

# MODERN AGE HOME BUILDERS

2350 SHIPYARD LANE, EAST MARION

## HOME SPECS

### EUROPEAN STYLE MODERN DESIGN HOME WITH DEEDED BEACH ACCESS

#### 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:** Detached oversized two car garage

- Electric car charger
- Space allocation for storage

**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. 1<sup>st</sup> floor, 8ft. second floor

## **INTERIOR**

**Sheetrock:** ½" Field screwed

**Railings:** Where needed with square balusters

**Staircase:** 1<sup>st</sup> floor to second floor, pine stringers and risers with oak steps

**Basement Staircase:** Oak

**Flooring:**

<sup>3</sup>/<sub>4</sub> 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:** Five

**Smoke Detectors:** to code

**CO2 Detectors:** to code

**Exterior Outlets:** Four

**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 (Natural Gas)  
Main Water Shut Off

**FIREPLACE** Gas fired