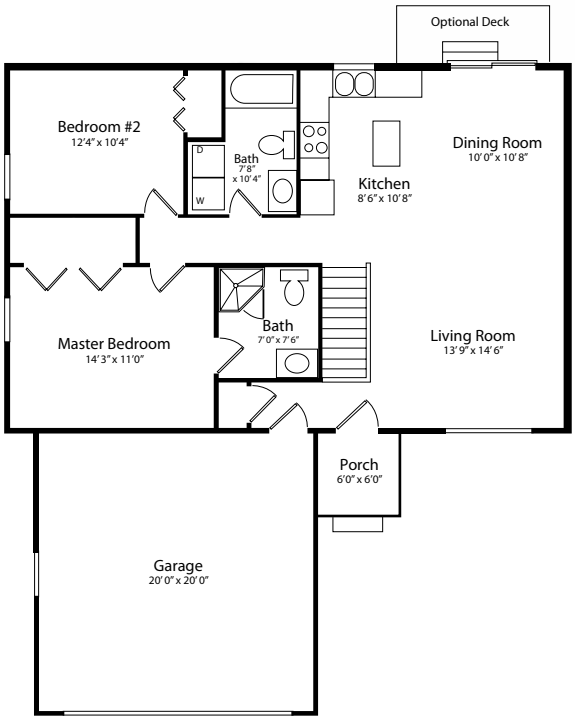
Haviland Park

Starting at: **$199,900**



Haviland - Model 1

2 Bedrooms | 2 Baths | 40'X26' Ranch
1040 Sq Ft Upper Level
Cathedral Ceiling In Great Room Area
Full, Unfinished Basement
20'X20' 2-Car Garage

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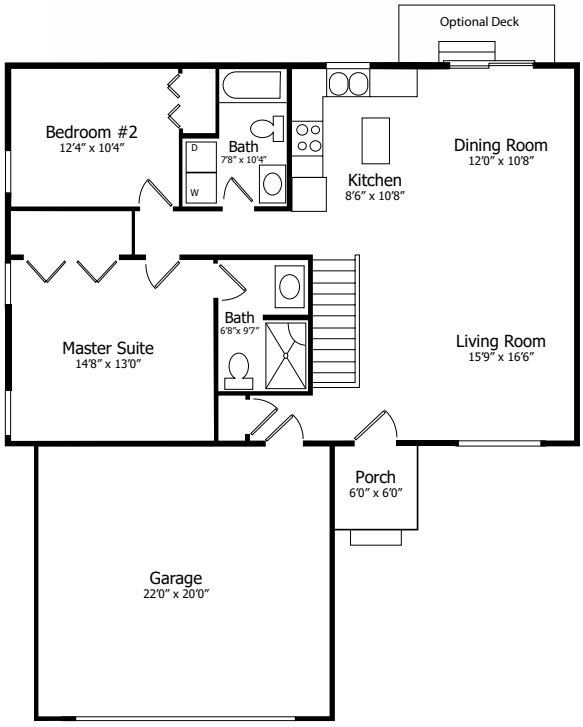
Haviland Park

Starting at: **$216,900**



Haviland - Model 2

2 Bedrooms | 2 Baths | 42'X28' Ranch
1176 Sq Ft Upper Level
Cathedral Ceiling In Great Room Area
Full, Unfinished Basement
22'X20' 2-Car Garage

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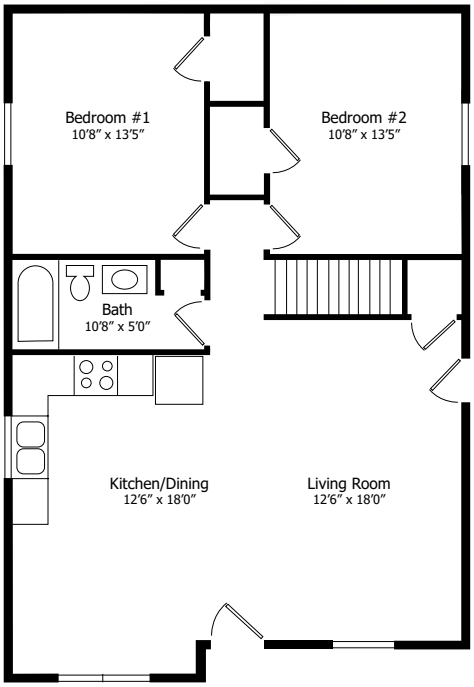
Haviland Park

