

# ABOUT THE BUILDER

Bruce Tanski Construction and Development has been a leader in creating diverse and desirable communities. Owner Bruce Tanski's commitment to community growth and improvement can be seen in a wide variety of residential and commercial success stories throughout the area. Not one to "sit back and relax" Bruce can often be seen directly involved in his projects, enjoying being "on the ground" with his team of experienced, professional general- and sub-contractors. Families living in a Bruce Tanski home share in the pride of ownership Bruce brings to each of his projects and instills in his team.



**Jean C. Maloney**  
Broker/Owner  
Hank's Hollow Realty LLC  
(518) 378-LIST (5478)  
jean@listwithjean.com



### AREA INFORMATION

**School District:** Shenendehowa Central School District

**Utilities:** Gas heat with central air  
Public water/sewer

**Access to Zim Smith Trail:** Parking available in our community

**Albany International Airport:** 17 Miles

**Close to Shopping Malls**

**Lake George/The Adirondacks:** 40 Miles

**Saratoga Race Course/  
Saratoga Gaming and Raceway:** 14 miles



73 Staniak Rd  
Mechanicville, NY 12118  
www.HanksHollow.com

All information herein deemed reliable but not guaranteed. Builder reserves the right to substitute material of equal or great value. Only features itemized on standard features list are included in price of home. All prices/floor plan may include some items not listed on the standard features list but can be purchased at an additional cost - please check with site coordinators.  
Room dimensions are approximate and subject to change. Information deemed reliable but not guaranteed.

### These Homesites Are Proudly Offered By:

**Jean C. Maloney 518-378-LIST (5478)**  
Owner/RE Broker  
jean@listwithjean.com  
**Francis A. Tironi 518-857-1111**  
Owner/RE Broker  
ftironi2@nycap.rr.com



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### For All of Your Home Financing Needs:

**Jason Young 518-292-1623**  
Licensed Loan Originator  
jyoung@homesteadfunding.com  
www.jasonyoung247.com



8 Airline Drive, Albany, NY 12205 • 518-701-1704  
Licensed Mortgage Banker • NYS Dept. of Financial Services  
NMLS ID# 64513 • Company NMLS ID# 3232

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# HANK'S HOLLOW



# STANDARD FEATURES



## CUSTOMER ADVANTAGE PLAN

- Full Limited Warranty Coverage
- Homeowner Handbook

## KITCHEN FEATURES

- Cabinets - Hardwood
- Countertops - Laminate; Beveled Edge
- Dishwasher - Stainless Steel
- Garbage Disposal - Prewired
- Lighting - Recessed; Four (4)
- Microwave - Stainless Steel
- Range - Stainless Steel; Self-Cleaning
- Sink - Stainless Steel; Two (2) Bay
- Refrigerator - NOT INCLUDED; Size 37" W x 72" H

## INTERIOR FEATURES

- Carpeting - Wall to Wall; Bedrooms, Family Room, Stairs
- Central Air Conditioning
- Ceilings - Smooth Throughout
- Closet Shelving - MEdal
- Doors - Masonite; Six (6) Panel
- Fireplace with Mantel - Gas
- Garage - Sheet Rocked; Taped - Once
- Paint - Dover White; Eggshell - Throughout
- Plumbing Fixtures - Standard
- Stair Rails - Oak with Painted Spindles
- Tile - Ceramic; Foyer and all Bathroom Floors
- Tru-Con Waterproof Vinyl Plank Flooring - Kitchen, Laundry Room
- Washer/Dryer Hook-Up - First Floor Only
- All Trim Painted White

## BATHROOM FIXTURES

- Bathtub with Shower - Fiberglass
- Exhaust Fan - As Per Plan
- Mirror Over Bathroom Vanity
- Sink - Single Bowl
- Vanity with Cultured Marble Top; One Piece

## UTILITIES/ELECTRICAL

- All Utilities - Underground

- Cable - All Bedrooms; Family Room
- Doorbell with Chimes - Front
- Electric Service - 200 Amp
- Garage Door Opener - Prewired
- Gas - Natural
- Lighting Package - Standard
- Smoke Detectors/CO Detectors - Prewired
- Utilities - Public

## EXTERIOR FEATURES

- Basement - Egress Window
- Deck - Wood; Pressure Treated - 10' x 12'
- Driveway - Binder Coat Only - Up To 60'
- Fascia - Aluminium
- Floor Joists - 2x10
- Footing Drain with #2 Stone
- Foundation Walls - Poured Concrete
- Hose Connections - Frost Free; Two (2)
- Lamp Post with Electric Eye - Front
- Landscape Package
- Lawn - Hydro-Seed; Starter - Front, Side, 25' Rear
- Light - At Front and Rear Door
- Outlets - GFI; Two (2)
- Shingles - Architectural, 30 Year, Black
- Shutters - Vinyl
- Siding - Vinyl; Maintenance Free
- Sidewalk To Driveway - Concrete
- Sump Pit - Per Code
- Walls - Exterior; 2x26

## ENERGY SAVING FEATURES

- Ceiling - R-49
- Door - Front; Insulated with One Side Light
- Exterior Walls - R-21; Living Area Only
- Furnace - High Efficiency - Gas
- Garage Door - Insulated
- Hot Water Tank - 40 Gallon; Electric
- Windows - Thermo Pane



**NEW!**

**AS LOW AS  
10.5% DOWN**



**NO PMI  
LOANS**

**Wish you could have a loan without PMI? Now you can! Homestead offers loan products for both Refinance and Purchases that do not require PMI!**

**Potentially save up to \$100 a month vs. a traditional mortgage with PMI\***

### Loan amounts to fit YOUR budget

- Up to \$647,200

### NO PMI loans available for

- Single family primary residences with 10.5% down payment
- 2 unit primary residence with 15% down payment
- Second homes with 15% down payment
- Existing & new construction\*\*, non-warrantable condos eligible!

