



ADDENDUM "D" INCLUDED FEATURES

6 Emma Ln.
Malta, NY 12020

EXTERIOR FEATURES

- GAF Timberline HDZ High Definition Shingles in Charcoal
- Ice and Water Shield in all Valleys and Eaves
- White Gutters in all required locations (leaf guards optional)
- Continuous Ridge Vent
- LP SmartSide Siding from Builder's Selections- **color, Terra Brown**
- LP SmartSide Board and Batten on Front Gables per plan- **color, Terra Brown**
- White Soffits and Trim per plan
- Smooth Masonite Fiberglass Craftsman Style front door, painted with **Deep Forest Brown SW9175**
- Covered Front and 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, **Thermacore Collection, Long Panel, White with Clear Long window glass and keyless entry keypad**
- (1) Light post with sensor
- Two Exterior Water Faucets

LANDSCAPING

Deluxe Landscape Package to Include:

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

EFFICIENT KITCHEN

- Merillat Autograph Collection, **42" Wall cabinets, custom design with crown molding**
- Quartz Kitchen Countertops from Builders Selections
- Delta Stainless Pull Down Faucet with single handle from Builders Selections
- Undermount Stainless Steel Sink from Builders Selections
- **Custom island in Kitchen from Builders selections**
- **Tile Backsplash**
- **Stainless Steel Appliances Package from Builders Selections including gas range, refrigerator, chimney hood, dishwasher and in cabinet microwave**

PRIMARY BATH

- Merillat **Autograph Collection, Double Bowl** from Builders Selections
- **Quartz** Countertop-from Builders Selections
- Delta Chrome Faucet with double handles from Builders Selections
- Light/Vent Fan

- Summit ADA Elongated Smart Height Commode
- Clarion Fiberglass Shower with built in Seat (per plan), **Subway Tile Collection**
- Chrome Towel Bars, Paper Holder & Shower Rod from Builders Selections
- Tile Floor from Builders Selections
- Vanity Mirror

MAIN BATH

- Merillat **Autograph Collection**, Single Bowl (per plan) from Builders Selections
- **Quartz** Countertop-from Builders Selections
- Delta Chrome Faucet with double handles from Builders Selections
- Light/Vent Fan
- Tub/Shower with 15" Apron (per plan), **Subway Tile Collection**
- Summit Round Mansfield Commode
- Chrome towel Bars, Paper Holder & Shower Rod from Builders Selections
- Tile Floor from Builder Selections
- Vanity Mirror

POWDER BATH (PER PLAN)

- American Standard, Edgemere Pedestal Sink
- **Delta Black 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

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
- Engineered Hardwood from Builders Selection in Kitchen, Dining Room, Foyer, **Great Room, Storage Room, 2nd Floor Hallway and Laundry** per plan
- Stain-Resistant Carpet in all other areas including All Bedrooms from Builders Selections
- **Red Oak stair treads with painted riser on Main Staircase with painted white craftsman baluster and craftsman style stained newel post**
- Masonite Interior Doors from Builders Selections, painted trim color and finish
- Colonial trim: 3.25" casing & 5.25" baseboard
- Sherwin Williams paint from Builders Selection on walls and ceiling with semi-gloss white trim



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- Washer/Dryer Hookups
- Vinyl Coated wire, continuous slide Closet shelving
- Delaney Door Hardware or Equal- **Black** Finish from Builders Selections
- **Cabinetry in Storage Room off Foyer Hallway including bench, cabinet with countertop and floating shelf**

LIGHTING & ELECTRICAL

- 200 AMP electrical service w/circuit breakers
- 2 telephone & 2 cable outlets/ doorbell & chime
- Lighting Fixture package from Builders Selections
- **One overhead light in Great Room and all Bedrooms, recessed lights in Kitchen**
- 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

ENERGY EFFICIENT SYSTEMS

- High efficiency 96 AFUE Lennox Natural Gas Furnace w/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

PERKS OF LIVING AT DUNNING PLACE IN MALTA

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

Purchasurers Initials: _____

- 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.

COMMUNITY FEATURES

- Public water and 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



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