

120 Old Niskayauna Features

GENERAL INFORMATION

- 3200 SF of Living Space
- 2 Miles From AirPort
- Private 110'x 180 Lot w/Views
- Public water & Sewer Systems
- Electric Service by National Grid
- North Colonie Schools
- Exclusive Loudonville Location

INTERIOR FINISHING

- Artisan Trim Package Includes: 9' ceilings on 1st floor/ 3 Piece Crown trim entire 1st floor; Halls & Master BR. Custom Bull Nose on Corners & Windows
- Wine Cellar in Basement
- Painted Garage and Basement Hall
- Ceilings painted off white- Walls are Custom Colored Mixed
- Solid Interior Doors w/pockets
- Ventilated Custom closet shelving
- Main bath: Solid Wood Vanity, Vessel Sink, Wall Mounted Faucet, Marble Floor, Tile Crafted shower walls, Cast Iron Tub
- Master Bath: Double Marble Sink vanity w/designer Faucets. Titled 2 Person Shower w/Rain Dome, Spray Jacuzzi Wall & Hand Held Spray Head. Heated Granite Tile floor. 'Spa Tub' featuring: Steam, Jacuzzi, foot massage, Rain Dome shower, Wall Shower Jets, Hand Held Spray, Music, Phone, & Soothing Lights,
- Cherry Kitchen Cabinets with 7" crown trim. Dove tail construction, & Self Closing Drawers. Corian Custom color countertops w/flush Corian Sink, Subway Pattern Travertine Tile Back Splash, Custom Diamond Pattern Heated Travertine 18' Floor Tile,
- ProLine Stainless Appliances by Kenmore Featuring: Quite Dish Washer; Counter Depth Refrigerator; 36" Gas Range; Built-In Microwave; 36' Stainless Exhaust Hood
- Nickel Plated Hardware on Doors

ENERGY FEATURES

- Our Homes use "GreenStar" Methods using at least 65% less energy than other builders homes
- Insulated Window Treatments
- Radiant 5zone Floor (including garage & basement) Heating w/ Hot Water Hi-Performance Boiler
- Eco-Passive Cooling
- Programmable Thermostats
- R-48 Foam Ceiling Insulation
- House Wrap w/Sealed Windows
- R-35 Foam Exterior Insulation
- R-13 Foam Basement Insulation
- Insulated Vinyl Day Light Basement Windows with Screens
- Maintenance Free "EarthWise" Insulated Sashes/Glass Low E Vinyl Shield Windows w/Grilles & Screens & Patio Sliding Door w/Insulated Glass & Screens
- Steel Insulated Fashion Exterior Door w/Transom & Side Lites
- Insulated Steel Garage Doors w/ Insulated Windows
- Water Conserving Fixtures
- Advanced Air Sealing

EXTERIOR & STRUCTURAL

- Lifetime Roof Shingles
- Insulated Custom Garage Door
- Hardi-Board Cement Custom Color Siding w/Designer Trims
- 2 X Floor Joist
- 2x6 Framed Exterior Walls
- 2x4 Framed Interior Walls
- 7/16" Wall Sheathing
- ¾" Subfloors
- Poured Concrete Foundation
- Foundation Drainage: Footing Drain, Sump Pit
- Fashion Nickel Lockset on Front door
- Custom Architectural Eve returns/and overhangs
- Custom Stamped Concrete Walks
- Circular Driveway

ELECTRICAL

- Every Room- RG6 CableTV Jacks
- 6 Cat.5 Telephone Jacks
- 200 Amp Service, w/ Convenient Panel Located on 2nd Floor
- Smoke & Carbon Monoxide Detectors all Floors
- GFI Outlets in Kitchen & Baths
- Custom Light Fixtures & Energy Saving Ceiling Fans Throughout
- Overhead Garage Door Opener
- Wired for CCTV
- Wired for Entertainment Systems
- Recessed Lights in Hallways
- Surround Sound in Great Room
- Flush Mounted Under Cabinets Work Lights in Kitchen
- Broam Ultra Quite Exhaust Fans in all Baths
- Magnifying Makeup Mirror in Master Bath with Lite
- Side Mounted Lights in Master Bath
- 10' Track Lite w/Dimmer in Master Bath
- Reading Lights w/Dimmers in Master BR
- Built-In Fire Place in Master BR

PLUMBING

- 5th Bath 'Rough In' Located in Basement,
- 2 Frost Free Exterior Faucets, Front One has Hot Water
- 2nd Floor Washer & Dryer Appliances
- Dual Flush Bathroom Lavatory
- Commercial Grade Single Control Faucet w/Sprayer in Kitchen
- Insulated Hot Water Lines
- Sound Insulated for Quite Drains
- Fashion Wall Mounted Bathroom Faucets, and Sinks
- Commercial Grade Single Control Faucet w/sprayer in Kitchen Sink
- Pot Filler Faucet Over Range
- Garbage Disposal
- Rough-In Central Vacuum