

Helderberg Meadows Standard Features



Opening the door to your future

STYLISH EXTERIOR FEATURES

- Maintenance-Free Vinyl Siding, Soffit & Aluminum Facia
- 30 Year Dimensional Shingle
- Garage Side Service Door (per plan)
- Window Grills (Front Windows) & Screens For All Windows
- Black-Top Driveway & Black-Top Side Garage Door Walkway
- Concrete Front Side Walk
- Hydro Seated Line
- Designer Landscaping Package & Lamp Post
- Maintenance Free White Vinyl Mailbox & Post
- Two Car Garage w/1 – 16' x 7' Door (per plan)

CONSTRUCTION FEATURES

- Public Water & Sewer
- 2 X 6 Exterior Walls w/ Fiberboard Sheathing
- 3/4" Tongue & Groove OSB Sub-Flooring
- Poured Concrete Foundation Wall
- Perimeter Drainage System In Basement
- Framed & R-19 Insulated Ext. Basement Walls (Floor to Ceiling)
- 200 Amp Electrical Service
- Front & Rear Frost-Free Hose Bibs
- Front & Rear Exterior Electrical Outlets
- Ice & Water Shield On Eaves And In Valleys
- 4' Egress Window Gate With Ladder & Cover

ENERGY SAVING FEATURES

- Wind Barrier Exterior House Wrap (Reduces Air Infiltration)
- R-21 Fiberglass Exterior Wall Insulation
- R-49 Fiberglass Ceiling Insulation
- Continuous Roof Ridge Venting
- Premium High-Efficiency, Low Maintenance, Low E/Argon Filled Vinyl, Simonton Single-Hung Windows w/ Screens
- Pre-Finished Grill Inserts On All Front Windows – Grills Between Glass
- Low Maint. Vinyl Siding Glass Patio Door w/Insulated Glass And Screen By Simonton
- Therma Tru –Smooth Star Insulated Entry Doors
- Up To 95% A.F.U.E. Rheem High-Efficiency Gas Furnace
- 14.5 SEER Central Air by Adams **Heating** Heating
- Programmable Thermostat
- Water Saving Plumbing Fixtures
- 50 Gallon Natural Gas Hot Water Heater

CHEF STYLE KITCHEN FEATURES

- Large Kitchen With Informal Dining Area
- Easy Care Aristokraft Cabinets
- Granite Countertops With 4" Backsplash (level 1 pricing)
- No-Wax Vinyl Floor
- Single Or Double Bowl Stainless Steel Sink w/Sprayer

- Recessed Light Above Kitchen Sink
- Stainless Steel Self Cleaning Electric Range
- Stainless Steel Energy Star Dishwasher
- Stainless Steel Non-Vented Range Hood w/Filter
- Water Line Shutoff Box for Easy Hook-Up to Your Refrigerator
- Premier Low Maint. Low-E Vinyl Simonton Single Hung w/ Screen

IMPRESSIVE INTERIOR FEATURES

- Two-Story Foyer (per plan)
- Oak Wood Railing, Clear Poly w/Painter Spindles – Main 4.5 Open
- Painted 6 Panel Doors w/Colonial Trim Painted w/Latex Off-White Paint
- Vinyl Floor
- Colonial Wood Style Trimmed Window Openings
- 2 1/2 Colonial Casing On Base and First Floor
- Smooth Wall & Ceiling, Painted w/Flat Off-White Quality Paint
- Wall to Wall Carpeting With Prime Urethane Padding
- Closet Maid Vinyl Shelving
- Lighting Allowance (per plan)
- Hard Wire Smoke Alarm In Bedrooms, Basement, 1st & 2nd flrs
- 4 Telephone Cat Five Jacks
- 4 Cable TV Locations

ROOMY BATHROOM FEATURES

- One Piece Fiberglass Tub/Shower Units
- Two Piece China Toilets
- Delta Single Lever Chrome Sink Faucet
- Delta Pressure Balance Chrome Tub/Shower Controls
- Easy-Care Aristocrat Vanity
- Full With Vanity Mirror
- One Piece Cultured Marble Vanity Top Or Custom Fit Formica w/Oval Sink (per plan)
- Vinyl
- Exhaust & Light Combination
- Chrome Finish Towel & Paper Holders
- Master Bath With Soaker Tub And 4' Shower (per plan)

POWDER ROOM FEATURES

- Pedestal Sink w/Delta Single Lever Chrome Faucet
- Two Piece China Toilet
- Oval Mirror
- Vinyl Floor
- Exhaust And Light Combination
- Chrome Finish Towel & Paper Holder

PEACE OF MIND

- NYS Builders Warranty
- Homebuyer 2 - 10 Warranty
- Start of Construction & Framing Inspection w/Builder Representative
- Electrical Walk-Through Pre-Closing – Final Inspection

Bordeau Builder, Inc. will grade any disturbed areas up to 20 to 25 of rear yard 15 on each side yard. Any grading beyond these areas is the customer's responsibility. All prices, specifications and offerings are subject to change without notice. Specs will be finalized prior to construction. All sizes are approximate an estimate only.

Bordeau Builders, Inc | 2144 Doubleday Ave, Ballston Spa, NY 12020 | Office: (518) 885-2984

7/1/20

Joseph Bordeau Cell: 518.860.4603
Licensed Real Estate Salesperson • jbleads1119@gmail.com

Nikki McNulty 518.423.1969
Licensed Real Estate Salesperson • ndmeo@kw.com



Jason Young Cell: 518. 701.1704
Licensed Loan Originator
jyoung@homesteadfunding.com
www.jasonyoung247.com

HOMESTEAD
FUNDING CORP.
Home Financing That Moves You
8 Airline Drive, Albany, NY 12205 • 518.464.1100 Ext. 764
Licensed Mortgage Banker • NYS Dept. of Financial Services
NMLS ID# 64513 • Company NMLS ID# 3232