Starting at: **$164,900**



Dudley - Model 1

2 Bedrooms | 1 Bath | 26'x36' Ranch
957 Sq Ft Upper Level
Cathedral Ceiling Kitchen | Dining | Living
Full, Unfinished Basement
Optional 1 or 2 Car Garage

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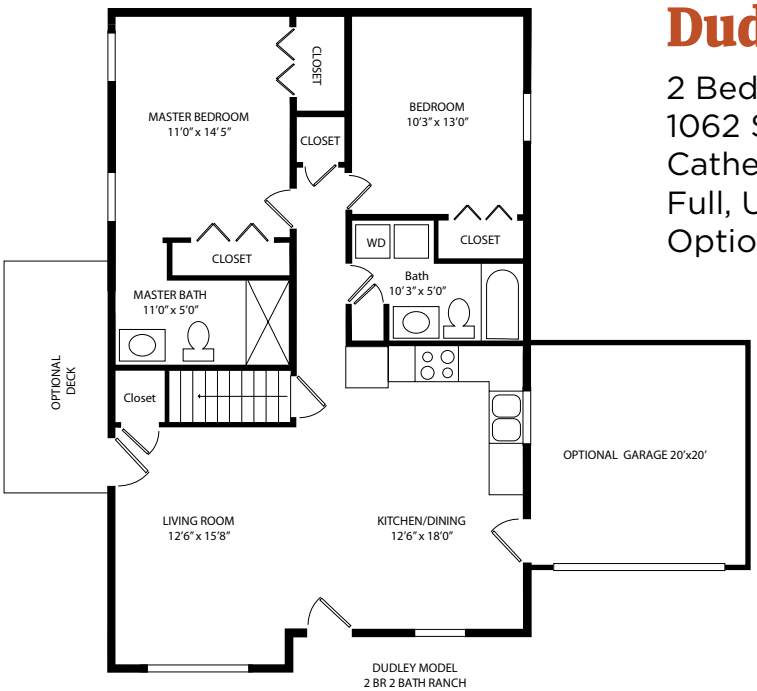
Haviland Park

Starting at: **$182,900**



Dudley - Model 2

2 Bedrooms | 2 Baths | 26'x40' Ranch
1062 Sq Ft Upper Level
Cathedral Ceiling Kitchen | Dining | Living
Full, Unfinished Basement
Optional 1 or 2 Car Garage

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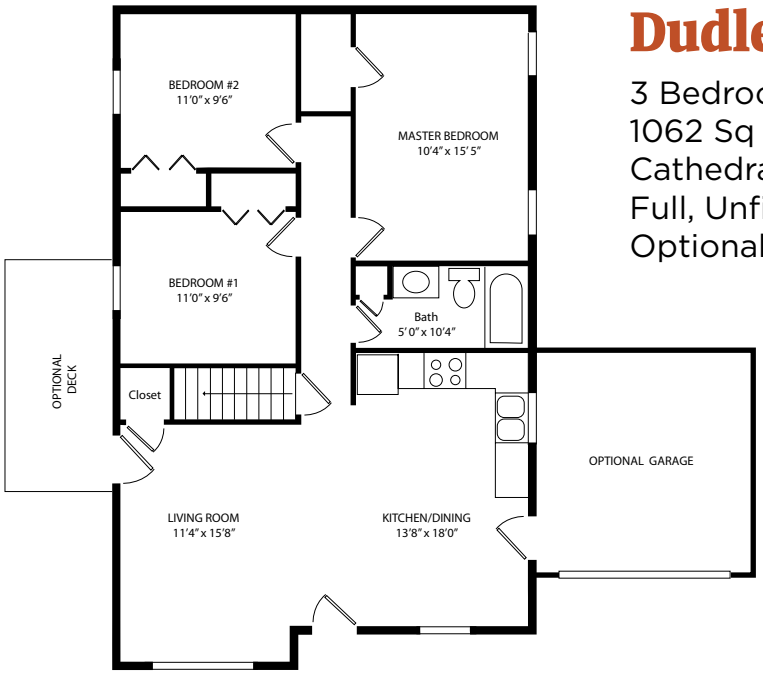
Haviland Park

