



LeVie Farm Included Features

HIGH QUALITY CONSTRUCTION

- **Three** Car Garage (Front Load)
- 2x6 Exterior Wall Construction On Heated Areas
- Huber Zip Wall Sheathing system & 1/2" OSB Wafer board Sheathing on Roof
- R-21 (6" Batts) Wall & R-49 (12" Batts) Ceiling Insulation
- Perimeter Foundation Drainage System
- 3/4" T&G Wafer board Subfloor Glued & Nailed
- 3,000 PSI Basement and 4,000 PSI Garage and Exterior Concrete
- Plumbing Drains Over Heated Areas Insulated for Sound Reduction
- HVAC Rough Openings Covered with Mesh During Construction

LASTING EXTERIORS

- **Brick & Cultured Stone Accents** on Front Elevations (per plan)
- Professional Landscaping and Lawn Seeding (Using Hydro seed Method)
- Asphalt Type 7 Paved Driveway (One Foot Wider Than Garage Door(s))
- **Limited Lifetime Architectural Style Shingles in Designer colors w/Ice & Water in Valleys & Eaves**
- **JamesHardie Fiber Cement Plank Siding**, Aluminum Fascia/Vinyl Soffit
- **Pella EnduraClad 450 Series** Tilt Wash Low E Wood Clad Windows with Grilles Between Glass & Screens
- **Pella EnduraClad 450 Series** Wood Clad Patio Door w/GBG & Screen
- Handle set w/Dead Bolt on Front Door
- Upgraded Exterior Accents on Front Elevation (per plan)
- Insulated Carriage Style Prefinished Steel Garage Doors with Glass (Selection)
- Insulated Fiberglass Front Entry Door With Two Sidelights
- Garage Service Door – per plans
- Lamppost with Photocell
- Hose Faucet Connections Front and Rear (Frost Free)
- Designer Mailbox and Post "Installed"
- Concrete Walk to Front Entry



TIMELESS INTERIORS

- 9' First Floor Ceilings
- Gas Fireplace with Tile Surround, Flush Hearth and choice of (6) painted Mantles.
- **4" Sand & Finish Oak Hardwood Floors In Kitchen, Breakfast, Dining Room, Foyer and Lower Hall in Natural Finish**
- **Ceramic Tiled Bath, Laundry and Mudroom Floors**
- **Oak Foyer Stair Treads w/Carpet Stair Runner & Post to Post Oak Railings w/Square Newels & Painted Candlestick Balusters**
- Smooth Masonite Interior Doors (Finished with Semi-Gloss) with Nickel Hardware. Choice of (4) Styles
- Tray Ceiling in Dining Room w/3 pc. Crown Molding and Panel Molding
- **Oversized 3 1/4" Windsor Casing & 5 1/4" Baseboard throughout Home**
- Wall-to-Wall Upgraded Quality, Stain Resistant, Plush Carpeting w/ 8lb. Bonded Pad
- Smooth Ceilings and Walls in Sherwin Williams **Cashmere Finish Paint** (two coats with Light sanding) and Semi-gloss Trim Paint
- Brushed Nickel Interior/Black Exterior **Kichler** Lighting Package
- Window Trim Picture Framed Top and Sides with Bottom Apron
- Wire Closet shelving

VALUABLE BRAND NAMES

- Kohler • Amana • Frigidaire • Pella

COMFORTABLE BATHS

- Master Bath with Freestanding Fiberglass Soaking Tub, Separate 4' Shower with Tiled Walls & **Semi-Frameless Glass Door & Vanity** w/Two Sinks (per plan)
- Contoured Fiberglass Tub in Main Bath
- Kohler Bathroom Fixtures and Faucets (Pressure Balanced Tub & Shower)
- Kohler **Archer Series** Pedestal Sink and Toilet in Powder Bath
- Comfort Height Elongated Toilets
- Cultured Marble Vanity Tops with Integral Sinks & 4" Backsplashes in Master and Main Baths
- Decorative Mirror Over Vanities
- Exhaust Fans in All Baths
- Upgraded Bath Accessories



FAMILY STYLE KITCHENS

- **42" Maple/Hickory Raised Panel Kitchen Cabinets w/Crown Molding**
- Self-Clean S.S. Electric Smooth Top Range w/Recirculating Exhaust Fan in a **Cabinet grade wood enclosure**
- S.S. 8-Cycle Dishwasher and Shelf Mounted S.S. Microwave
- Ice Maker Water Line w/box & valve
- **Granite or Quartz Countertops** (Custom Built) with Blanco Under mount S.S. sink
- **Tiled Kitchen Backsplash**

RELIABLE SYSTEMS

- Amana High Efficiency (95%) Direct Vent Furnace (Gas Forced Hot Air) with **Wi-Fi Color Touch Screen Thermostat**
- **13 S.E.E.R Central Air-Conditioning**
- **Energy Saver Gas 50 Gallon Water Heater**
- 200 AMP Underground Electrical Service
- **Garage Door Opener with Remotes & Low Voltage Wiring for Safety Device**
- Washer, Dryer and Dryer Vent Connections Provided
- **(3) Telephone and (5) Cable TV Jacks**
- **Humidifier**
- **Security System w/siren, first floor ext. door contacts, motion detector, control panel**

GENERAL INFORMATION

- **1+ Acre Lots**
- Beautiful and Functional Home Designs
- **Professional Design Consulting Services**
- Voorheesville Central Schools
- Public Water, Natural Gas, Septic and Private Dry Well

CHARLEW WRITTEN STANDARDS COMPLIMENTING HOME OWNERSHIP

- Pre-closing Orientation
- 60-Day Service Review
- 1-Year Service Review
- Charlew's Exclusive Homeowner Protection Plan. A Comprehensive Program with Limited **6 Year Transferable Warranty to 100% of Purchase Price**