



## ***LEGENDS WAY***

*At*

***Fairway Woods***

***Clifton Park, New York***

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## ***Custom Home Features***

***Homes Detailed with Luxurious Features***

***Generally Considered "Extras",***

***At Semenza Homes - they're Standard.***

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### ***Fully Finished Home Site***

- *Town Water ~ sewer ~ natural gas ~ telephone ~ cable T.V.*
- *Underground utilities*
- *Lot professionally landscaped and hydro-seeded*
- *Walkway from driveway to front porch*

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### ***Construction Features***

- *Poured concrete foundation walls*
- *Garden Level Basement with Large Windows*
- *4,000 PSI concrete with fiber mesh basement floors*
- *4,000 PSI concrete with fiber mesh garage and porch floors*
- *2x6 exterior wall construction*
- *Insulated garage overhead doors*
- *Classic 9' high first floor ceilings*
- *Ice and water shield rubberized membrane at roof valleys, chimney roof crickets and typical trouble areas.*
- *Fully sheetrocked garage, taped and painted with windows and doors trimmed.*
- *Truss Joist (TJI) floor system*
- *¾" tongue and groove sub-floor, glued and screwed*

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### ***Energy Features***

- *Anderson windows with Low- E glass, full screens and grilles*
- *High efficiency (90+) natural gas forced air heating system*
- *Central air conditioning*
- *Central Humidifier system with monitor*
- *Programmable Setback Thermostat*
- *6" (R-21) Exterior wall insulation*
- *12" (R-38) Ceiling insulation*
- *Basement Exterior Walls insulated with (R-10) Blanket Insulation*
- *50 Gallon natural gas high efficiency hot water heater*
- *HWLC (Hot Water Loop Circulator) system – whereby hot water is circulated to fixtures providing instant hot water at all bath and kitchen faucets and also adds 30+ gallons to the hot water capacity of the system.*

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### ***Exterior Features***

- *3 Car Side entry garage*
- *Maintenance Free Siding (Stone, Stucco & Brick-priced per area)*
- *Ornamental façade treatments (per plan)*
- *Extensive trim treatments (per plan)*
- *Architectural 30 year roof shingles*
- *Continuous ridge vent and fully vented soffits*
- *Custom Entry door stained and finished with Patina Leaded Beveled Glass, Satin Nickel hardware/deadbolt.*
- *Andersen Frenchwood Patio door system with screen system*
- *(3) Frost free, self-draining, anti siphon hose bibs*

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### ***Interior Features***

- *Classic 9' high First Floor Ceilings*
- *Natural Gas Fireplace with Marble and mantle surround or Stone*
- *Oak hardwood Flooring Border in Entry Foyer with Marble Inlay in Center*
- *Oak hardwood Flooring in Dining Room with Accent Border in Brazilian Cherry*
- *Oak Hardwood Flooring in Kitchen, Breakfast Area*
- *Ceramic tile flooring in Back Entry, Laundry Room, Powder Bath, Master Bath, Bath 2 and Bath 3*
- *Carpet in all Bedrooms, Den, Family Room, Upper hall*
- *5 1/4" colonial baseboard (with 9' ceilings)*
- *Chair rail in dining room*
- *Crown moulding in Dining room*
- *Crown moulding in Living room/Den*
- *Crown trayed ceiling in Master Bedroom with Dome Lighting*
- *Oak tread foyer staircase with colonial style oak top rail, colonial spindles and volute.*
- *Vaulted or Trayed Ceiling in Breakfast Area with*
- *Wall Paint color choices by Owner*

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### ***Electrical • Lighting • Cable T.V.***

- *200 amp electric service*
- *Pre-wired for High Tech /Internet telephone, Kitchen, Laundry, Master Bath and all Bedrooms with Cat. 5 lines.*
- *Pre-wired for cable T.V. (RG-6) – Family room, Kitchen and all Bedrooms*
- *Pre-wired for garage door openers*
- *Exhaust fans in ALL baths regardless of windows*
- *Lighting in all Bedroom, Coat, Linen and Pantry closets*
- *Extensive recessed accent lighting through-out home*
- *Low level night time foot lighting in upper hall and on stairs*
- *Exterior GFI receptacles front, rear and garage*
- *Security System with Perimeter Doors and Motion Detectors*
- *Fire and Carbon Monoxide Alarm system*

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### ***Kitchen/Appliance Features***

- *Custom Kitchen Design*
  - *Granite Counter Tops in Kitchen*
  - *Double bowl under mount stainless steel sink*
  - *Hardwood Flooring*
  - *Designer Delta Waterfall faucet with spray and soap dispenser*
  - *Wall Oven*
  - *Microwave Oven*
  - *Cooktop Unit*
  - *Double insulated dishwasher with special features*
  - *1/2 horse power heavy duty disposal*
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### ***Designer Powder Bath Features***

- *Pedestal sink with Framed Glass Mirror Above*
  - *Kohler water closet*
  - *Ceramic tile or Marble flooring*
  - *Delta widespread designer faucet*
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### ***Shared Bath and Guest Bath Features***

- *Ceramic tile flooring*
- *Vanity (per plan and included with cabinet and top allowance).*
- *Double bowl cultured marble vanity top*
- *Full width mirrored wall above vanity top*
- *Delta polished designer faucets*
- *Kohler water closet*

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### ***Luxurious Master Suite Features***

- *Trayed Ceiling with Crown Moulding and Dome lighting*
  - *Large walk-in closets (per plan)*
  - *Master bath with an oversize Jacuzzi brand whirlpool tub with In-Line Heater and tile surround.*
  - *Separate shower with tile floor, walls, ceiling and custom glass shower enclosure*
  - *Ceramic tile bathroom flooring*
  - *Vanity (per plan and included with cabinet and top allowance).*
  - *His and hers cultured marble vanity areas*
  - *Full width mirrored wall above vanity top*
  - *Delta designer faucets*
  - *Kohler plumbing fixtures (white)*
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### ***Laundry/Mud Room Features***

- *Ceramic tile laundry tray area with floor drain*
  - *Ceramic tile flooring*
  - *Base Cabinet with drop-in Laundry sink*
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### ***Safety Features***

- *Smoke detectors in all Bedrooms, Hallways and Basement*
- *Carbon monoxide detection system with voice annunciation*
- *Pressure balance/scald guard shower and tub faucets for constant water temperature.*

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## ***Warranty***

- *Semenza Homes is proud to protect your investment under The “Residential Warranty Corporation Buyers Warranty Program” a New York State Approved and National Home Builders Association endorsed insurance – backed warranty protection from foundation to roof, interior systems to exterior finish. The RWC warranty is unsurpassed by any other builders’ warranty.*

***Semenza Homes will build our Plans or Yours!***

***For Further Information Contact Susan Stott  
At (518) 371-8040 Ext. 210  
Cell: 518-428-3204***

*All specifications and prices are subject to change without notice.  
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***CHRISTOPHER G. SEMENZA  
DESIGNER/BUILDER***