Starting at: **$176,900**



Dudley - Model 3

3 Bedrooms | 1 Bath | 26'x40' Ranch
1062 Sq Ft Upper Level
Cathedral Ceiling Kitchen | Dining | Living
Full, Unfinished Basement
Optional 1 or 2 Car Garage

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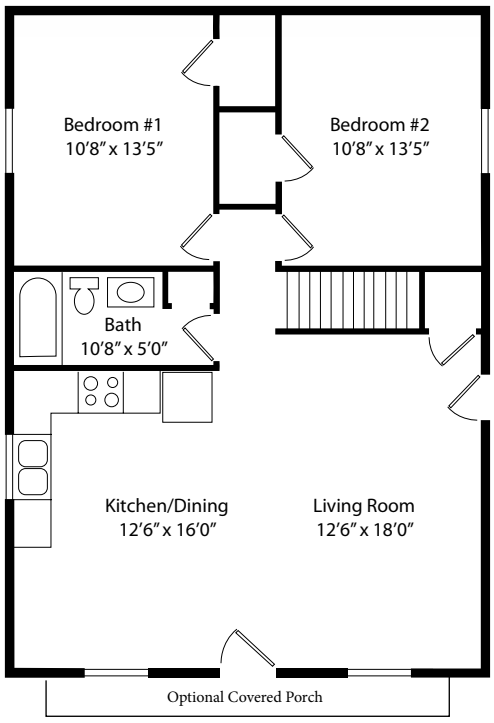
Haviland Park

Starting at: **$162,900**



Geneva - Model 1

2 Bedrooms | 1 Bath | 26'x36' Ranch
936 Sq Ft Upper Level
Cathedral Ceiling Kitchen | Dining | Living
Full, Unfinished Basement
Optional 1 or 2 Car Garage

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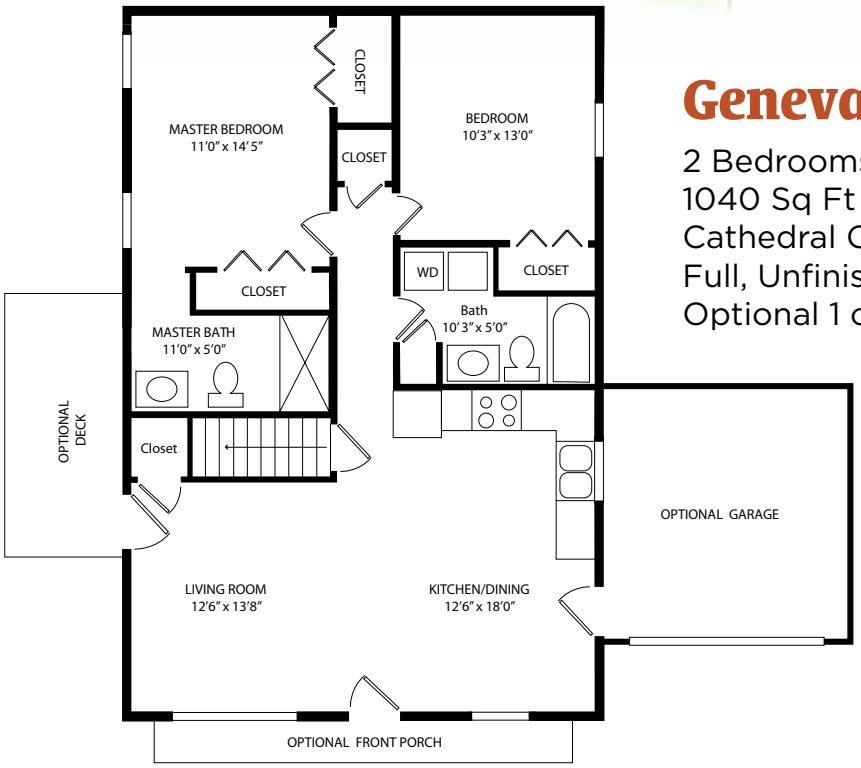
Haviland Park

