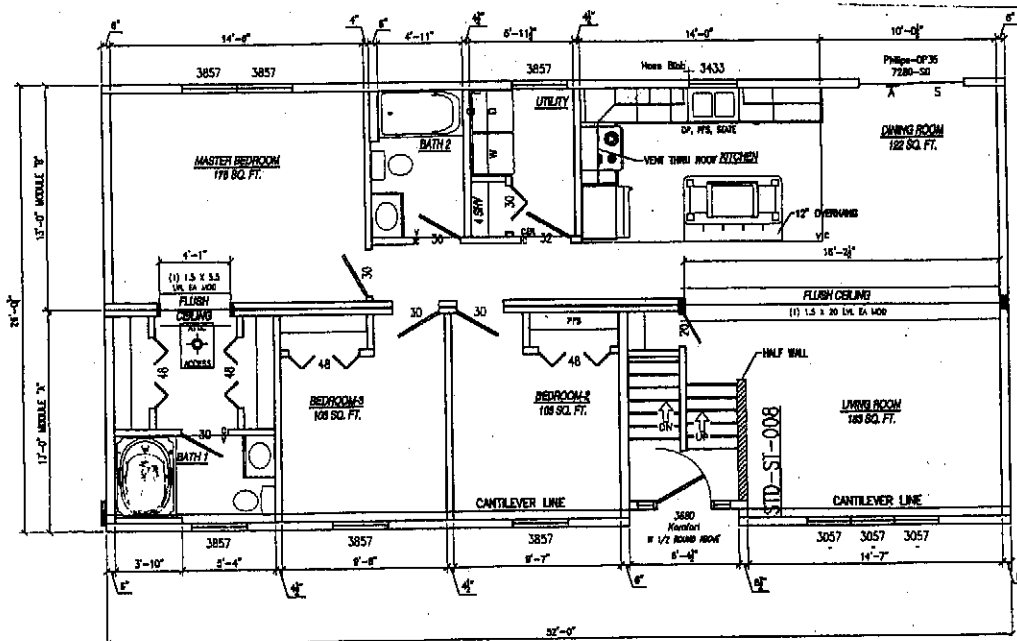


# The Builder

Development Corp

custom modular homes

**New Construction**  
**East Fishkill**  
**\$309,000**



**Brand new complete 1,350 sf bi-level. 3 bedrooms, with walk in closets, 2 full baths. Appliance package. Full walk out basement. 2 car garage. Private, wooded, 1 acre lot. Commuter's dream. Minutes to I-84 or Metro North. Additional lots available. Call now!! (845) 897-4400 [www.thebldr.com](http://www.thebldr.com)**

Project Location: 589 Route 52, East Fishkill, New York "Hopewell Junction"

## \$309,000. BUY BUILDER DIRECT

### FLOOR SYSTEM

- 2"x10" Floor Joists @ 16" O.C.
- Solid Wood Bridging Between Floor Joists.
- 26 oz. 100% Continuous Filament, Nylon Carpet, all rooms, except vinyl areas.
- 1/2" Rebound Carpet Pad.
- Vinyl floors in kitchen, foyer, and all baths.

### EXTERIOR WALL SYSTEM

- 2" x 6" Studs.
- Exterior House Wrap
- 4/4 Vinyl Siding.
- Vinyl Shutters on front windows
- Concrete, Full Foundation.
- Walkout Basement.

### INTERIOR WALL SYSTEM

- 2" x 4" Interior Wall Framing.
  - 1/2" Gypsum Drywall Primed With One Coat of White Latex Paint.
  - 8'0" Ceiling Height.
- ### HEATING SYSTEM
- Oil fired boiler, Hot Water Baseboard Heat, 220 gallon oil tank.

### ROOF SYSTEMS

- 7/12 Pitched Trussed Roof System.
- 7/16" Roof Sheathing.
- 15 Lb. Felt Underlayment.
- 30 Lb. Felt - Ice Dam Material.
- Architectural, Asphalt Roof Shingles, 30 Year Warranty, Shingle Over Ridge Vent.
- 12" Eave & Gable Extensions with Vinyl Soffit & Aluminum Fascia.
- 1/2" Gypsum Drywall Ceiling.

### ENERGY AND MAINTENANCE SAVING

#### FEATURES

- Six Panel Insulated Front Entry Door With Double Glass Sidelights and Circle Top Transom.
- Vinyl 6' Glass Patio Door in Dining Room.
- Vinyl-Clad, Tilt, Low-E High Performance Windows, With Integrated Grids & Screens.
- R-19 Wall Insulation.
- R-38 Roof Insulation.

### R-19 Floor Insulation.

### DECORATOR SELECTED INTERIOR

- White Colonial Six Panel Doors.
- White Colonial Base and Casing Moldings.
- Brush Nickel Interior Door Hardware; Privacy Locksets On Baths And Bedroom Doors, Passage Sets On All Others.

### EXQUISITE DESIGNER KITCHEN

- Oak Cabinets.
- Crown molding above Kitchen Cabinets.
- Laminate Kitchen Countertops
- Distinctive Island
- Appliance package including Electric Range, 18 cu.ft. Refrigerator, and Dishwasher.
- Range Hood Vented to Exterior.
- Double Bowl Stainless Steel Kitchen Sink with Single Lever Faucet, and Spray.
- Vinyl Covered Ventilated Shelving; One Shelf Per Closet, Four Shelves per Pantry & Linen Closets.

### ELECTRICAL SYSTEMS

- 200 AMP Panel Box with Circuit Breakers.
- All Fixtures and Wiring per National Electrical Code.
- Two Exterior GFI Receptacles.
- Two Phone & Two TV Jacks.
- Front Door Chime.
- AC/DC Smoke Detectors.
- Deluxe Light Fixtures At All Exterior Doors; Interior Lights Installed In Hall, Dining Room, Foyer, Kitchen, Kitchen Sink, Nook, And Utility Area.

### PLUMBING SYSTEMS

- Pex Water Lines with Shutoff Valves on All Fixtures.
- PVC Drain, Waste, And Vent Lines.
- Laminate Vanity Top w/Porcelain Drop-in Bowl, Single Lever Faucet.
- 1.6 Gallon China Water Closet.
- One-Piece Fiberglass Garden Tub/Shower Combination Per Plan; All Tubs And Showers Equipped With Single Lever Anti-Scald Devices.

### Bathroom Accessories with Combination Fan and Light Vent Units.

- Plate Glass Mirror with Light Above
  - Exterior Hose Bib.
  - Washer and Dryer Hookups
- ### WALK OUT BASEMENT
- Walk-out daylight basement for future family room and bath.

### ADDITIONAL FEATURES

- Pressure Treated 10' X 10' Rear Deck With Stairs.
- Two-Car Garage, With 9' Raised Panel Doors.
- Seeded front and rear yard in disturbed areas.
- Well allowance of 200' of drilling, 20' casing.
- Septic System installed per BOHA.
- Close to Metro North, and I-84 for easy commuting.
- Wappinger Schools.

**NOTE:** Specifications or features subject to change. Final Specs will be included in Contract for Sale. Purchaser to obtain construction loan.

