



Forest Hills

Included Features

HIGH QUALITY CONSTRUCTION

- Two Car Garage (Front Load)
- 2x6 Exterior Wall Construction On Heated Areas
- 1/2" OSB Waferboard Sheathing on Walls and Roof
- Air Infiltration Reducing House Wrap on Exterior
- R-21 (6" Batts) Wall & R-38 (9" Batts) Ceiling Insulation
- Perimeter Foundation Drainage System
- 3/4" T&G Waferboard 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 Hydroseed Method)
- **Up to 18 Head Auto Lawn Sprinkler System**
- Asphalt Type 7 Paved Driveway (One Foot Wider Than Garage Door(s))
- **30 Year Architectural Style Roof Shingles w/Ice & Water in Valleys & Eaves**
- Premium Color Maintenance-Free Vinyl Siding - Aluminum Fascia/Vinyl Soffit
- **Pella EnduraClad 450 Series** Tilt Wash Low E Wood Windows with Finelight Grilles & Screens
- **Pella EnduraClad 450 Series** Wood Sliding Door with Integral Grille & Screen
- Handle set w/Dead Bolt on Front Door
- Exterior Shutters and Window Mantels on Front (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.
- **3 1/4" 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 & Over the Post Oak Railings with Painted Balusters**
- Smooth Masonite Interior Doors (Finished with Semi-Gloss) with Nickel Hardware. Choice of (4) Styles
- Tray Ceiling in Dining Room w/Crown Molding and Chair Rail
- **Choice of Oversized 3 1/2" Colonial Casing or 2 1/2" Windsor Casing & 5 1/4" Baseboard throughout Home**
- Wall-to-Wall Upgraded Quality, Stain Resistant, Plush Carpeting w/ 8lb. Bonded Pad
- Smooth Finish Ceilings and Walls (Two Paint Coats with Light Sanding Between)
- 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 Fiberglass Soaking Tub, Separate 4' Shower with Tiled Walls & **Semi-Frameless Glass Door** & Vanity with 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
- 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 **S.S. Canopy Wall Mounted Range Hood**
- S.S. 8-Cycle Dishwasher, Shelf Mounted S.S. Microwave & Waste King Disposal, 1/2 HP Continuous Feed
- Ice Maker Water Line w/box & valve
- **Granite 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

- Beautiful and Functional Home Designs
- **Professional Design Consulting Services**
- Niskayuna & South Colonie Central Schools
- Public Water, Sewer, Natural Gas and

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**