### Flexible terms that work best for YOU

- 10, 15, 20 or 30 year fixed rate terms
- 5/6 & 10/6 ARMS\*\*\*

### More loan terms to meet YOUR needs

- Available for the following counties: Albany, Saratoga, Schenectady, Rensselaer, Washington, Warren, Hamilton, Fulton, Montgomery, Schoharie, Greene, and Columbia counties in New York

Flyer effective 5/19/2022. Certain restrictions apply. Guidelines and product availability are subject to change at any time. LTV max must coincide with FNMA requirements and AUS approval required. \*Savings will vary based on the cost of PMI for a traditional conventional mortgage. \*\*New construction end loans only. \*\*\*30 year term single family dwellings only.

Site Coordinators: Francis A. Tironi, 518-857-1111 & Jean C. Maloney, 518-378-5478. Email: [fj@hankshollow.com](mailto:fj@hankshollow.com)  
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**HOMESTEAD**  
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*Home Financing That Moves You*

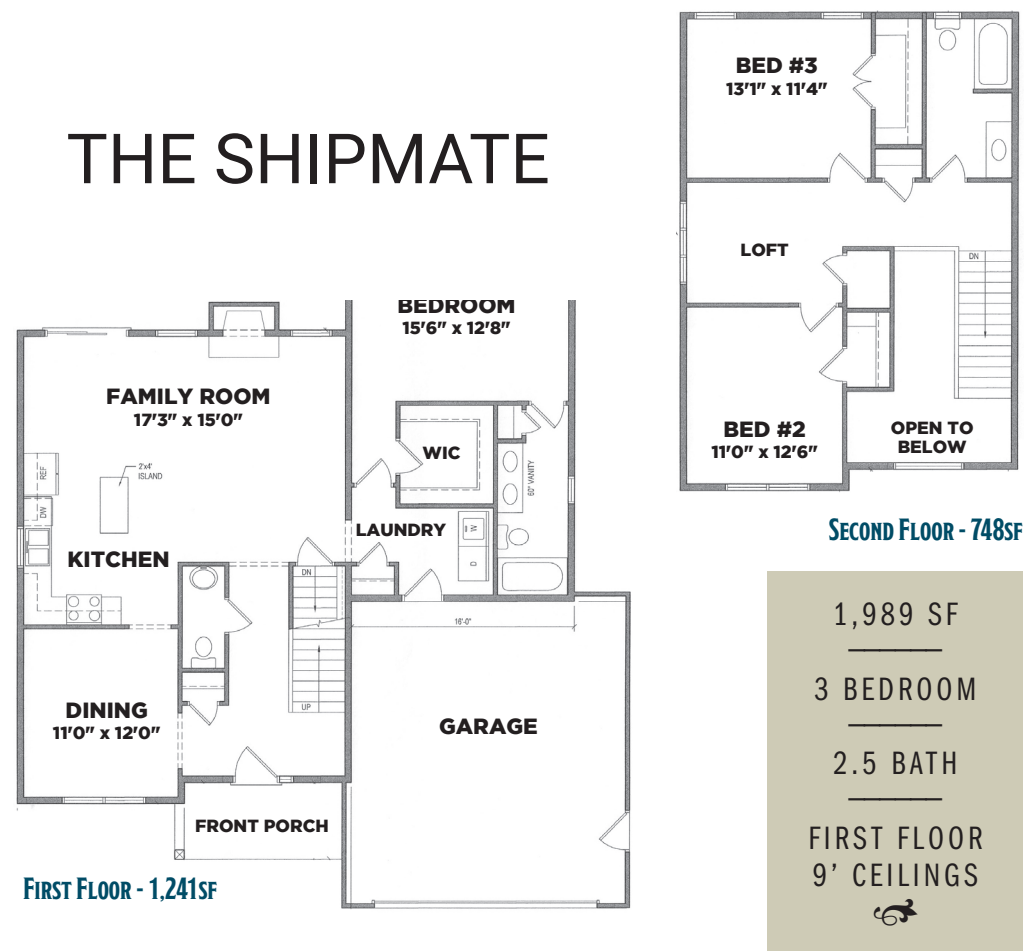
NMLS# 3232



# COLONIAL STYLE HOMES



## THE SHIPMATE



Room dimensions are approximate and subject to change. Information deemed reliable but not guaranteed.

\*Optional double bowled sinks in bathroom.



## HANK'S HOLLOW RANCH STYLE HOMES



Henry Hudson is thought to have spent many years at sea, beginning as a cabin boy and gradually working his way up to ship's captain. Hudson sailed into the Upper New York Bay, and began a journey up what is now known as the Hudson River.

Over the next ten days his ship ascended the river, reaching a point about where the present-day capital of Albany is located. While exploring the river, Hudson had traded with several native groups, mainly obtaining furs. His voyage was used to establish Dutch claims to the region and to the fur trade that prospered there when a trading post was established at Albany in 1614.

