

PINE HILL WOODS

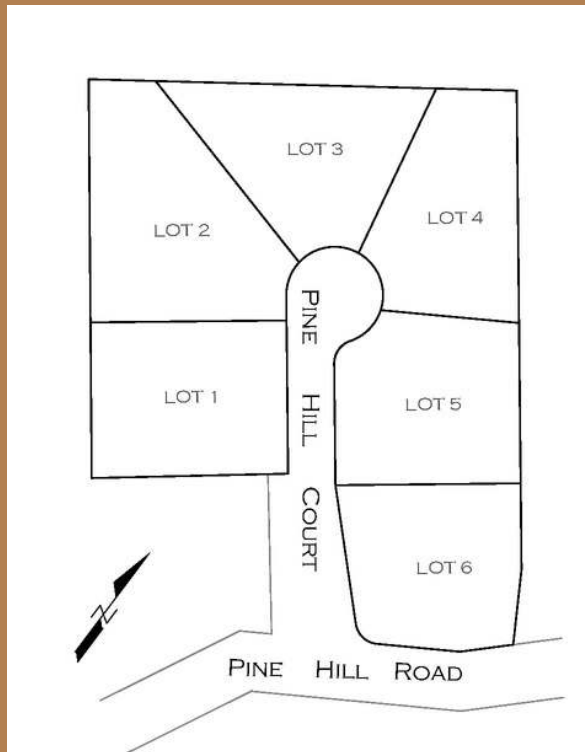
PORT JEFFERSON, NY, 11777

CONTACT:

CATHERINE BUKOWSKI

M: 631-848-0883

CATHERINE@MARGNY.NET



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HOME BUILDERS

Welcome to Pine Hill Woods

Another beautiful community by one of Long Island's most coveted construction companies, Modern Age Home Builders!

Pine Hill Woods is a subdivision located in Port Jefferson featuring 6 luxury homes.

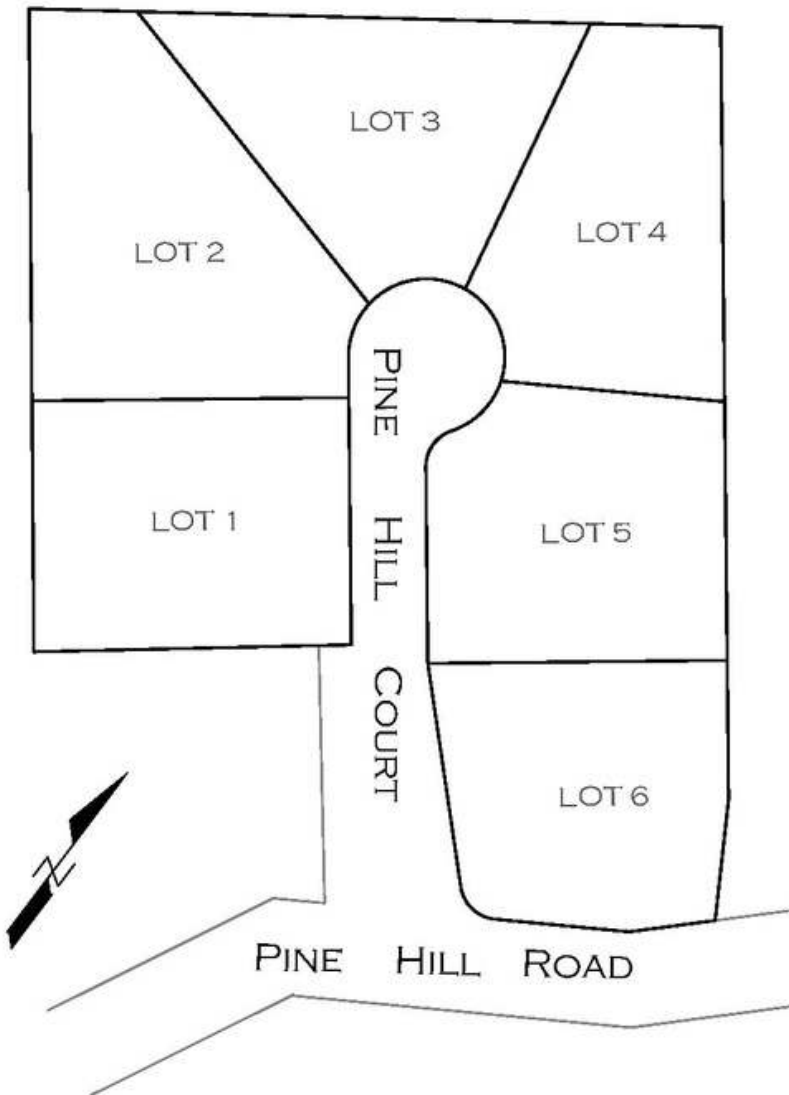
Base Pricing for each lot is as follows:

