

# The Woods at Knapp Road



## About the Builder

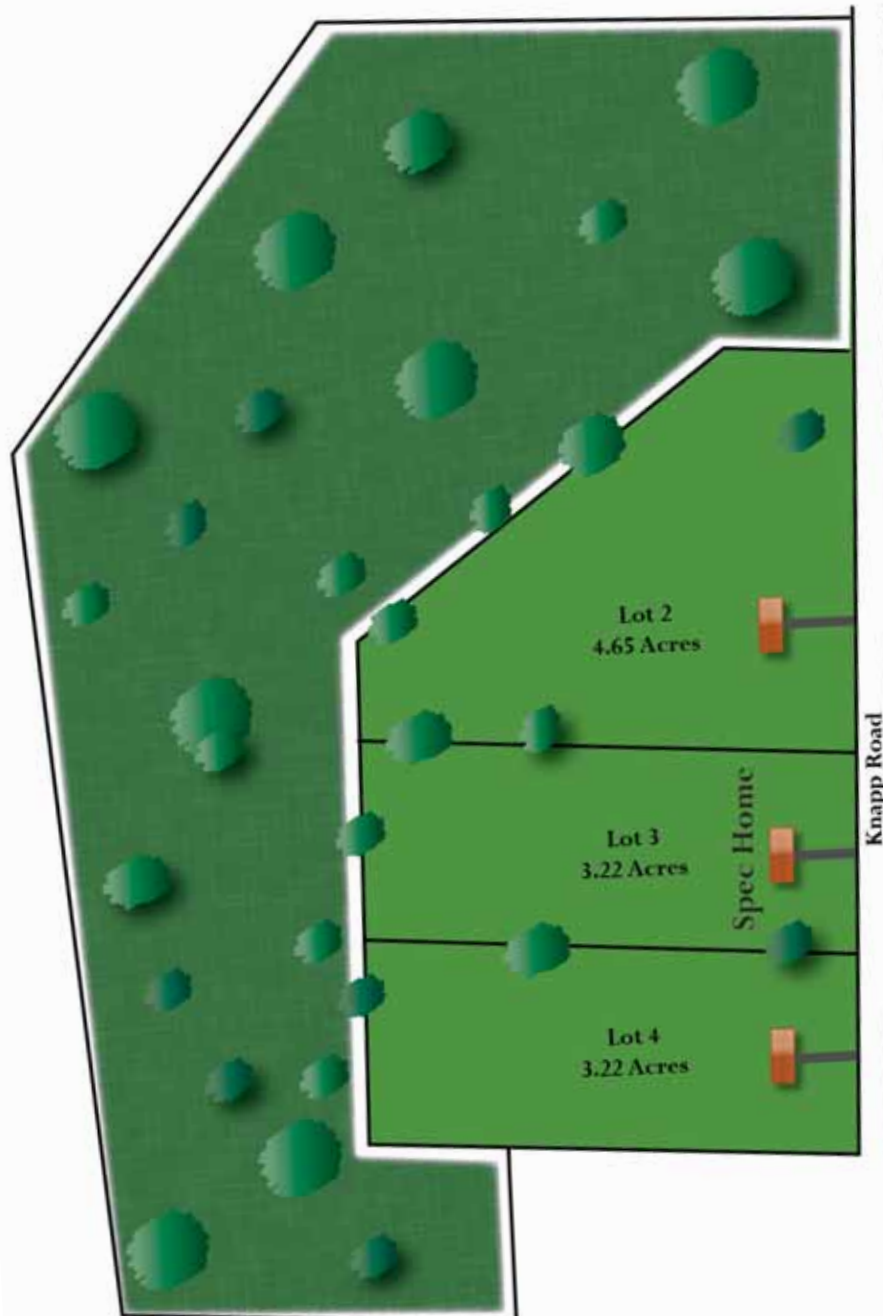
David Bell, founder of Liberty Home Builders began his career in the new construction industry in 1980. He has since built homes throughout the Capital Region, from Glens Falls to Guilderland. He prides himself on not being the biggest in the area, but providing a level of service that is hard to come by.