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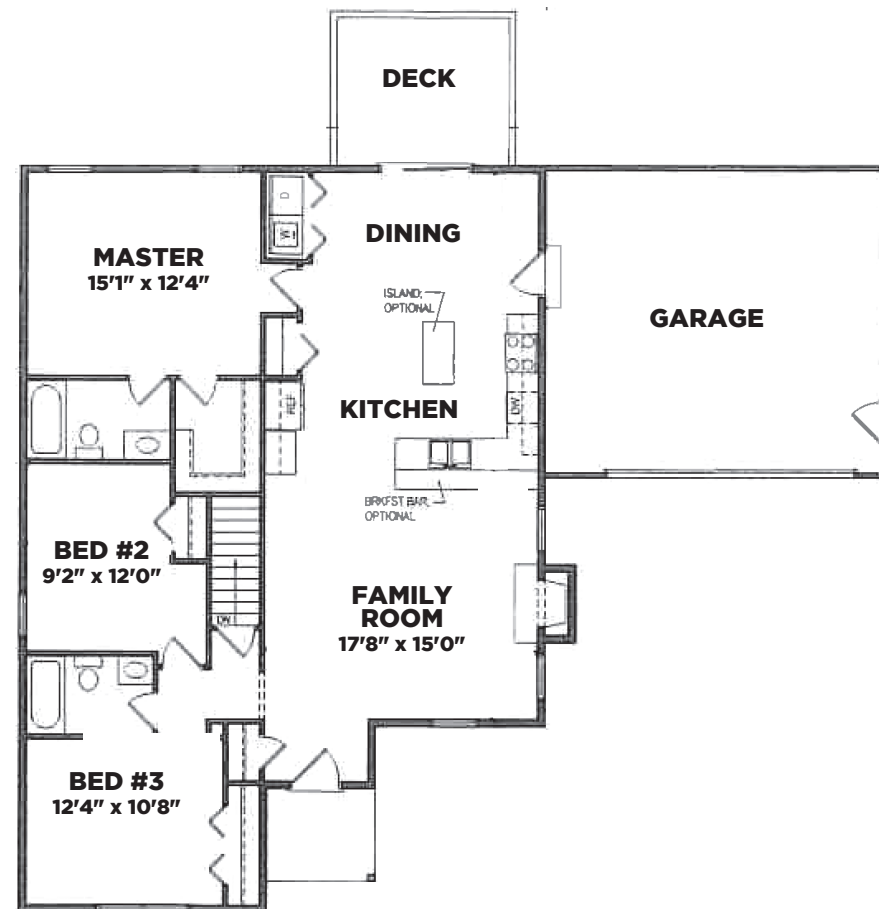
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# RANCH STYLE HOMES



## THE DIVOT



1,444 SF

3 BEDROOM

2 BATH

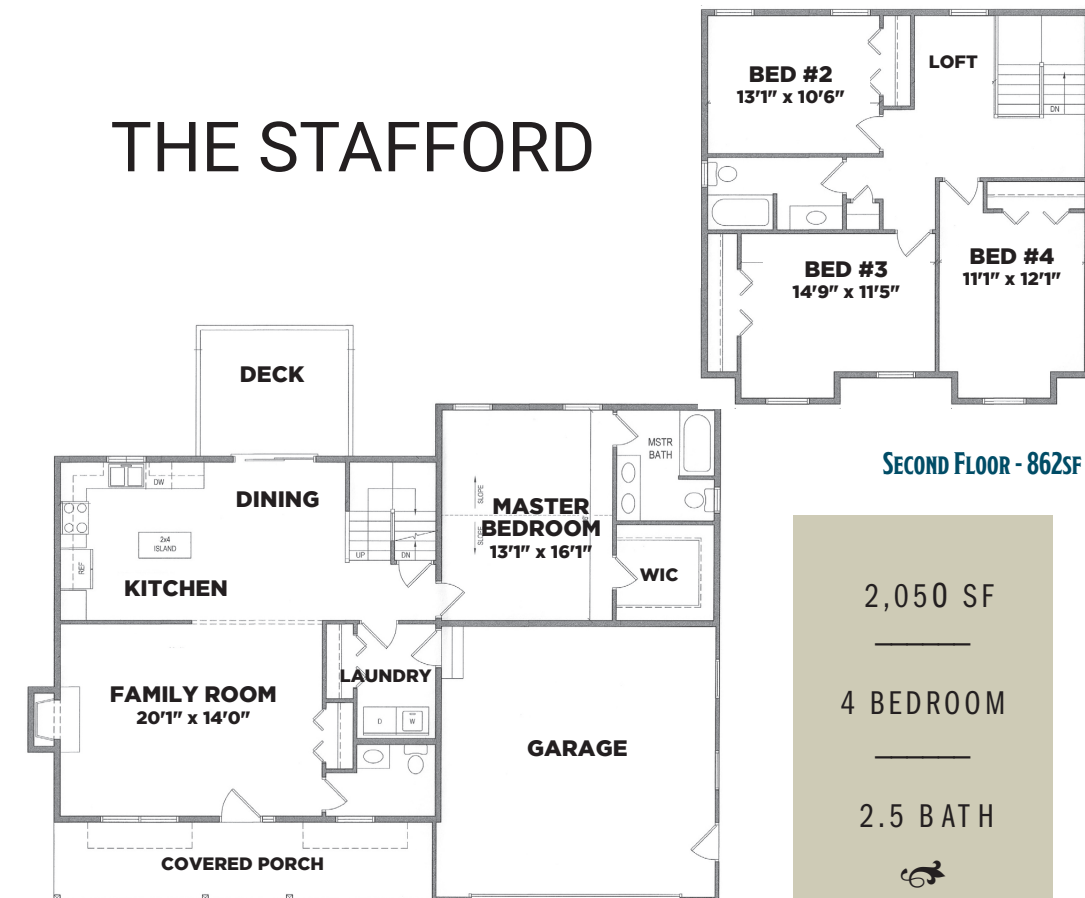
Room dimensions are approximate and subject to change. Information deemed reliable but not guaranteed.

\*Optional double bowled sinks in bathroom.

