



## ADDENDUM “D” INCLUDED FEATURES 17 Blue Aster Lane

### EXTERIOR FEATURES

- GAF Timberline HDZ High-Definition Shingles in Charcoal
- Ice & Water Shield in all Valleys & Eaves
- White Gutters in all required locations (leaf guards optional)
- Continuous Ridge Vent
- LP SmartSide Siding from Builder’s Selections, **color Quarry Grey**
- LP SmartSide Board & Batten on Front Gables per plan, **color Quarry Grey**
- White Soffits & Trim per plan
- Smooth Masonite Fiberglass Craftsman Style front door, painted **Iron Ore, SW 7069** with side light (per Plan)
- Covered Front & Rear/Side Porches (per plan)
- 8” Square Columns on Front Porches (per plan)
- Two-car width Garage w/ Black Top Binder Driveway
- 16’ overhead Garage Door with opener, **insulated with window glass & hardware details**
- (1) Light post with sensor
- Two Exterior Water Faucets

### LANDSCAPING

Deluxe Landscape Package to Include:

- Fine Graded & Hydroseed Front Yard, sides up to 15’ & 25’ Rear
- Tree & Shrub Package from Builders Selections
- In-ground Irrigation System (max 20 Sprinkler Heads)
- Concrete paver walkway & front step(s) from Builders Selections

### EFFICIENT KITCHEN

- Merillat Autograph Collection, 42” Wall cabinets (per plan) from Builders Selections, **with crown molding. Full overlay door, Evercore material with warm white paint**
- **Calacatta Evelyn Quartz** Kitchen Countertops from Builders Selections
- **Tile Backsplash**
- Delta Stainless Pull Down Faucet with single handle from Builders Selections
- Undermount Stainless Steel Sink from Builders Selections
- 4’x7’ island in Kitchen from Builders selections
- Stainless Steel Appliances Package : **GE Refrigerator, Gas slide in Range, Microwave, & Dishwasher with Faber hood.**

### POWDER BATH (PER PLAN)

- American Standard, Edgemere Pedestal Sink
- Delta **Black, 8” wide-spread** Faucet with double handles from Builders Selections
- American Standard, Edgemere Commode
- **Black** Towel Bar & Paper Holder from Builders Selections
- Luxury Vinyl Tile Floor from Builder Selections
- Vanity Mirror

### PRIMARY BATH

- Merillat **Autograph Collection, full overlay with Molasses Stain.** Double Bowl (per plan) from Builders Selections
- **Carrara Amaia Quartz countertop with a 4” backsplash & 2 white undermount sinks**
- Delta Chrome **8” wide-spread** Faucet with double handles from Builders Selections
- Light/Vent Fan
- **American Standard, Edgemere Commode**
- Clarion Fiberglass Shower with built in Seat (per plan)
- Chrome Towel Bars, Paper Holder & Shower Rod from Builders Selections
- Tile Floor from Builders Selections
- Vanity Mirror

### MAIN BATH

- Merillat Autograph Collection, tall height, full overlay door with **Barley Stain.** Single Bowl (per plan) from Builders Selections
- **Aleutian White Quartz countertop with 4” backsplash & 2 white undermount sinks**
- Delta Chrome Faucet with double handles from Builders Selections
- Light/Vent Fan
- Tub/Shower with 15” Apron (per plan)
- Summit Round Mansfield Commode
- Chrome towel Bars, Paper Holder & Shower Rod from Builders Selections
- Tile Floor from Builder Selections
- Vanity Mirror

### INTERIOR APPOINTMENTS

- Interior Design Services to suit your style
- 9’ First Floor Ceilings
- Direct Vent Gas Fireplace with Mantle, per plan. Tile surround from Builders Selections
- **7.5” Engineered Hardwood from Builders Selection in Kitchen, Dining Room, Foyer, Pantry, Vestibules, & Second Floor Hallway**
- **Luxury Vinyl Tile in Laundry Room**
- Stain-Resistant Carpet in all Bedrooms
- **Red Oak** Stairs to Second floor with red oak handrail & knee wall capped with red oak, **stained to best match floor**
- Masonite Interior Doors from Builders Selections, painted trim color & finish
- Colonial trim: 3.25” casing & 5.25” baseboard
- **Sherwin Williams, 7006 Extra White** paint on walls & ceiling with semi-gloss white trim
- Washer/Dryer Hookups
- Vinyl Coated wire, continuous slide Closet shelving
- Delaney Door Hardware or Equal - **Black** Finish from Builders Selections



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### ENERGY EFFICIENT SYSTEMS

- High efficiency 96 AFUE Lennox Natural Gas Furnace with Humidifier
- Central Air Conditioning- Lennox 14 SEER
- Silverline - White, Low E Single Hung window package, with Screens, Grilles-Front Elevation Only from Builders Selections
- Basement Egress Window
- R-21 Insulation on Exterior Walls
- R-38 Insulation in Ceilings with Proper Vents
- R-13 Insulated Basement Stud Walls
- Vent-A-Ridge on Roof with Soffit Vents
- Passive Radon System
- Direct Vent High Energy Efficient 50 Gallon Gas Water Heater
- Water-Saving Plumbing Fixtures
- RWC 6 YEAR INSURANCE BACKED WARRANTY IS IMPLEMENTED.

### LIGHTING & ELECTRICAL

- 200 AMP electrical service w/circuit breakers
  - 2 telephone & 2 cable outlets/ doorbell & chime
  - Lighting Fixture package from Builders Selections
  - One switched ceiling light in Great Room & all Bedrooms
  - Recessed light per Builder’s layout
  - Smoke & Carbon Monoxide Detectors, per building code
  - Exterior Lights at all Exterior doors (per plan)
  - Two Exterior GFI Outlets with one outlet in Garage
- Porcelain Light Fixtures in Garage & Basement per building code

### COMMUNITY FEATURES

- Public water & sewer
- Natural Gas
- Malta Drainage District \$TBD per year
- Community side walks on both sides of the street with street lighting

### COMMUNITY INFORMATION

#### Schools

- Malta Ave Elementary
- Ballston Spa Middle School
- Ballston Spa Sr High School

### PROXIMITY OF DRIVE TIMES FROM DUNNING PLACE

- Exit 12 – 2 minutes
- Global Foundries – 5 minutes
- Market 32 – 1 minute
- Bentleys Tavern – 1 minute
- Global Foundries – 5 minutes
- CVS – 1 minute
- Shopping (Nails, UPS, post office, several restaurants) – 1 minute
- Starbucks Coffee – 2 minutes
- Saratoga (downtown) – 11 minutes
- Saratoga Race Track – 11 minutes
- Albany Airport – 21 minutes

### PERKS OF LIVING AT DUNNING PLACE IN MALTA

Dunning Place has a peaceful private setting but a convenient location with easy & quick access to the Adirondack Northway. With Global Foundries less than a 5-minute drive away, Malta is growing & developing! There are several restaurants, shopping, Post Office, UPS, dry cleaning, multiple banks, a major grocery store, a pharmacy, & convenience stores, all are within walking distance making it an ideal spot to live. Centrally positioned between Saratoga & Clifton Park.

**Purchasurs Initials:** \_\_\_\_\_

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