

MODERN AGE HOME BUILDERS

2045 WILLOW DR, EAST MARION

HOME SPECS

Concrete

Foundation: Poured re-enforced concrete 9ft. basement walls

- Outside basement entrance with ½ glass entry door and 3 egress windows with concrete window wells
- Waterproof exterior
- 4" poured concrete floor

DRIVEWAY

Gravel: 2 cars wide w/cobblestone border. Paver walkway to front porch

LANDSCAPE

Front Yard: Cleared, final grade and sod w/advanced sprinkler system

Side yards and Backyard:

Cleared, final grade & sod w/advanced sprinkler system

Backyard inground swimming pool 20'x40' with bluestone coping

EXTERIOR

Roof: 30-year Architectural roofing shingles

Siding: European style stucco

Garage: Oversized two car garage

- Electric car charger

Exterior Trim: PVC fascia boards, windows and doors trim

Soffits: White vented system

Front Porch Stoop: Masonry pavers patio

Windows and Exterior Doors: Pella lifestyle series

Gutters & Leaders: 6" white aluminum half round

INSULATION

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

Lumber

Douglas Fair Lumber Imported from Canada and California Forests

Sheathing: OBS for walls, roof and subfloor

Walls: 2X4 Exterior walls & interior partitions

Ceiling high: 9ft. 1st floor, 8ft. second floor

INTERIOR

Sheetrock: ½" Field screwed

Railings: Where needed with square balusters

Staircase: 1st floor to second floor, pine stringers and risers with oak steps

Basement Staircase: Oak

Flooring:

^{3/4} Sub Flooring- T&G glued & nailed.

First Floor- NO1 Oak

Second Floor- NO1 Oak

Bathrooms- Tiled with materials imported from Italy

TRIM

Base Trim: 5 1/2" paint grade.

Doors and Windows Trim: 3 1/2" paint grade

Doors: Two panel 7' high

Closets: Custom wood shelving

KITCHEN

Cabinets: Custom with 2 stage wall cabinets

Appliances: 7-piece stainless steel set incl W&D

Sink: Undermount stainless steel sink

Faucets: Kohler or equivalent

Counters: Custom quartz

HVAC

Heat and AC: 4 Zones Hot Forced Air

ERV System: Energy Recovery Ventilator filtrating house air supply

ELECTRIC

GFI: Bathroom, Kitchen, Garage & Exterior

TV Jacks: Four

Smoke Detectors: to code

C02 Detectors: to code

Exterior Outlets: Three

Lighting: Recessed lighting throughout the home

Smart home: Smart home integration prewiring

PAINTING

Ceilings and closets: White throughout

Walls: One custom color throughout the house

Interior Trim: White Semi-gloss [2 coats)

PLUMBING

Interior Waterline: PEX

Water Waste: PVC

Hot Water: Tankless hot water system

Exterior Water Connections: Three
Washer & Drier Connection (Propane)

Main Water Shut Off