



*The*  
**Preserve**  
At Old Saratoga



# About the Builders

From your first meeting with Anthony, Steven, or Gianni, you will come to understand why Cerrone Builders has built nearly 1,000 homes.

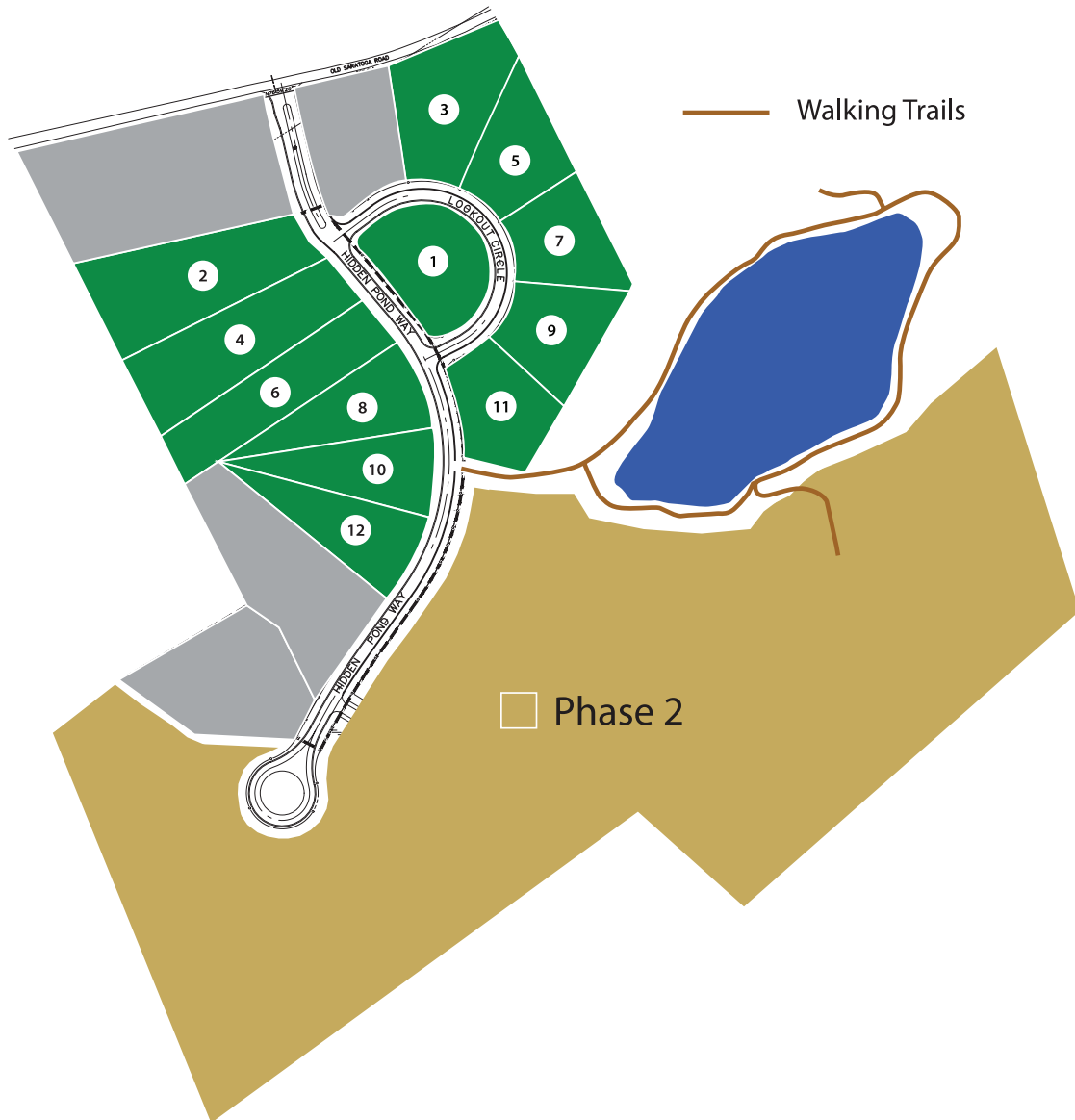
With no advertising budget, Cerrone Builders has built their reputation as a quality home builder through word of mouth referrals. Each customer's home is customized for them, by the Cerrone family themselves, and they are encouraged to stay involved throughout the building process.