Starting at: **$180,900**



Geneva - Model 2

2 Bedrooms | 2 Baths | 26'x40' Ranch
1040 Sq Ft Upper Level
Cathedral Ceiling Kitchen | Dining | Living
Full, Unfinished Basement
Optional 1 or 2 Car Garage

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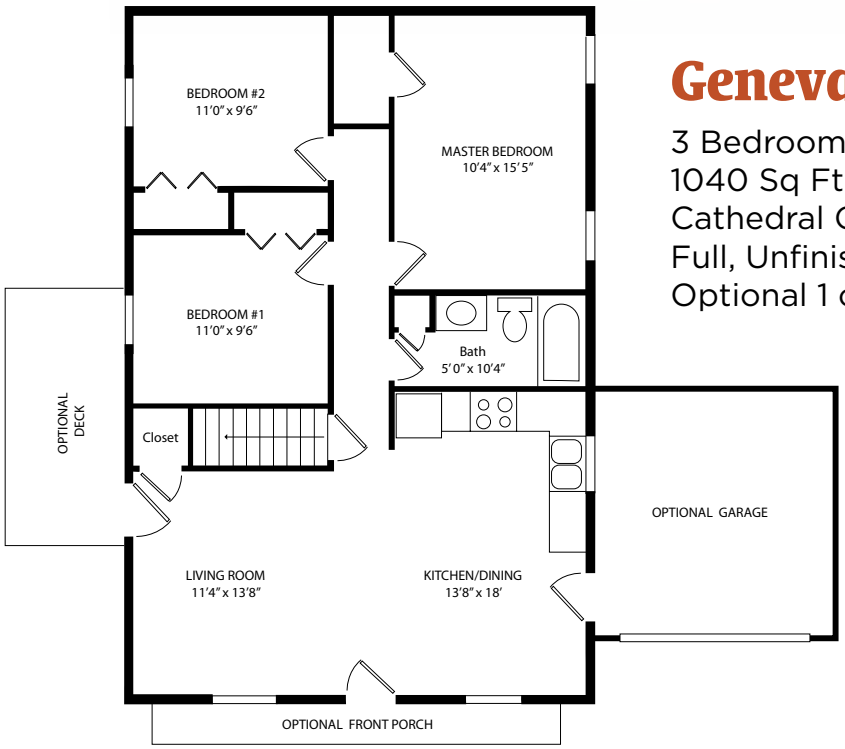
Haviland Park

Starting at: **$174,900**



Geneva - Model 3

3 Bedrooms | 1 Bath | 26'x40' Ranch
1040 Sq Ft Upper Level
Cathedral Ceiling Kitchen | Dining | Living
Full, Unfinished Basement
Optional 1 or 2 Car Garage

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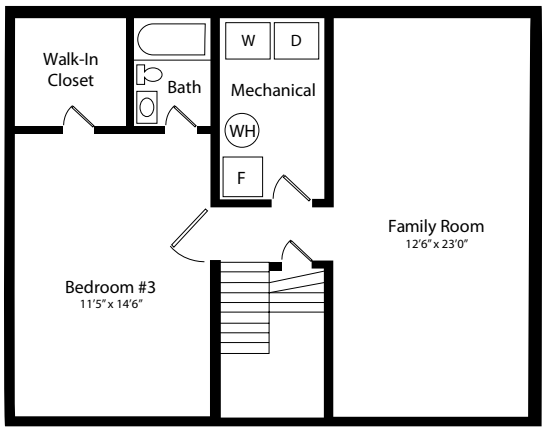
Haviland Park