David maintains a prominent level of personal interaction with clients during all phases of design and throughout the construction process, ensuring each home reflects the clients individual and family dreams. Our goal is to develop relationships by "Building Homes for Life", and to earn the trust of your referrals.



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# The Woods at Knapp Road

## Included Features

### Exterior Features

- Residential vinyl siding from builder's selection as per plan
- Stone option available (per plan)
- Aluminum fascia & drip edge (std. white)
- Custom lighting packages from builder's selection
- Choice of roofing colors from selection
- Lifetime architectural shingles
- Ice & water shield in all valleys and eaves per code
- Continuous ridge vent
- Covered front and rear/side porches (per plan)
- Two-car garage per plan
- Overhead garage door/pre-wired for opener
- Certified wood trusses
- Two exterior hose bibs

### Home Site Features

- Landscaping package
- Grade & seed disturbed areas
- Concrete front walkway
- Blacktop paved driveway
- Underground utilities
- 200 Amp underground service

### Kitchen Features

- Wood classic cabinets
- 36" wall cabinets with crown molding (per plan)
- Granite counter tops from builder's selection
- Undermount stainless steel sink from builder's selection
- Vinyl flooring in kitchen from builder's selection
- Stainless steel appliance package to include electric range, dishwasher and ductless microwave/hood (credit \$1500)
- Refrigerator plumbed for ice maker
- Chrome gooseneck, pull-down faucet

### Master Bath Features (per plan)

- Wood classic vanity
- Marbleized top with bowl
- Fiberglass tub/shower one piece unit with chrome faucet
- Vanity mirror
- Vinyl flooring
- Light/vent fan
- Water saver toilet
- Chrome vanity faucet
- Chrome bathroom accessories (towel bar, paper holder, and tub-shower rod)

### Half Bath Features

- Pedestal sink with chrome faucet
- Vanity mirror
- Vinyl flooring
- Chrome bathroom accessories (towel bar and paper holder)

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## Included Features

### Main Bath Features

- Wood classic vanity
- Marbleized top with bowl
- Fiberglass tub/shower one piece unit with chrome faucet
- Vinyl bathroom flooring
- Vanity mirror
- Chrome bathroom accessories (towel bar, paper holder, and tub-shower rod)

### Lighting and Electrical Features

- 200 AMP electrical service
- Outlets and GFIs per code
- Smoke & carbon monoxide detectors
- Electric range and dryer outlets
- White semi-gloss painted trim
- Standard lighting package per plan from builder's selection
- Bathroom exhaust fans/light combo
- Exterior lighting at all exterior doors
- Porcelain light fixtures in garage and basement
- Electric walk-through to customize options available

### Interior Features/Finishes

- Carpet in Bedrooms, Family/Great room
- Wide plank flooring in foyer/dining room from builder's selection (per plan)
- White semi-gloss painted trim
- White walls throughout
- 9' ceilings 1st floor
- High efficiency forced air furnace and A/C
- 40 gallon hot water tank
- 3 cable/1 telephone outlet
- Sheet-rocked garage one coat of tape
- Painted drywall in all living areas (Dover white standard color throughout)

### Interior Features/Finishes (continued)

- All wood trim will be painted with white semi-gloss
- Interior doors - raised 2-panel Masonite with painted jams and colonial casing (painted white)
- Satin nickel hinges and locksets
- Vinyl windows with painted white wood jams and colonial casing
- Closet shelving-wire mesh shelving
- Interior stairs from first floor to second floor carpet grade from builders' selection
- Laundry and mudroom area vinyl flooring
- Laundry washer/dryer hookups
- 1st floor trim: 5 1/4" baseboard, 2 1/4" colonial casing (painted white)
- 2nd floor trim: 3 1/2" baseboard, 2 1/4" colonial casing (painted white)
- Plans with stair rails have white painted spindles (per plan)
- Direct vent gas fireplace with white painted mantle and surround from builders' selection in family/ Great room (per plan)
- High efficiency gas forced heating system
- Central air conditioning
- Exterior basement walls are framed with R/11 insulation and FSK foil facing
- Poured concrete full basement