When most builders would show a low base price and charge for upgrades, Cerrone Builders includes premium materials from the start so the base price model is a home anyone would be happy to live in.

There really is a difference when it comes to construction quality and the entire Cerrone team of employees and subcontractors has worked and grown together over the company's history.



# Site Map



# Exterior Features

## **Exclusive Exterior Features:**

- PlyGem® Mastic Maintenance free vinyl siding, shutters, and soffits with Aluminum fascia
- Owens Corning 30-year Architectural roof shingle with continuous vented ridge and soffits
- Energy Star rated premium vinyl double hung windows with tilt wash option, colonial grilles between the glass and full screen on front windows (per plan)
- Energy Star rated premium vinyl Sliding Glass Door with screen (per plan)
- Chestnut-Stained Mahogany insulated fiberglass door with windows (per plan)
- Two car attached garage with Raynor Aspen Series Insulated (16'x7') garage door with electric opener
- Kwikset® Front door lock set with Dead bolt
- Up to 1,200 square feet Black-Top driveway placed on compacted gravel (20' wide at Garage to Road)
- Two Electrical outlets and Two exterior hose connections
- 48" wide concrete front walkway from driveway to the front door (per plan)
- Preset Landscape Package including 12,000 square feet hydroseed, 20 sprinkler head allowance
- Bowman Kemp Egress Window

## **Construction and Energy Efficiency:**

- Ice and water shield on eaves and in valleys of roof
- All basement walls blanket wrapped with insulation and FSK paper
- 2 x 6 exterior walls framed at 16" O.C. with 7/16" OSB wall sheathing with exterior house wrap
- Vapor barrier house wrap on all walls and roof gables
- Fiberglass insulation in the exterior walls
- Blown in cellulose in the ceiling
- ¾" tongue and groove GoldEdge® sub-floor glued and nailed
- Full Basement with 8' poured concrete walls with steel reinforcement and water resistant exterior coating
- 4" poured concrete slab with saw cut expansion joints in basement, garage, and porch areas
- 200 AMP electrical service with large panel box for future circuit add on
- 50-gallon quick recovery gas hot water heater (one unit)
- York® Energy Star rated High Efficiency 95% Plus gas forced air heating system (one unit)
- York® Energy Star rated High Efficiency Air Conditioning System 13 SEER (one unit)
- Sealed duct joints for reduced air leakage and more efficient air delivery
- Electronic Programmable thermostat (one unit)
- Garage sheet rocked and taped with 1 coat of compound
- Personalized Meeting with BUILDER after framing for customized electrical and lighting layout at home site



# Interior Features

## **Exclusive Interior Features:**

- Nine-foot first floor ceilings
- Masonite® Interior Doors (several styles to choose)
- Wide Plank engineered hardwood flooring (standard selection per plan) in Foyer, Kitchen, Living Room, and Dining Room.
- Ceramic tile flooring (standard selection per plan) in ALL BATHROOMS, Laundry Room, and Mud Room.
- Carpet (standard selection per plan) with six pound pad in Study, all Bedrooms, Walk-in Closet, 2nd Floor Common area, Den, and Stairs.
- Kwikset® handle sets on all doors
- Oversized 5 1/4" colonial baseboard trim painted bright white with two coats of paint
- 3 1/2" colonial casing around doors and windows painted bright white with two coats of paint
- Walls painted with two coats Benjamin Moore® white paint
- Ceilings painted with Benjamin Moore® white paint
- Natural gas fireplace with custom granite and white mantel surround and granite hearth (per plan)
- Closet Maid® White Tight Mesh Shelving (per plan)
- Allowance for interior and exterior lighting (per plan)
- White switches and outlet plates (placement per code)
- Personal sessions for Delta® faucets in kitchen and baths

## **Home Electronic Features:**

- Two CAT.5 telephone wiring locations and High-Speed Cabling RG-6 wired in each bedroom
- Range and Dryer are 220-volt electronics
- Washer and Dryer location and connection are per plan
- Electronic Carbon Monoxide Detector and Electronic Smoke Detector in all locations per code