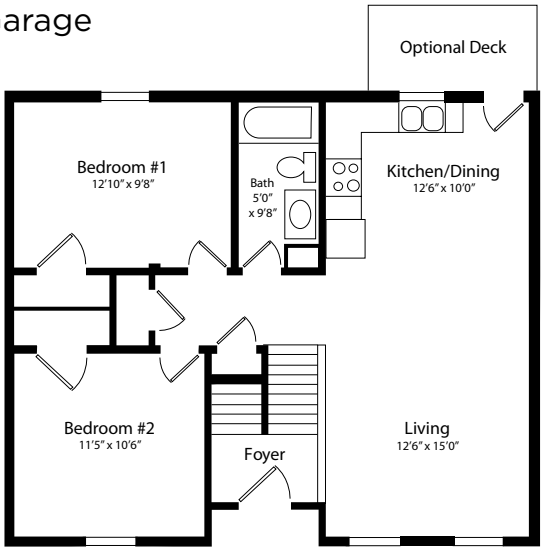
Starting at: **$159,900**

Dawn

2 Bedrooms | 1 Bath | 32’ x 26’ Raised Ranch
819 Sq Ft | Optional 768 Sq Ft. Lower Level
Cathedral Ceiling Kitchen | Dining | Living
Optional 1 or 2 Car Garage



Optional Lower Level



Upper Level

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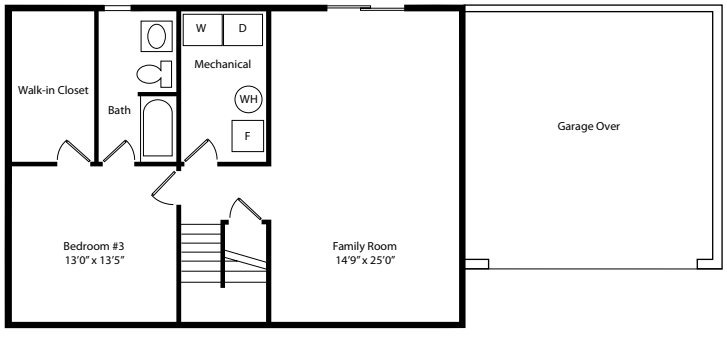
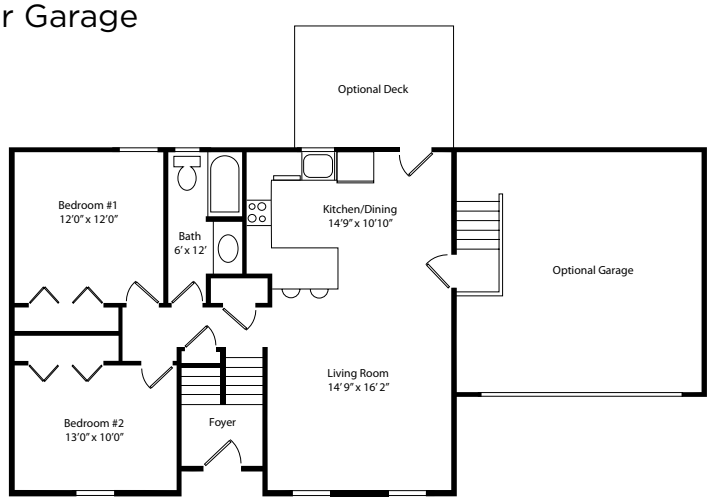
Haviland Park

Starting at: **$172,900**

Dixon | 2 Bedrooms | 1 Baths | 36’ x 28’ Raised Ranch
995 Sq Ft | Optional 936 Sq. Ft. Lower Level
Cathedral Ceiling Kitchen | Dining | Living
Optional 1 or 2 Car Garage



Optional Lower Level



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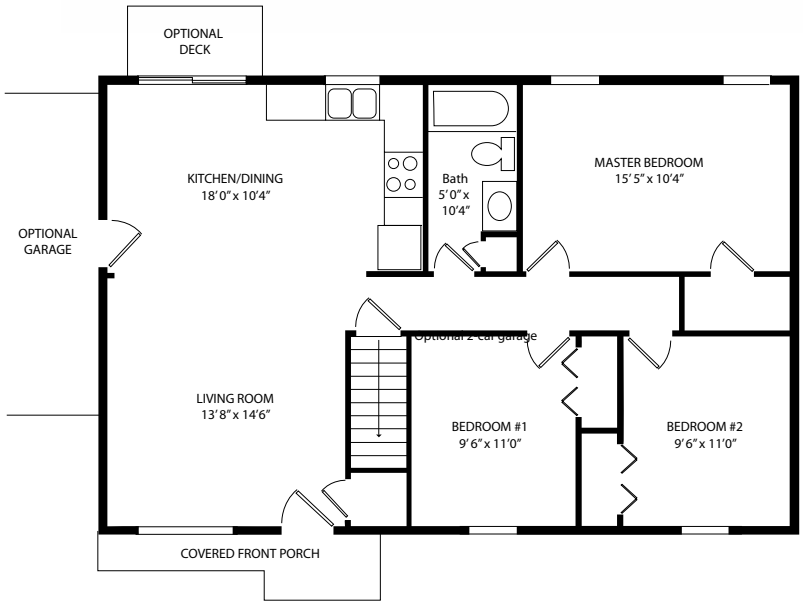
Haviland Park

