



# Ridgewood

## Included Features

### HIGH QUALITY CONSTRUCTION

- Two Car Garage (Front Load) per plans
- 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-49 (12" 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

- **Cultured Stone Accents** on Front Elevations (per plans)
- Professional Landscaping and Lawn Seeding (Using Hydroseed Method)
- **Up to 18 Head Auto Lawn Sprinkler System**
- Asphalt Type 7 Paved Driveway (12" 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 Lifestyle Series** Tilt Wash Low E Wood Windows with Integral Grilles & Screens
- **Pella Lifestyles Series** Wood Sliding Door with Integral Grille & Screen
- Handle set w/Dead Bolt on Front Door
- Clopay 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)
- Concrete Walk to Front Entry

### TIMELESS INTERIORS

- 9' or 10' First Floor Ceilings (per plans)
- Gas Fireplace with Tile Surround, Flush Hearth and choice of painted Mantles (per plans)
- **7-1/2" Plank Engineered Hardwood Floors Per Plans in Choice of 7 colors**
- **Ceramic Tiled Floors (per plans)**
- Large Square Starting Newel Posts & Small Intermediate Newel Posts and Square Baluster Railings
- Smooth **Masonite Solid Core** Interior Doors (Finished with Semi-Gloss) with Black Lever Hardware. Choice of (6) Styles
- Tray Ceiling in Dining Room w/Crown Molding and Chair Rail (per plans)
- **Oversized 3 1/2" Colonial 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 Benjamin Moore Paint Coats with Light Sanding Between)
- Semi-gloss Trim Paint
- Generous Lighting Package Allowance
- Window Trim Picture Framed Top and Sides with Bottom Apron
- Decora Style Switches & Outlets
- **California Closets Shelving Throughout Home**

### VALUABLE BRAND NAMES

Kohler • GE • Pella • Frigidaire  
California Closets • Clopay

### COMFORTABLE BATHS

- Primary Bath with Oversized 5'x4' Shower with Tiled Walls & Floor, Glass Panel & Vanity with Two Sinks (per plan)
- Contoured Tub w/Tiled walls 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
- Custom Built Granite/Quartz Vanity Tops w/ Undermount Sinks & 4" Backsplashes in Primary and Main Baths
- Decorative Mirror Over Vanities
- Exhaust Fans in All Baths
- Black Bath Accessories

### FAMILY STYLE KITCHENS

- **42" Maple/Hickory Raised Panel Kitchen Cabinets w/Crown Molding**
- Front Control, S.S. Electric Slide-in, Smooth Top Range w/Total Convection
- Recirculating **S.S. Canopy Wall Mounted Range Hood**
- S.S. 7-Cycle Dishwasher, Shelf Mounted S.S. Microwave & Waste Disposal, 1/2 HP Continuous Feed
- Ice Maker Water Line w/box & valve
- **Granite/Quartz Countertops** (Custom Built from Builder selections) with choice of Undermount S.S. sink
- **Tiled Kitchen Backsplash**

### RELIABLE SYSTEMS

- GE High Efficiency (96%) Direct Vent Furnace (Gas Forced Hot Air) with **Wi-Fi Color Touch Screen Thermostat**
- **16 S.E.E.R Central Air-Conditioning**
- **Energy Saver Gas 50 Gallon Water Heater**
- 200 AMP Underground Electrical Service
- **Garage Door Opener with Remotes & Keypads & Low Voltage Wiring for Safety Device**
- Washer, Dryer and Dryer Vent Connections Provided
- **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**
- South Colonie Central Schools
- Public Water, Sewer, Natural Gas

### 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**

