

# 760 ROUTE 340

## PALISADES, NEW YORK

BY

**COMITO**

**CONSTRUCTION COMPANY**

EXQUISITELY CRAFTED CUSTOM LUXURY HOMES

### **New Home Features**

#### **Exterior Features**

Elegant Custom Home Design with unique elevations, approx. 4,000 sq. ft., 5 bedrooms, 3 ½ baths; 9 ft. ceilings on main floor; vaulted bedroom ceilings on second floor, finished walk-out basement

Stone façade and premium vinyl siding, raised panel shutters and white vinyl soffits and aluminum fascia

Tamko 30-Year Architectural roof shingles

GAF *Weather Watch* ice shield installed around roof perimeter and all valleys

Carriage style insulated garage overhead door w/arched trim surround

Therma Tru premium insulated front entry doors

Therma Tru steel insulated garage fire door

Schlage oil-rubbed bronze or brushed nickel front door lockset

Professionally graded and seeded yards

Blacktop driveway

Covered front porch with tongue and groove decking and steps to grade. 42"-wide concrete walkway from steps to driveway

Two exterior electrical outlets; Three exterior hose connects

Attic ventilator fans with thermostat

Exterior light at each exterior door location

#### **Mechanical Systems**

Zero-clearance gas burning fireplace includes mantle, surround, flush hearth and glass doors.

200 Amp electrical service

Public sewer and water service

65 gallon water heater

Four (4) zone hot water baseboard heating system with gas-fired boiler

One-zone central air conditioning system

Multi-zone alarm system. Electronic smoke detectors with battery backup.

Communications wiring includes: Cat. 5e phone jacks wired to five (5) locations, RG-6 CATV outlets wired to five (5) locations

Thirty (30) standard recessed lights

Oak tread main staircase with primed and painted stringers. Oak tread basement staircase.

Lighting fixtures supplied by buyer and installed by Builder.

Ceiling light fixture outlet in all bedrooms

Bathrooms include exterior vented exhaust fans

Second floor laundry room with drain; Washer/Dryer connections per code

#### **Construction & Energy Features**

ENERGY STAR v2.0 Compliant

Site engineering package, including plot plan, foundation stakeout, foundation location, and property corner locations

10" x 9' poured concrete foundation walls with steel rebar reinforcement. Finished walk-out basement.

Foundation waterproofing system includes exterior 4" perforated footing drains and foundation wall waterproofing.

Structural Lumber:

- ◆ 3/4" OSB sub-floors, glued and nailed
- ◆ 1/2" CDX plywood roof
- ◆ Douglas fir rafters
- ◆ Douglas fir framing lumber
- ◆ Exterior walls to be 6"
- ◆ 7/16" OSB sheathing on exterior walls

Sheet rock (1/2") secured with screws including 3 coats of spackle. Bathrooms include water resistant "Durock" cement board under all tiled areas. Garage fire rated sheet rock with one (1) coat of spackle as per code.

Insulation as per NYS code and Energy Star 2.0 standards

Natural gas for BBQ grill installed

Pella *Proline* Series; white vinyl clad windows with simulated divided light grilles and screens

## Luxury Interior Features

Dramatic two-story foyer entry

Painted multi-panel interior doors w/ Schlage locksets

Oak handrails with painted rail balusters

Crown molding in Dining Room and Powder Room. Norman chair rail dining room

6 1/2" colonial style MDF baseboard with 3 1/2" colonial style MDF casing around all windows and door

Interior walls and doors spray/brush painted up to three colors using Benjamin Moore Moore-Craft paint. Trim painted one color using Benjamin Moore semi-gloss paint.

Number one (#1) grade 4" oak flooring installed throughout first and second floors (except tiled areas).

Walk-in Master Bedroom closets

Ceramic tile installed in bathrooms and laundry room

*Specifications are subject to change without notice*

## Gourmet Kitchen

Custom-designed chef's kitchen with center island and granite counters

Stainless *GE* appliance package.

Ice maker connection valve for refrigerator

Elkay stainless kitchen sink with pull-out faucet

## Lavish Baths

Master Bath with free-standing soaking tub and separate tiled shower and water closet

Granite master bath vanity top

Glass framed enclosure for master bath shower

Kohler *Farmington*<sup>™</sup> or *Caxton*<sup>™</sup> lavatory sinks

Kohler *Wellworth*<sup>™</sup> elongated toilets

Kohler *Villager*<sup>™</sup> bath tubs

Custom-designed vanities and countertops

42" tall by full vanity width mirrors

Allowance for towel bars and paper holders

Faucets and shower controls:

- ◆ Master bathroom: Moen Monticello #4570 chrome faucets, Moen pressure balanced, chrome single-handle shower #3124, Moen Monticello T954 chrome tub filler
- ◆ Bathrooms: Moen Monticello #4560 chrome faucet, Moen pressure balanced, single handle tub/shower combination #3129/3124 with chrome finish
- ◆ Powder room: Moen Monticello #4570CP faucet

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