

# THE PRESERVE

At Medford

# THE MILLENNIUM

## FOUNDATION

- Concrete: Poured re-enforced 8ft basement walls, 4" poured concrete floor
- Waterproof exterior: 10-year warranty
- Termite Shields: ACQ treated lumber on foundation and sill plate
- Outside basement entrance: With ½ glass entry door

## DRIVEWAY

- Blacktop: 2-car wide with walkway to the front door

## LANDSCAPE

- Front Yard: Cleared with advanced sprinkler system and plush and sod
- Backyard: 30' Cleared, final grade & seed
- Side yards: 20' cleared, final grade & seed

## EXTERIOR

- Roof: 30-year Architectural roofing shingles, color choice from the builder's selection
- Siding: Maintenance free vinyl siding, color choice from the builder's selection
- Garage Door: White raised panel steel door
- Fascia & Trim: White aluminum covered
- Soffits: White vented system
- Gutters & Leaders: 5" white aluminum
- Front Door: Steel with half glass and two 12" sidelights
- Windows: United single hung with screens

## INSULATION

- NYS approved, surpassing energy star standards
- Conditioned attic and basement: High efficiency spray foam in the attic and drape wall insulation on basement walls.

## LUMBER

- Douglas Fir Lumber Imported from Canada and California Forests
- Sheathing: OBS for walls, roof & subfloor
- Walls: 2X4 Exterior walls & interior partitions
- Ceilings: 9ft. 1st floor, 8ft. second floor

## INTERIOR

- Sheetrock: ½" Field screwed
- Railings: If needed, standard half wall with pine cap
- Staircase: 1st floor to second floor, pine stringers and risers with oak steps
- Basement Staircase: Pine

## FLOORING

- 3/4 Sub Flooring: T&G glued & nailed
- First Floor: #2 Oak
- Second Floor: Carpet from builders selection
- Bathrooms: Tiled, color choice from the Builder's selection

## TRIM

- Base Trim: 5 ½" Colonial paint grade
- Door Trim: 2 ½" Colonial paint grade
- Doors: Two panel Colonial
- Closets: Vinyl coated closet system

## BATHROOMS

- Tub: Steel White
- Vanities: from builder's selection with white cultured marble tops
- Faucets: Kohler or equivalent

## MASTER BATHROOM

- Tub: Soaking tub or Jacuzzi
- Shower: Fiberglass base, tiled walls & glass enclosed

## KITCHEN

- Cabinets: 42" Custom from builder's selection
- Appliances: 4-piece stainless steel set
- Sink: Stainless steel undermount
- Faucets: Kohler or equivalent
- Countertops: Luxury Granite and Quartz from Builders selection

## HEATING

- Heat: 2 Zone hot forced air system
- Hot Water: 50-gallon gas fired
- Fuel: Safe and Clean Natural Gas

## AIR CONDITIONING

- 2 Zones: AC Equipment by Lenox
- ERV System: Heat Recovery Ventilator and Fresh Air Supply System

## ELECTRIC

- Fixtures: Standard builders fixtures
- GFI: Bathroom, Kitchen, Garage & Exterior
- TV Jacks: Five
- Phone Jacks: One
- Smoke Detectors
- CO2 Detectors
- Exterior Outlets: Two
- Door Bell
- Lighting: Kitchen, Halls, Baths, All Bedrooms & Exterior

## PAINTING

- Ceilings: White throughout
- Walls: One custom color throughout the house except closets
- Closets: White
- Base and Door Trim: White Semi-gloss (2 coats)

## PLUMBING

- Interior Waterline: PEX
- Water Waste: PVC
- Exterior Water Connections: Two
- Washer & Drier Connection (Natural Gas)
- Main Water Shut Off

## THE MILLENNIUM

First Floor: 1373 sq ft  
Second Floor: 1129 sq ft  
Total Living Area: 2502 sq ft

Porch: 66 sq ft  
Lower Level: 1406 sq ft  
Garage: 585 sq ft  
Grand Total: 4559 sq ft

\*All measurements and square footage are approximate and all information can be confirmed by consumer. All rights to content, photographs and graphics reserved to Broker.



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**SIGNATURE**  
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