Lot 1: \$1,349,000
Lot 2: \$1,349,000
Lot 3: \$1,349,000

Lot 4: \$1,299,000
Lot 5: \$1,299,000
Lot 6: \$1,299,000

Homes Encompass the following and more:

- 3,300 sq ft home
- 4 bedrooms 4.5 bathrooms
- 1/2 an acre of land
- Attached 2 car garage
- Port Jefferson School District
- Clapboard vinyl siding
- Custom quartz countertops
- Black Andersen window package
- 9-foot ceilings throughout
- 5-inch white oak flooring throughout
- Italian tile in the bathrooms
- Recessed lighting
- 5-piece appliance package
- Custom 42-inch cabinets



The Layout



FIRST FLOOR

- Open kitchen featuring custom cabinets and quartz countertops as well as a 5-piece appliance package
- Large, open family room
- Junior master bedroom with a walk in closet
- Junior master bathroom with a shower and free-standing tub



SECOND FLOOR

- 2 secondary bedrooms and a full bathroom
- Master suite with a full bathroom consisting of a double vanity, shower, and free-standing tub
- Large den, easily customized into any needed space
- Laundry room
- Walk- in closets

Both Floors consist of:

- 5 inch white oak flooring
- Custom cabinets
- Custom quartz countertops
- Walk in closets
- Italian tile in bathrooms
- Recessed lighting
- 9ft ceilings
- 7ft doors

Home Specs

CONCRETE

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

- Outside basement entrance with ½ glass entry door
- Waterproof exterior
- 4" poured concrete floor

DRIVEWAY

2 cars wide asphalt paved

LANDSCAPE

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

Side yards and Backyard:

Cleared, final grade & seed

EXTERIOR

Roof: 30-year Architectural roofing shingles

Siding: Horizontal insulated clapboard vinyl siding

Garage: Oversized two car garage

Exterior Trim: Aluminum capped

Soffits: White vented system

Front Porch, Side Porch, and Rear Deck: Maintenance free
composite decking

Windows and Exterior Doors: Black Anderson windows

Gutters & Leaders: 5" aluminum

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

Sheathing: OBS for walls, roof and subfloor

Walls: 2X4 Exterior walls & interior partitions

Ceiling high: 9ft. 1st floor, 9ft. 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: Pine

Flooring

Sub Flooring- T&G glued & nailed.

First Floor- NO2 White Oak

Second Floor- NO2 White 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

Closets: Ventilated shelving system

KITCHEN

Cabinets: Custom 42-inch wall cabinets

Appliances: 5-piece stainless steel set

Sink: Undermount stainless steel sink

Faucets: Kohler or equivalent

Counters: Custom quartz

HVAC

Heat and AC: 2 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

CO2 Detectors: to code

Exterior Outlets: Three

Lighting: Recessed lighting throughout the
home

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 & Dryer Connection (Natural Gas)

Main Water Shut Off

FIREPLACE

Gas fired prefab unit

Surround: Marble

Mantle: Wood

Appliances



Range

Frigidaire 30 inch Gallery series gas range with 4 burners



Microwave

XO 24 inch Microwave Drawer



Dishwasher

Frigidaire 24 inch Gallery series built-in dishwasher



Refrigerator

Frigidaire 36 inch Gallery series counter-depth french door refrigerator



Hood

Frigidaire professional 30 inch under cabinet range hood



About Port Jefferson Village

Port Jefferson is a historic village that offers scenic views, great schools, lots of shopping, tasty restaurants, and so much more!



Danfords Hotel & Marina

Expansive marina with a dockside restaurant as well as a state of the art spa



Port Jefferson Country Club

Features an 18-hole premier golf course as well as a clubhouse, fitness center, and fine dining!



McAllister County Park

Park featuring hiking areas with gorgeous views



Village Center

Offers exhibitions, social functions, farmers markets, and other events



East & West Beach

Over two miles of shoreline offering fishing, sunbathing, picnic areas, playgrounds, and more