Starting at: **$178,900**



Sherman

3 Bedrooms | 1 Baths
40'x26' Ranch
1040 Sq Ft Upper Level
Full, Unfinished Basement
Optional 1 or 2 Car Garage

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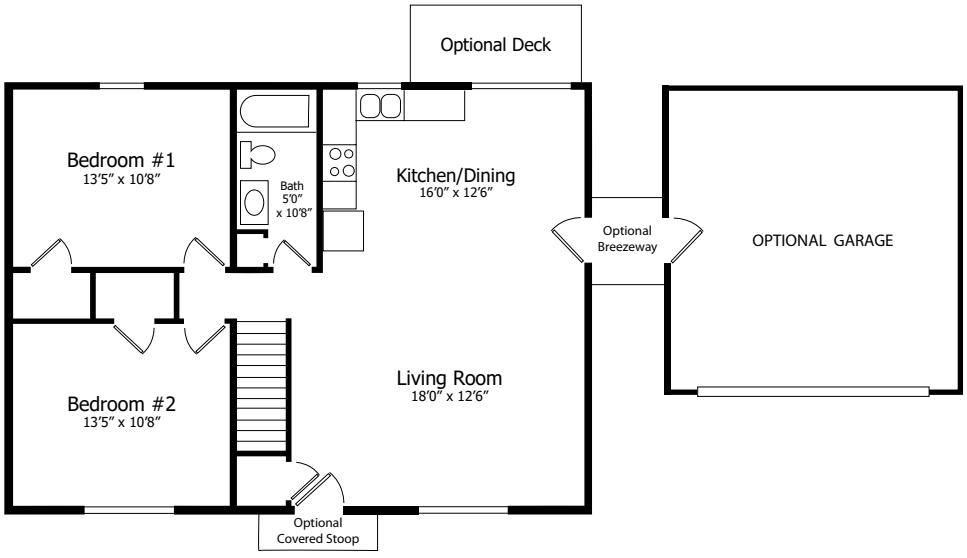
Haviland Park

Starting at: **$162,900**

Potter

2 Bedrooms | 1 Bath | 36'x26' Ranch | 864 Sq Ft Upper Level
Cathedral Ceiling in Great Room Area
Full, Unfinished Basement | Optional Garage



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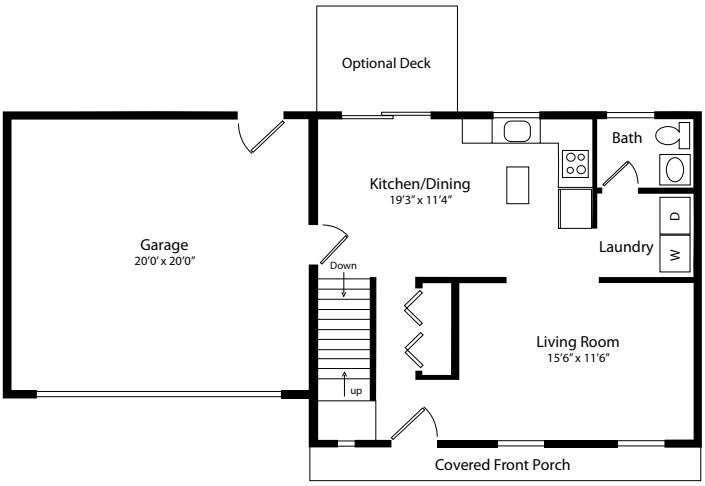
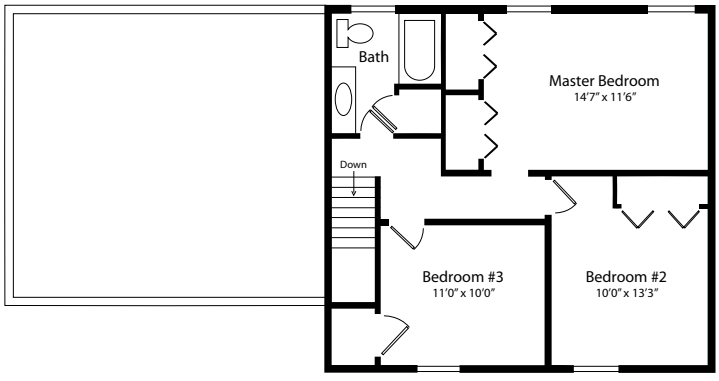
Haviland Park