# COLONIAL STYLE HOMES



## THE STAFFORD



FIRST FLOOR - 1,195SF

SECOND FLOOR - 862SF

2,050 SF

4 BEDROOM

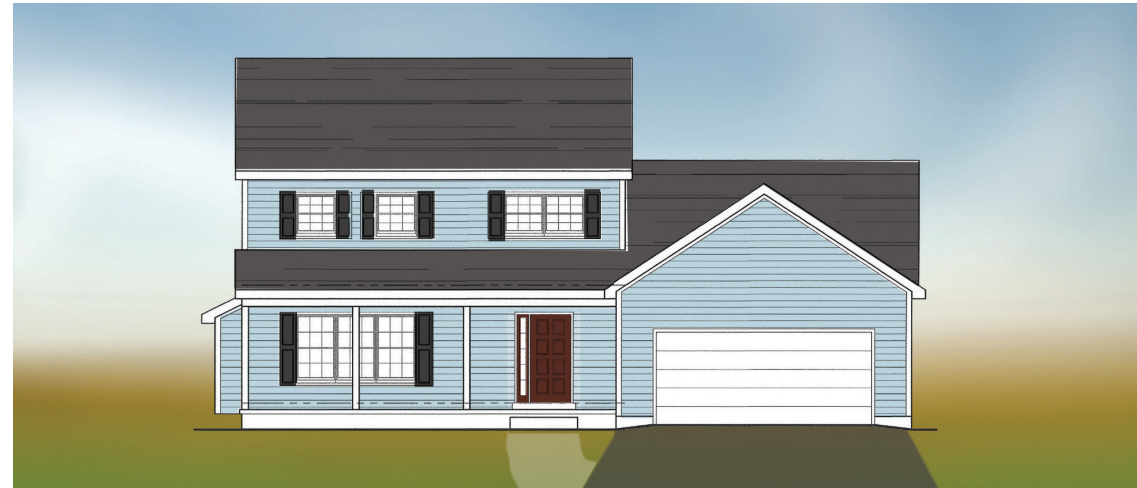
2.5 BATH

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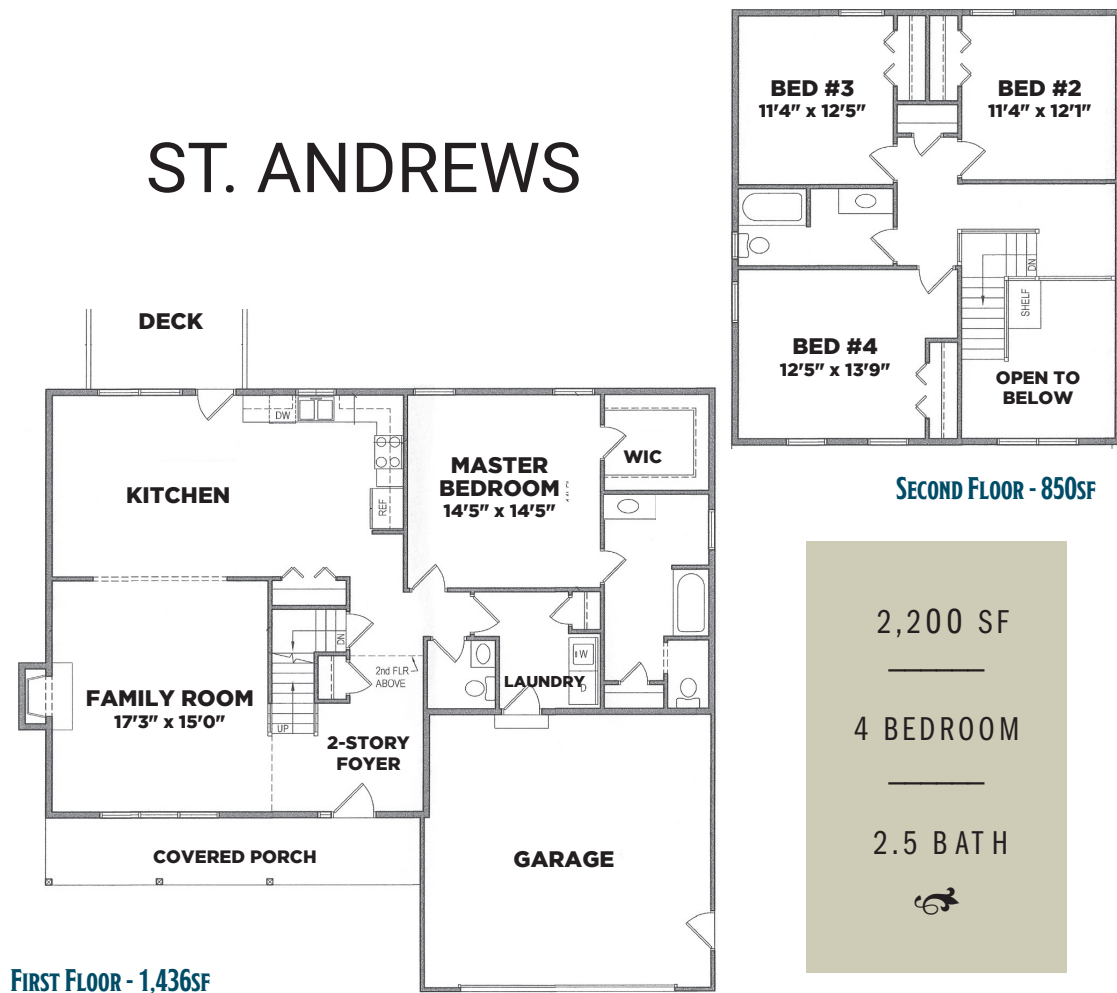
\*Optional double bowled sinks in bathroom.



# COLONIAL STYLE HOMES



## ST. ANDREWS



2,200 SF  
 4 BEDROOM  
 2.5 BATH

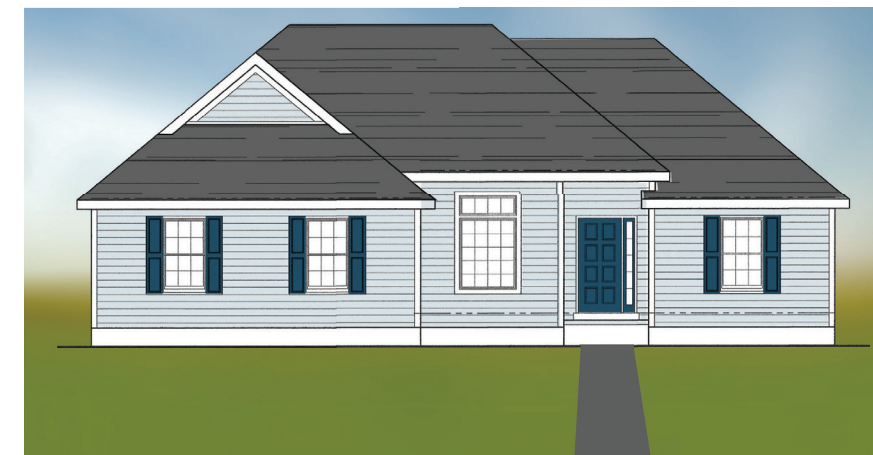
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\*Optional double bowled sinks in bathroom.

