



The Catskill Estates – Standard Features

General Home Site Features

- Poured concrete foundation walls
- Slab foundation
- 30-year architectural asphalt roof shingles
- Maintenance-friendly vinyl siding
- White vinyl soffits with aluminum fascia and decorative trim
- 10' x 10' concrete patio
- Cement walkway to front porch
- Insulated steel overhead garage doors
- Low-E vinyl double-hung windows with screens
- Two frost-free exterior hose bibs
- Hay and seed applied to disturbed areas
- Paved Driveway

Kitchen & Bath Design

- Stainless steel appliances (refrigerator, stove, microwave, dishwasher)
- Undermount stainless steel kitchen sink
- Designer custom kitchen cabinetry
- Quartz kitchen countertops
- Designer bathroom vanities with quartz countertops, mirrors and lighting
- Tiled tub surrounds and bath floors
- Primary bath with tiled shower, floors and semi-frameless door
- Builder-standard plumbing fixtures

Disclaimer:

All selections, materials, and finishes are subject to availability and final builder approval. Product colors, textures, and finishes may vary from samples, photos, or displays due to natural material variations, fabrication differences, or supplier changes. Photos and samples are provided for general reference only. Final installed materials may differ based on lot specifications, production updates, and supply conditions. The builder reserves the right to substitute materials of comparable quality as needed.

Interior Design Features

- Luxury vinyl plank flooring throughout main living areas
- Staircase with solid oak treads and metal spindles
- Carpets in all bedrooms
- Two-panel interior doors
- 5" base molding, 3" casings
- Lighting package from builder's standard selections
- Benjamin Moore flat finish interior paint (one color)

Utilities & Systems

- 50-gallon electric hot water heater
- 200-amp electrical service
- High-efficiency forced-air HVAC system with heating and central air conditioning (one- or two-zone, depending on the model)
- Underground electric and cable
- Hard-wired smoke and CO detectors
- Municipal water and sewer