garages. Effective 11/12/20



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