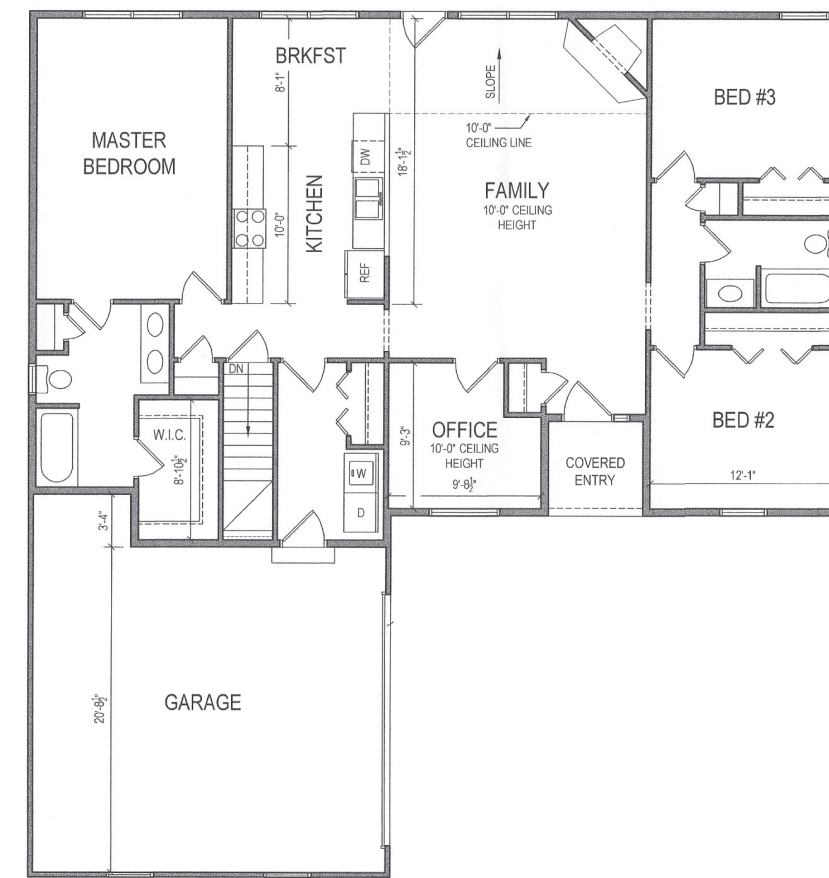
# RANCH STYLE HOMES



## THE LINKS



1,652 SF  
 3 BEDROOM  
 2 BATH  
 10' CEILING  
 IN FAMILY ROOM  
 & OFFICE



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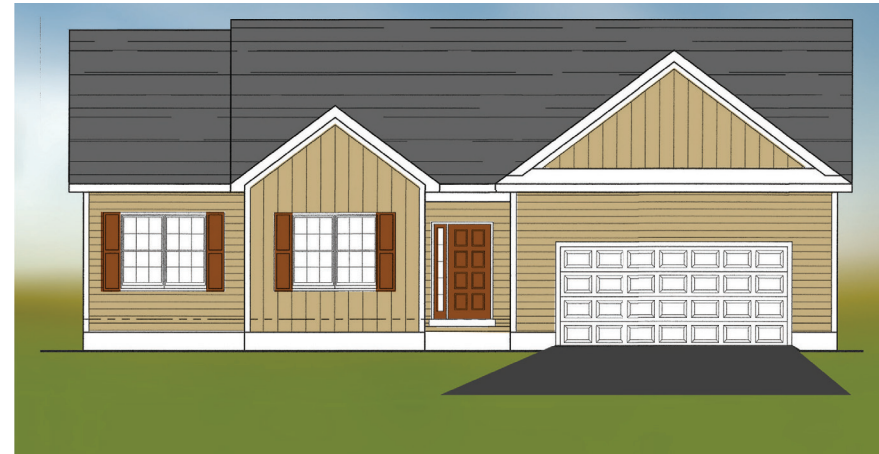
# RANCH STYLE HOMES



# COLONIAL STYLE HOMES

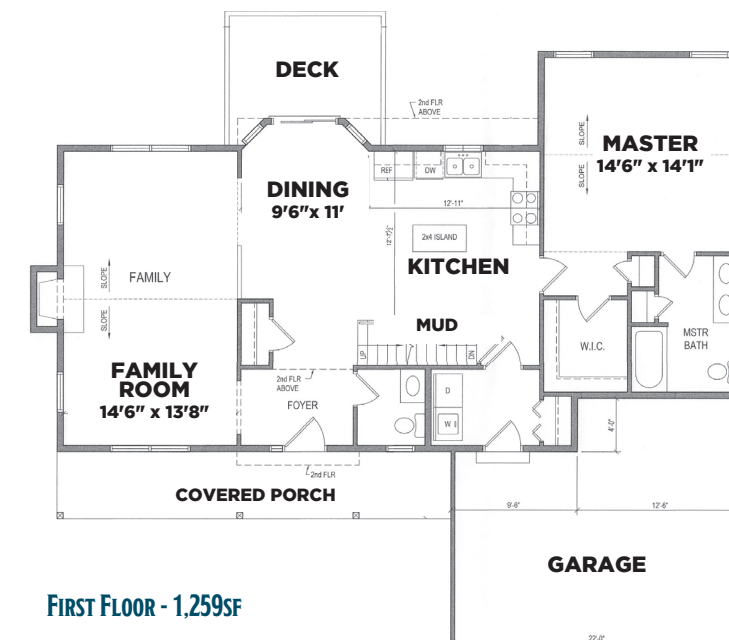
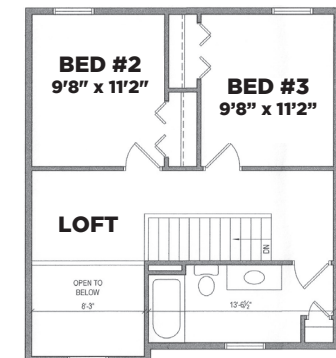