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# The Woods at Knapp Road

The Hunter | 3 Bed, 2 Bath | 1,675 sf | 2 Car Garage

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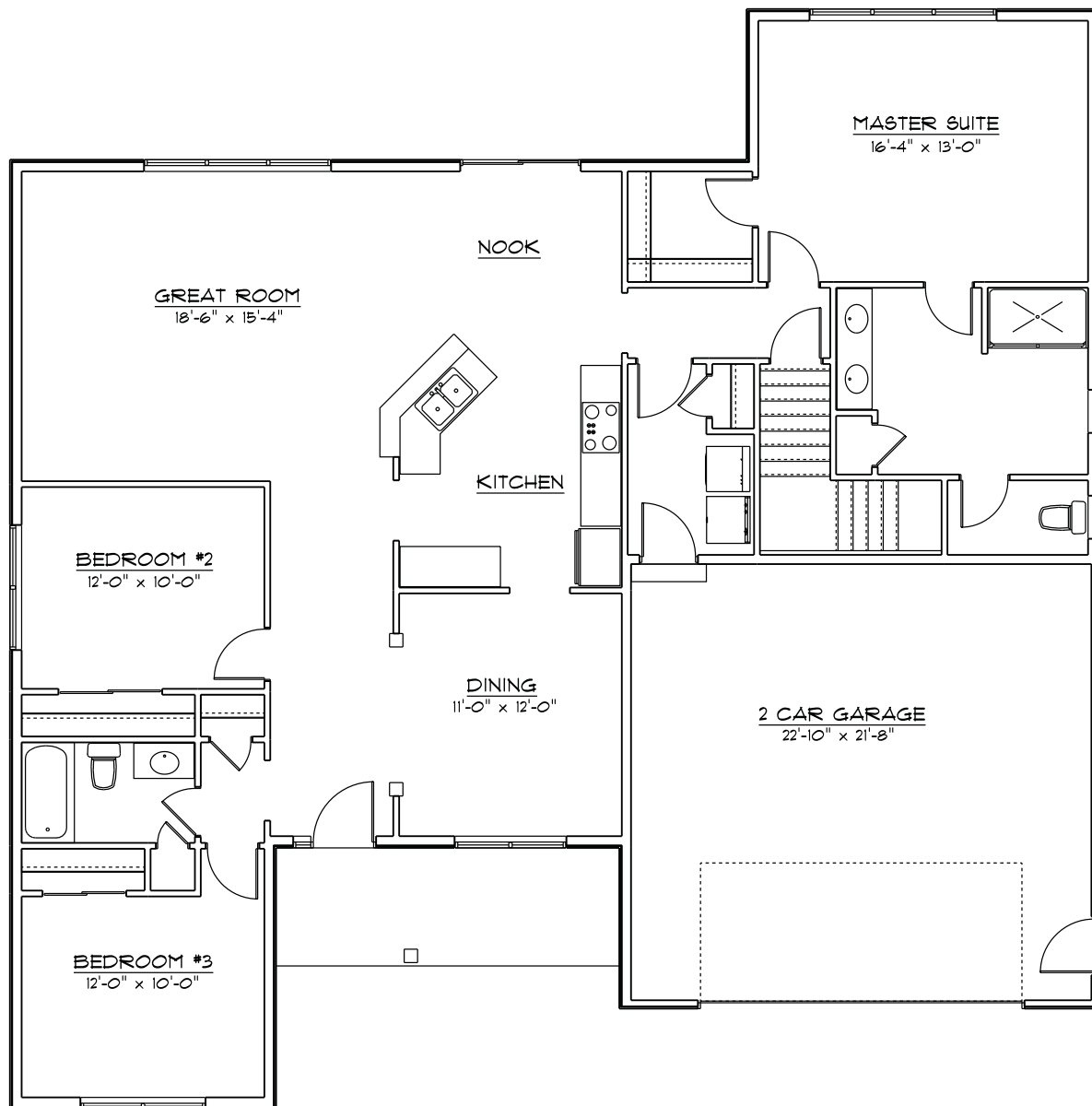