Starting at: **$209,900**

Kelsie | 3 Bedrooms | 1.5 Baths | 2 Car Garage
26'x24' Colonial | 1300 Sq Ft. | Full, Unfinished Basement



Lower Level



Upper Level

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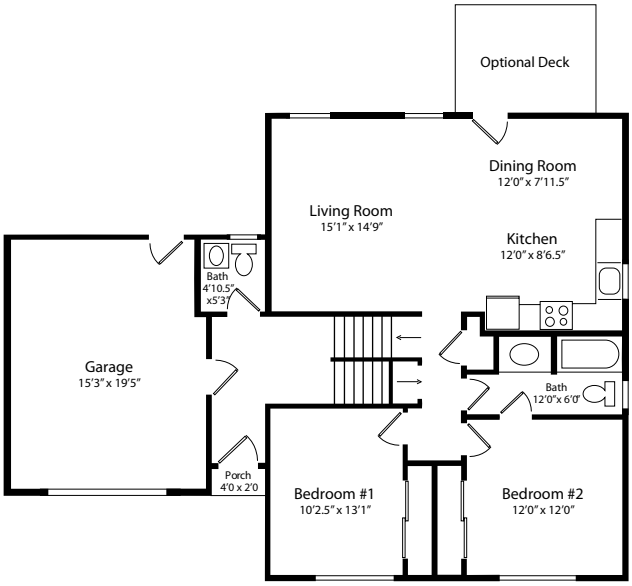
Haviland Park

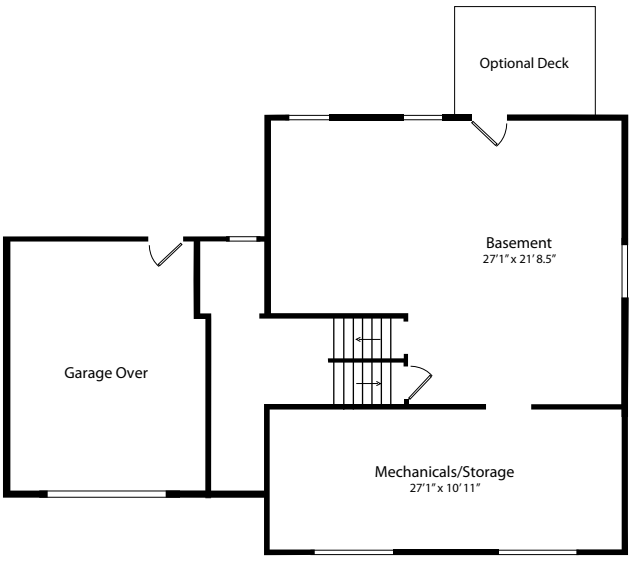
Starting at: **$212,900**

Hudson

2 Bedrooms | 1.5 Baths | 18'x36' Split Level
1094 Sq Ft Upper Level | Cathedral Ceiling in Great Room Area
Full, Unfinished Basement | 1 Car Garage



Upper Level



Lower Level

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Haviland Park

Standard Features

Exterior Features

- Low maintenance vinyl siding
- Low maintenance vinyl, louvered shutters (front elevation only)
- Low-E, tilt-in, single-hung vinyl windows with screens (no grills)
- Insulated 6-panel steel exterior doors
- White double bend aluminum fascia
- White vinyl vented soffit system