## THE CORAL



SECOND FLOOR - 555SF

## THE GREENWAY



FIRST FLOOR - 1,259SF

1,814 SF  
 3 BEDROOM  
 2.5 BATH

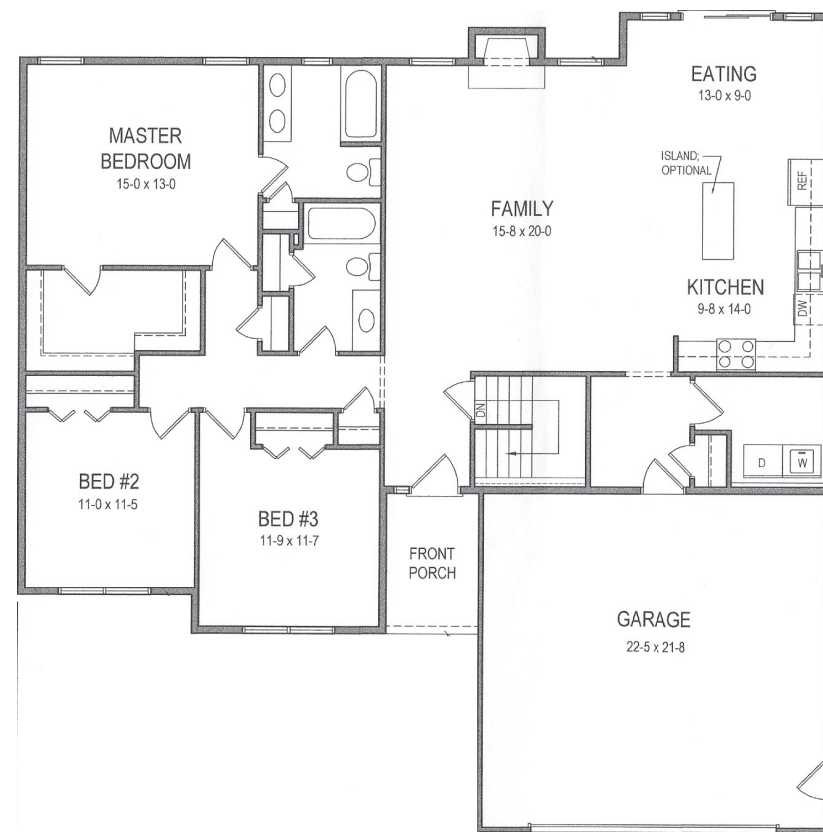
1,735 SF

3 BEDROOM

2 BATH

FIRST FLOOR

9' CEILINGS



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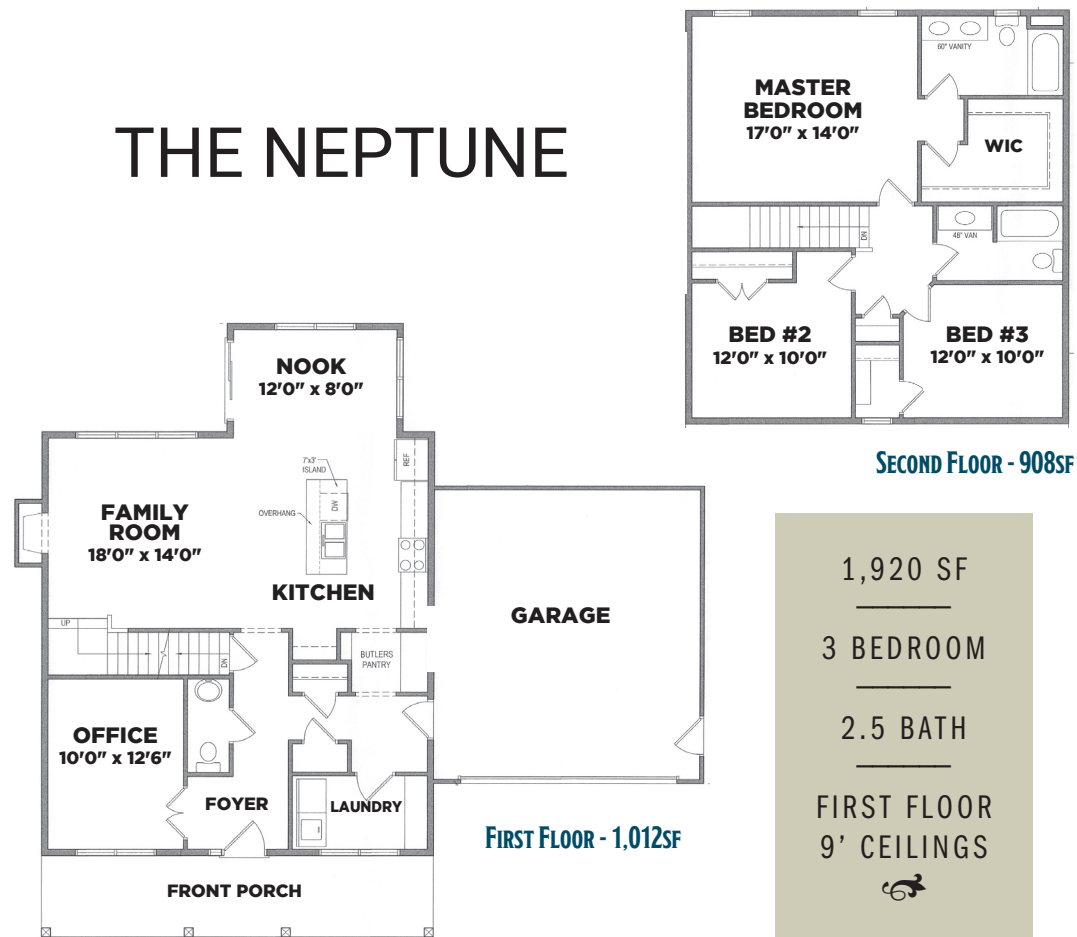
\*Optional double bowled sinks in bathroom.



