



arbor ridge

*A luxury townhome community conveniently located in Penfield, NY
off Fellows Road just south of Penfield Road.*

ENERGY SAVING PACKAGE

- United double-hung windows with low-e glass, screens, grills and tilt wash feature
- Simonton Low-e sliding glass door
- Therma-tru exterior doors
- R51 fiberglass ceiling insulation
- Combination of R13/R21 fiberglass wall insulation
- Energy-star 40-gallon glass-lined, gas-fired water heater
- 95% Energy-efficient forced-air gas furnace
- 13 SEER Central air conditioning
- Whole House Humidifier System
- Programmable thermostat

EXTERIOR

- Complete Hydroseeding and Landscape Package
- Street Lighting
- Attached 2 Car Garage with opener & two controls
- Carriage Style Insulated steel garage overhead door
- 2 Car wide blacktop driveway with topcoat
- Concrete sidewalk from front door to driveway
- Sanitary and storm sewers
- Frost free water faucets in garage and rear of home
- 30 year architectural style roof
- Attractive stone veneer and low maintenance vinyl siding
- Maintenance-free vinyl soffits
- Covered deck with low maintenance Timbertech Decking and a traditional style Timbertech railing system per plan

BASEMENT

- 12-course foundation standard, 13-course foundation with on grade walkout
- Insulated basement walls per New York State code
- Delta MS waterproofing system with 10 year warranty

ELECTRIC

- Two phone outlets wired with CAT5E wire
- Two cable outlets wired with dense shield cable
- Smoke detector in all bedrooms with battery back-up
- Weather-proof outlets at front and rear of house
- 200 amp service with circuit breakers
- Ground fault interrupter for bath, garage, kitchen, basement and exterior outlets
- 220 electric line for dryer
- Vent installed for dryer

FIREPLACE

- Majestic Gas Fireplace with pilot light
- Painted wood mantle with tile surround

INTERIOR FINISH

- 9' first floor ceilings
- Flexible open floor plans
- Colonial trim on all windows and archways
- Colonial Masonite six-panel or arch top doors
- Ventilated wire mesh shelving in closets
- Walk in closets in master bedroom with bank of shelves, two-tiered rods on one side, single rod on opposite side
- Choice of 3 wall paint colors
- Choice of contrasting trim paint color
- Attractive light fixture package
- Shelf above washer and dryer
- First floor laundry
- Lever Style Hardware with a choice of finish colors
- Handleset and deadbolt on Front door

BATHROOMS

- Wellborn vanities with a choice of wood species
- Kohler plumbing fixtures and faucets
- One-piece fiberglass tub or 5' shower enclosure
- Glass shower door in master bath
- Full vanity plate glass mirrors
- Exhaust fans in all baths

KITCHEN

- Wellborn kitchen cabinets with a choice or wood species
- 36" high upper kitchen cabinets
- Whirlpool Appliance package
- Smooth top electric self cleaning range
- Over the range microwave
- Energy star rated Dishwasher
- Insinkerator garbage disposal
- Dayton double-bowl stainless steel self-rimming sink
- Kohler single lever faucet with a sprayer
- Water line for icemaker

FLOORING

- Oak hardwood in foyer, kitchen, and, rear hall
- Choice of carpeting
- Choice of ceramic tile in bathrooms
- Vinyl in laundry and mudhall

POLICY

- Credits issued for standard features not requested by purchaser
- Realtor services available
- Features subject to change without notice
- This list may not be used as part of a contract package