Foundation

- Poured concrete floor slab
- Poured concrete footings, per building plan
- Poured concrete walls, 8" wide, per building plan
- Basement and egress window placed by contractor
- Foundation coating on the exterior of basement walls

Roofing

- ½" oriented strand board – OSB – roof sheathing
- Owens Corning architectural asphalt roofing shingles
- Raised-heel trusses with eave to ridge ventilation system
- Ice and water shield placed in valleys and eves, per code

Framing

- Framing in accordance with NYS & local municipal code
- 7/16" oriented strand board – OSB – wall sheathing
- 2" x 6" exterior walls, framed 16" on center
- 2" x 4" interior partition walls, framed 16" on center

Landscaping

- Final grading of disturbed area around finished home
- Hydroseed in front yard
- Paved driveway, concrete walkways
- Mailbox installed and post lighting in front yard

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Haviland Park

Standard Features

Flooring

- ¾" Oriented strand board – OSB – subflooring
- Hardwood flooring in great room, kitchen, dining, and living rooms
- Carpeted bedrooms and interior stairs
- Ceramic tile in bathrooms and foyer area

Interior/Paint

- ½" sheetrock on walls and ceilings - taped, beaded and painted
- Sherwin Williams Dover White paint on ceilings and walls
- White Masonite 6-panel interior doors, manufacturer finish
- Colonial style interior trim, painted white
- Cathedral ceilings on one-story homes (per plans)

Energy Features

- Energy survey completed per code
- Exterior wall insulation per code
- Basement walls insulated per code
- Fiberglass ceiling insulation per code
- Tyvek or equivalent air insulation house wrap

HVAC

- Natural gas
- Electronic programmable thermostat
- High-efficiency direct-vent gas hot air heating system with air exchange
- AC Coil Included - $3250-3750 for condenser

Plumbing

- High-efficiency electric hot water heater 40 gallon (Gas Upgrade Optional)
- Washer and electric dryer hookup (Gas Upgrade Optional)
- PEX tubing supply lines
- PVC piping drain lines
- Public water and sewer
- Frost-free exterior water hose bib (2)

Electrical

- 200 Amp circuit breaker panel with capacity for future expansion
- Direct-wired smoke and carbon monoxide detectors, per code
- Phone, cable, and electrical outlets in bedrooms and living area
- White paddle fans with lighting kit in all bedrooms
- Exterior GFCI outlets (2)

Kitchen

- Cabinetry placed according to building plans
- Wilsonart laminate countertop with 3" backsplash
- Stainless steel sink basin, single or double bowl, with chrome faucet
- Refrigerator, electric range, dishwasher and microwave - $1750 allowance
- Hardwood flooring in great room area
- Recessed lighting placed per plan

Main Bath

- Comfort height toilet with elongated seat
- White vanity base with mirror and vanity light
- Wilsonart laminate countertop with 3" backsplash
- Single basin sink with chrome faucet
- 5' one-piece tub/shower unit
- Ceramic tile flooring
- Ceiling vent/light combination
- GFCI outlet at vanity

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Haviland Park

Upgrade List

Versetta Stone Exterior Accent
$22.50/sqft

Vinyl Shakes – gable end accent
$500 upgrade

Garages:
Garage door opener.....$425
16’ X 20’ Garage.....$17,500
20’ X 20’ Garage.....$20,000
24’ X 20’ Garage.....$24,000
Insulated, tape & painted.$3,250

Concrete patio:
10’ X 14’ patio $1,500
12’ X 16’ patio $1,750

Pressure treated decking:
10’ X 14’ deck $3,750
12’ X 16’ deck $4,750
Price above includes stairs to ground level. For decks requiring stairs over 3’ (such as raised ranch models) there is an additional charge for stairs.

Granite Countertops:
$60/sqft
Approximately $3,750 for the standard 19’ L-shaped kitchen layout (not including island)

Hardwood Flooring:
3/4 inch prefinished Red Oak
$10/sqft for adding to bedrooms

Central Air:
Coils will be included in all homes
Condenser costs $3,250-$3,750 depending on size of the home

Allowances:
$750 for changing countertops from standard Formicia
$1,750 for appliances (Refrigerator, Electric Range, Dishwasher, Microwave)
$1,650 for kitchen cabinets

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