# COLONIAL STYLE HOMES



## THE NEPTUNE



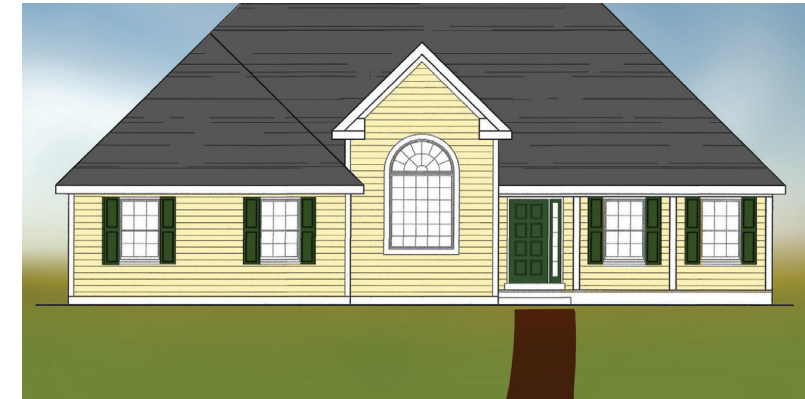
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\*Optional double bowled sinks in bathroom.

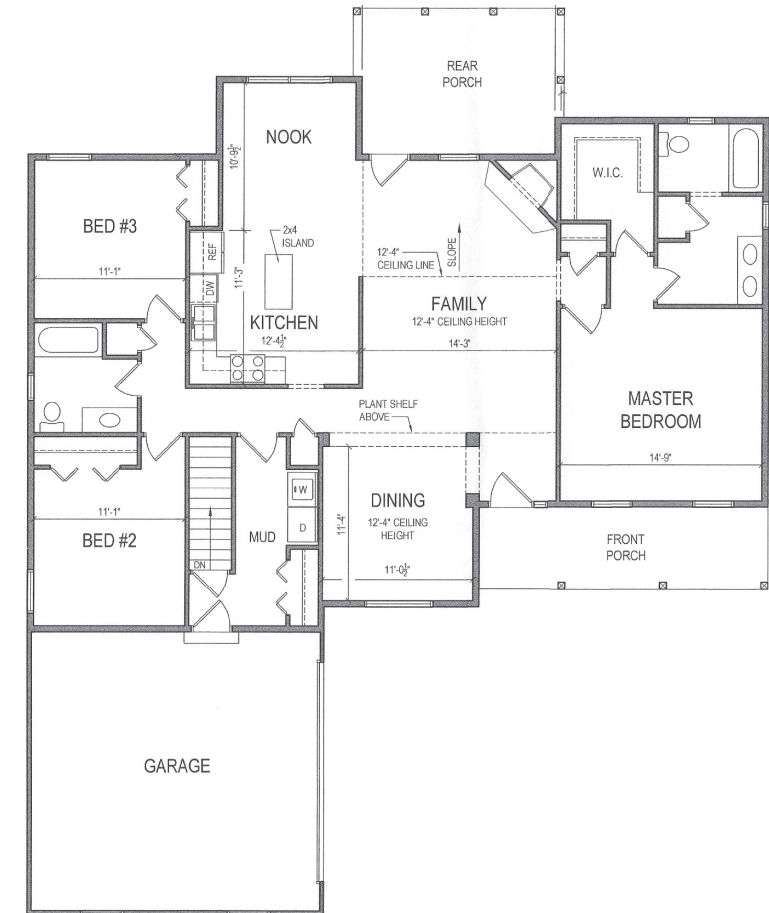
# RANCH STYLE HOMES



## THE CROSSWIND



1,786 SF  
 3 BEDROOM  
 2 BATH  
 12'4" VAULTED CEILING IN FAMILY ROOM



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\*Optional double bowled sinks in bathroom. Deck not included on this model.