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## The Hunter



The plans and elevations on these pages are for illustrative purposes only. Floor plans, features, and kitchen designs may vary according to alternative styles selected or modifications to the plan and are subject to change without notice. All dimensions are to be considered approximate. Artist renderings may include options available at additional cost. Liberty Home Builders of Saratoga, LLC reserves the right to substitute materials having comparable specifications of equal or better quality 5.19.2020

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# The Woods at Knapp Road

The Wilderness | 3 Bed, 2.5 Bath | 2,166 sf | 2 Car Garage

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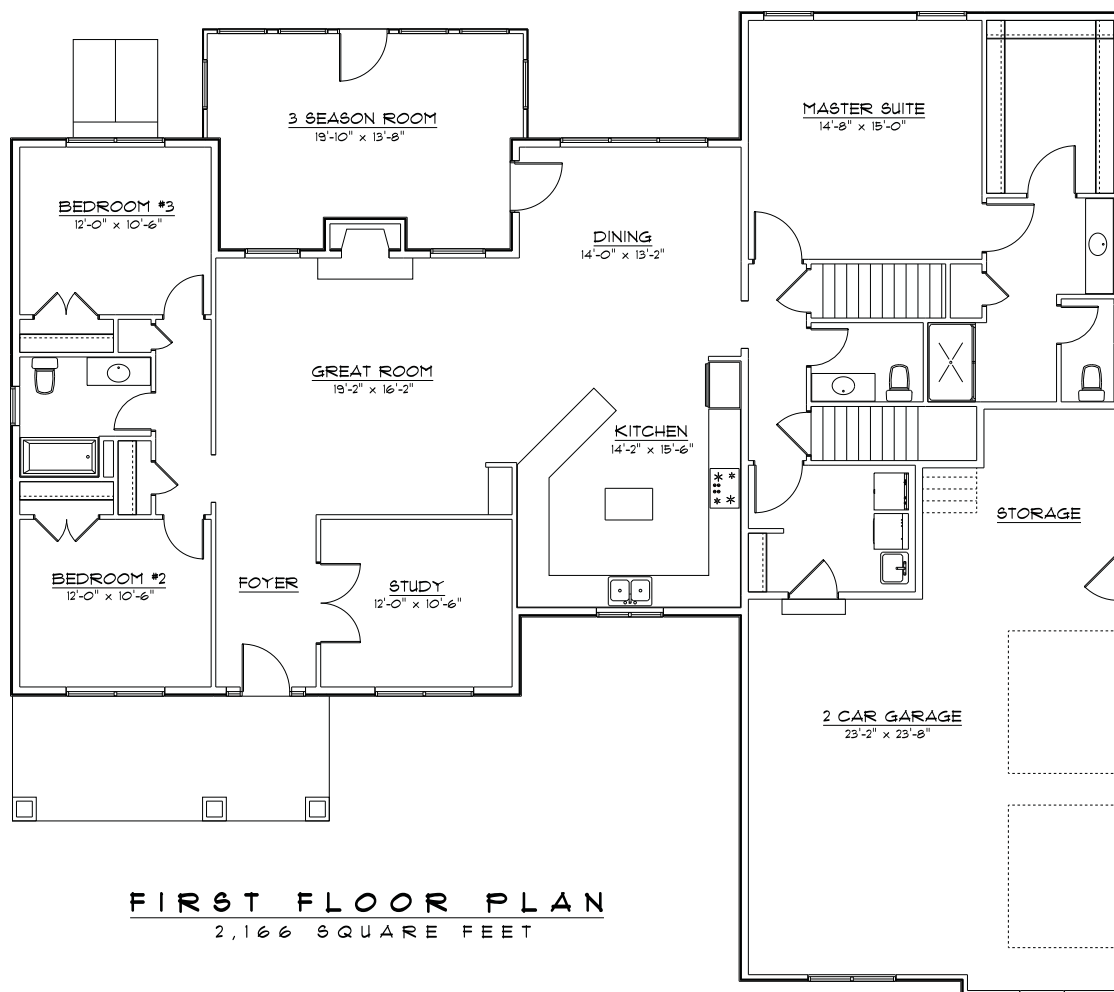


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## The Wilderness



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# The Woods at Knapp Road

The Willow | 4 Bed, 2.5 Bath | 2,482 sf | 2 Car Garage

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## The Willow



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