## **Kitchen Features:**

- Personal design sessions with professional consultant
- Multiple standard kitchen designs to choose from
- KraftMaid® Maple Kitchen Cabinets with crown molding and slow close drawers and doors. Various door styles and colors to choose from.
- Custom fit square edge granite counter-top with 4" backsplash (standard selection per standard design)
- Designer Stainless Steel GE® appliance package
- Stainless steel single or double bowl kitchen sink with DELTA® faucet



# Interior Features

## **Primary Bath Features:**

- Fan vent in bath
- Tile Shower with Glass Enclosure
- GERBER® white round bowl commode
- KraftMaid® 36” high vanity cabinets with single bowl pre-fit granite tops and design session (per plan)
- Delta® Chrome tub and shower faucets with temperature balancing feature
- Delta® Chrome 4” faucets for vanity top
- Personal selection for bathroom accessories
- Ceramic tile flooring (standard selection)

## **Common Bath Features:**

- 5’ AKER® white fiberglass tub/shower unit
- GERBER® white round bowl commode
- KraftMaid® 36” vanities (APP) personal design session with single bowl pre-fit granite tops
- Delta® Chrome tub and shower faucets with temperature balancing feature
- Delta® Chrome 4” faucets for vanity top
- Personal selection for bathroom accessories
- Fan vent in bath
- Ceramic tile flooring (standard selection per plan)

## **Half Bath Features (per plan):**

- Pedestal sink allowance
- GERBER® white round bowl commode
- Ceramic tile flooring (standard selection per plan)



## Vendors

### **ASKO ELECTRIC SUPPLY**

14 Cooper St.  
Glens Falls, NY 12801  
518-798-9503  
[www.askoelectricsupply.com](http://www.askoelectricsupply.com)

### **BARLOW ELECTRIC**

46 Gillespie Rd.  
Middle Granville, NY 12849  
518-361-0531

### **BEST KITCHENS AND APPLIANCES**

110 Saratoga Ave.  
South Glens Falls, NY 12803  
518-793-7888  
[www.bestkitchenandappliances.com](http://www.bestkitchenandappliances.com)

### **FLOORMASTER CARPET ONE**

102 Quaker Rd.  
Queensbury, NY 12804  
518-793-3367  
[www.floormastercarpetone.com](http://www.floormastercarpetone.com)

### **QUEENSBURY TILE & SPAS**

174 Bay St.  
Glens Falls, NY 12801  
518-792-4121  
[www.queensburytileandspa.net](http://www.queensburytileandspa.net)

### **SECURITY PLUMBING AND HEATING SUPPLY**

58 Dix Ave.  
Glens Falls, NY 12801  
518-793-4171  
[www.secsupply.com](http://www.secsupply.com)

### **CERRONE PLUMBING, HEATING & AIR CONDITIONING**

115 Everts Ave.  
Queensbury, NY 12804  
518-798-6560  
[www.cerroneplumbinghvac.com](http://www.cerroneplumbinghvac.com)



# Sales Information

## About HUNT Real Estate:

In 1911, Charles S. Hunt opened the first HUNT Real Estate office in Buffalo, New York. Over the next 100-plus years and spanning four generations of the HUNT family, the company has continued to evolve and grow, ascending to unparalleled heights to become what it is today.

HUNT Real Estate is the most successful locally-owned and operated real estate company in Western, Central, Northern and Eastern Upstate New York.

HUNT is locally-owned yet internationally known. We are recognized annually as one of the top real estate firms in the country by REALTrends, RISMedia and Realtor Magazine, and we're the only real estate company serving this market to be granted membership into Who's Who in Luxury Real Estate, an organization of the finest real estate brokerages worldwide. In 2022, we achieved the most successful year in our company's 112 - year history, selling over 13.8K+ properties valued at over \$3.84 billion dollars.

## About Jennifer Ball:

At HUNT Real Estate ERA, my goal is to be there for you throughout the entire real estate process, ensuring it is as easy and stress-free as possible. My commitment is to deliver superior customer service backed by the industry's most sophisticated real estate technology tools and marketing systems. I am dedicated to providing and interpreting accurate, in-depth information on home values and the real estate market.



## Jennifer Ball

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