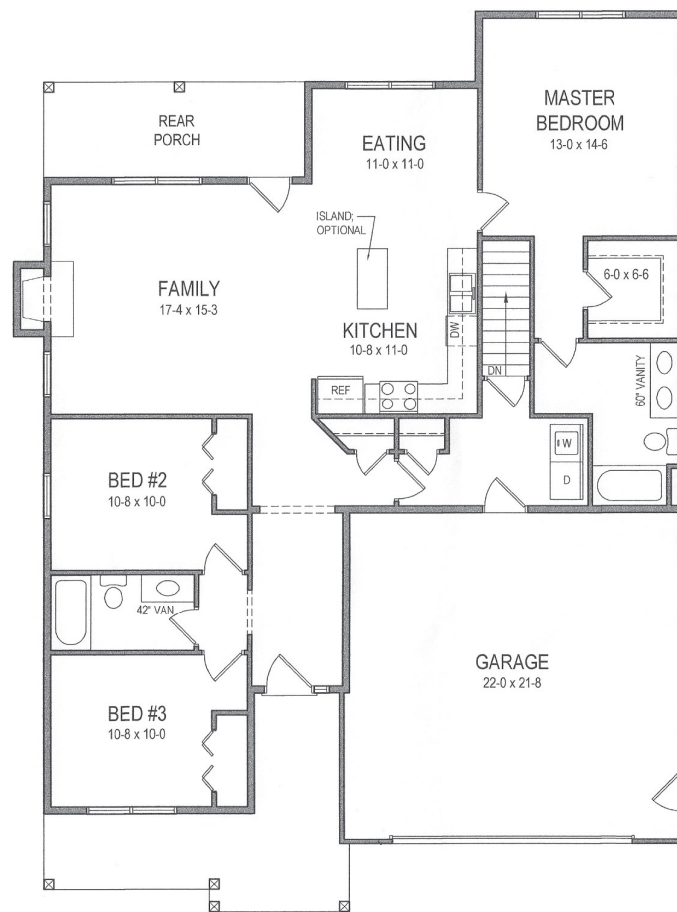
# RANCH STYLE HOMES



## THE HALFMOON



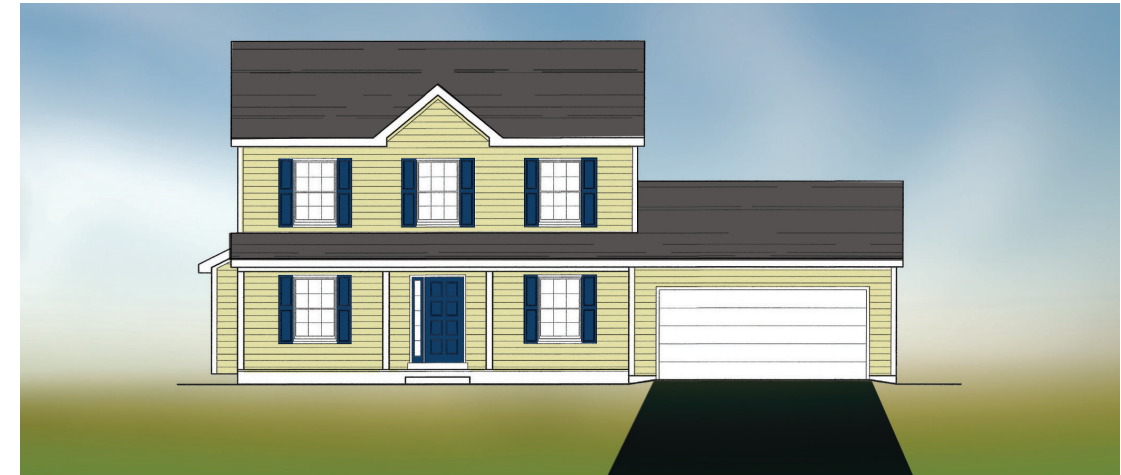
1,534 SF  
 3 BEDROOM  
 2 BATH  
 FIRST FLOOR  
 9' CEILINGS



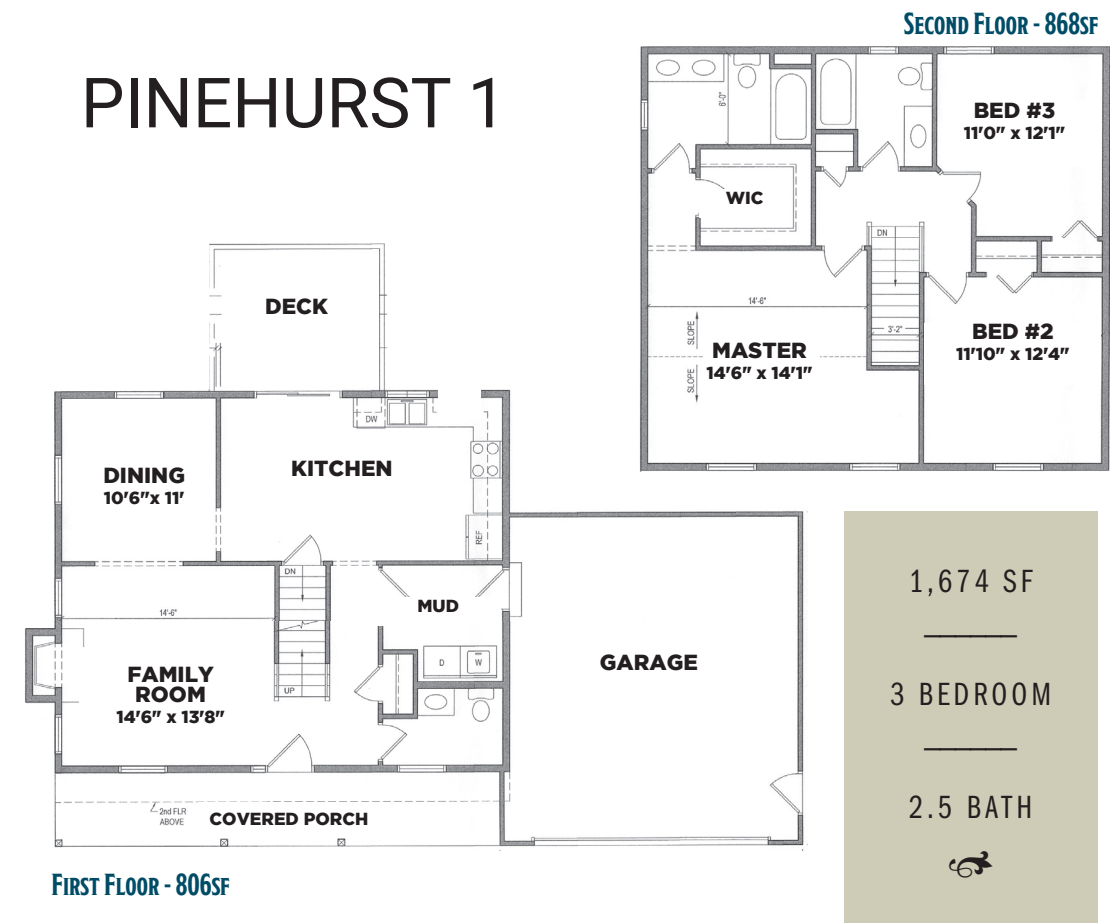
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# COLONIAL STYLE HOMES



## PINEHURST 1



1,674 SF  
 3 BEDROOM  
 2.5 BATH

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\*Optional double bowled sinks in bathroom.