

CRESCENT PARK

STANDARD FEATURES

ENERGY SAVING PACKAGE

- Amowrap under siding for superior windbarrier
- Steel insulated exterior doors
- R-38 Cellulose ceiling insulation
- R-24 Foam-Fiberglass wall insulation
- Energy efficient 95% forced air gas furnace
- Programmable thermostat
- Vytex Nantucket siding
- 2-Story Homes: Double hung tilt-in atrium thermopane vinyl windows with Argon gas (20 yr warranty)
- 1-Story Homes: Single hung tilt-in atrium thermopane vinyl windows with Argon gas (20 year warranty)
- Grills on front windows only
- 50 year architectural roof
- Partial stone front (per plan)

KITCHEN

- Wood recessed panel cabinets
- Microwave
- Garbage disposal
- Double bowl stainless steel sink
- Dishwasher

BATHROOMS

- Choice of vanities
- White plumbing fixtures
- One piece fiberglass tub and shower
- China self-rimming sinks
- Single level faucets
- Mixing valves on all tubs
- Full vanity plate glass mirrors

FLOORING

- Choice of carpeting
- Wax free linoleum floors in kitchen, foyer and baths

INTERIOR

- \$1000.00 lighting allowance
- Colonial masonite six panel doors
- Quickset interior lock sets
- Walk-in closet in master bedroom
- Ventilated wire mesh shelving in closets
- First floor laundry with shelves above
- Double coat of flat latex paint on walls, satin finish in kitchen and bath
- Trim painted in semi gloss
- House professionally cleaned

EXTERIOR

- \$750.00 lawn allowance
- 16" wide binder driveway
- Sidewalk from front porch to driveway
- Sanitary and storm sewers
- Frost-free hose bibs in front and rear of home
- Garage lights

ELECTRIC

- Three phone outlets and two cable outlets
- Smoke detectors in all bedrooms
- Weatherproof outlet at front and rear
- 150 Amp service with circuit breakers
- Ground fault interrupter for bath, garage,
- Basement and exterior outlets
- 220 Electric

BASEMENT

- 11 course block basement
- Insulated basement walls per NYS code

GARAGE

- Two car garage
- 5/8" drywall throughout garage
- Garage door opener with two controls
- Three (3) electrical outlets in garage



Joe Sortino

Contact our Office at - Dan@Sortinoproperties.com
O: (585) 225-7000 | C: (585) 472-1013 | F: (585) 225-0399
<https://www.sortinoproperties.com>