**Modern Age Home Builders**

2 Duckwood Ln, Hampton bays

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:** 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 drape 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**: Five

**Smoke Detectors:** to code

**C02 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 or Propane Gas)

Main Water Shut Off

FIREPLACE Gas fired